

## C-PACE Financing Parameters

Commercial Property Assessed Clean Energy (C-PACE) is an innovative financing structure that makes it possible for owners of commercial, industrial and other non-residential properties to obtain low-cost, long-term financing for energy efficiency, water conservation and renewable energy projects. Before MD Energy Advisors secures financial underwriting for your project, you should understand the C-PACE financing parameters.

| C-PACE Financing Parameters            |  |
|--|--|
| Property type                          | Commercial only; no residential properties   |
| Geography                              | All states with PACE-enabling legislation and active C-PACE Program Administrators |
| Min. C-PACE deal size                  | \$300,000  |
| Max. C-PACE deal size                  | \$50,000,000   |
| Min. term (years)                      | 10 years   |
| Max. term (years)                      | 30 years (in California); otherwise 20 years                                       |
| Max. LTV (including C-PACE Lien)       | Up to 95%  |
| Max. C-PACE lien to value              | Up to 25%  |
| Min. SIR (Savings-to-Investment Ratio) | 1.0x   |
| Property taxes                         | Current, without delinquency over last 5 years                                     |
| Years property free from a bankruptcy  | 5 years  |