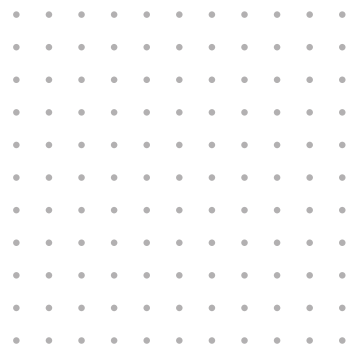




LONE ★ STAR
— PACE —



2024

ANNUAL REPORT

www.LoneStarPACE.com

The Lone Star PACE Difference

Administering Financing Solutions for a More Sustainable Texas

Commercial Property Assessed Clean Energy (C-PACE) financing enables energy efficiency, water conservation and renewable energy improvements to commercial properties.



ANNUAL REPORT

2024

TABLE OF CONTENTS

The Lone Star PACE Difference

Administering Financing Solutions for a More Sustainable Texas

I	MESSAGE FROM THE PRESIDENT	4
II	C-PACE OVERVIEW	6
	A. BENEFITS FOR LOCAL GOVERNMENT	
	B. BENEFITS FOR PROPERTY OWNERS	
III	2024 HIGHLIGHTED PROJECTS	10
IV	STRATEGIC OUTREACH	20
	A. LOCAL GOVERNMENT	
	B. CAPITAL & SERVICE PROVIDERS	
	C. PROPERTY OWNERS & BUSINESSES	
	D. LONE STAR PACE IN THE NEWS	
V	OUTCOMES	30
	A. PROJECT AND PROGRAM EXPANSION	
	B. CONSERVATION IMPACTS	
VI	LSP LEADERSHIP	34
VII	COMMUNITY SERVICE	37
VIII	CONCLUSION	38

SECTION I

Message from the President

**Lee A. McCormick**President,
Program Administrator

We firmly believe that embracing C-PACE presents a significant opportunity to enhance inclusive prosperity and sustainability across our great state.

On behalf of Lone Star PACE (LSP) and our dedicated staff, it is with great pleasure that I present our 2024 Annual Report. This report serves as a comprehensive overview of the notable accomplishments and activities undertaken by our team throughout the past year.

Lone Star PACE operates as an administrator of the Commercial Property Assessed Clean Energy (C-PACE) program in Texas. Our primary goal is to advance investment in commercial real estate utility conservation measures and technologies. LSP collaborates closely with local governments, project sponsors, capital providers and policymakers to further the state's energy and water conservation goals while simultaneously supporting economic development through these public benefit projects.

This year presented an opportune moment for C-PACE to play a more significant role in promoting sustainability while also assisting property owners with their capital needs. As climbing interest rates continued to create shifts in the capital markets, senior lenders scaled back their commitments and reduced funding amounts for transactions. C-PACE emerged as an appealing complement to senior loans, offering an attractive alternative that has been met with acceptance from developers, property owners and senior lenders.

As a result of these external dynamics, education and outreach efforts within new and participating communities became increasingly critical. Notably, Lone Star PACE expanded its reach by adding two counties to our list of service areas. Furthermore, we witnessed substantial growth in activity, successfully completing 11 C-PACE projects while supporting others at various stages of development.

LSP also played a role in the Keeping PACE in Texas Technical Standards Working Group — a coalition of stakeholders responsible for developing updated standards and guidance for C-PACE implementation in our state. Our primary objective is to encourage the adoption of consistent standards for C-PACE financing while giving local governments the flexibility to tailor their programs to meet specific needs, so long as they remain aligned with current legislation. Most recently, the KPT Working Group approved an increase to the loan-to-value ratio for C-PACE projects from the previous limit of 25% to a new cap of 35%, a move that aligns Texas with the rest of the nation and is expected to drive increased demand.

Education and engagement with our valued C-PACE stakeholders remained a central focus in 2024. We organized a series of online and in-person meetings as well as training seminars that attracted participants from

all corners of our state. These events included webinars and educational sessions catering to a diverse range of stakeholders, including Economic Development Corporations, Chambers of Commerce, developers, property owners, lenders, contractors and other influential community members. We also communicated the value and benefits of C-PACE by participating in various panel discussions.

Our digital marketing efforts played an instrumental role in reaching a wide array of stakeholders in the communities we serve. We strengthened outreach by sending targeted email newsletters and growing our LinkedIn audience by more than 175%. We also launched new products, including our expert interview series “In Conversation with Lone Star PACE,” where we unpacked market trends by interviewing industry stakeholders. Finally, our firm had the honor of being featured in the award-winning public TV series “Viewpoint with Dennis Quaid,” allowing us to reach millions of viewers who may have been unfamiliar with C-PACE.

Throughout the year, LSP remained steadfast in our mission to underscore the economic and environmental advantages of the C-PACE program

in Texas. We firmly believe that embracing C-PACE presents a significant opportunity to enhance growth and sustainability across our great state. Our commitment to advocating for the broader adoption of C-PACE across Texas will continue to drive us in 2025.

In closing, it is important to recognize that each of us plays a role in reducing our environmental impact and creating a more sustainable world. Small actions, collectively undertaken, can yield substantial results. The purpose of this annual report is twofold: to showcase the remarkable progress that has been achieved and to inspire increased engagement and action from both the public and private sectors. While we take pride in our accomplishments to date, we remain acutely aware that much work remains. Our collective efforts are laser-focused on driving long-term, systemic change that benefits individuals, communities and our planet.

By working together and harnessing the power of collaboration, we are poised to create a more sustainable and prosperous future for all residents of our beloved Texas.

Thank you for your unwavering support and commitment to our shared vision.

SECTION II

C-PACE Overview

Commercial Property Assessed Clean Energy (C-PACE) is an innovative financing mechanism designed to help commercial property owners in Texas fund energy efficiency, water conservation and renewable energy projects.

The Texas PACE Act was signed into law by former Gov. Rick Perry in 2013. The legislation allows local governments to establish C-PACE programs, providing a framework for public-private partnerships that make sustainable upgrades more accessible. Since its inception, C-PACE has grown in popularity across the state, offering a practical path to achieving the state's energy and water conservation goals while fostering economic development and environmental stewardship.

Given the size of Texas and the potential for C-PACE to make a significant impact on energy and water consumption, it is prudent to have multiple program administrators that can facilitate existing programs and help local governments establish new ones. The intricacies of C-PACE financing require personalized attention to ensure compliance. Expanding the program's reach fosters economies of scale while improving overall outcomes, which incentivizes administrators to deliver the utmost service and support.

At Lone Star PACE, we believe the broad application of C-PACE aligns with Texas' legacy of leadership in innovative economic practices. As a program administrator, we remain committed to growing the C-PACE program statewide so that all municipalities can realize the public benefits of this forward-thinking program.



A. Benefits to Local Government

C-PACE financing benefits local governments by expanding the tax base through increased property values, promoting economic development and supporting sustainability goals. It also enables property owners to make energy efficiency, water conservation and renewable energy upgrades to their properties, which may lower operating costs and increase a property's overall efficiency and marketability. As a result, C-PACE-upgraded properties often have a higher resale value, making them more attractive to buyers and tenants.

When properties are worth more, they generate more property tax revenue for local governments. This provides a stable source of funding for essential public services, such as schools, infrastructure and public safety, which in turn can improve the overall quality of life for the community. Furthermore, improved property values can also lead to an increase in economic development, as more businesses and individuals are drawn to the area. This creates employment opportunities in the clean energy and construction sectors while also generating tax revenues and fostering a more vibrant community.

In addition to an increased tax base, C-PACE also benefits local governments by addressing sustainability goals and promoting environmental stewardship, which can further boost the reputation of the community and spur additional investments. Overall, C-PACE financing is a win-win for both property owners and local governments, as it not only promotes energy efficiency and lowers costs for property owners but also improves local communities without using taxpayer funds.



B. Benefits to Property Owners

C-PACE empowers owners of new and existing properties in Texas to undertake energy efficiency, water conservation and renewable energy improvements that may be financially impractical otherwise. The program rewards property owners for exceeding code and providing the public benefit of building efficiency.

Property owners and developers who leverage C-PACE can access long-term, low-cost financing that is secured via a voluntary assessment on the property. This approach helps overcome the high upfront costs of sustainability improvements while allowing property owners to enjoy savings on utility bills and increased building values.

For Texas property owners, C-PACE provides an affordable and efficient way to modernize their buildings, reduce operational costs and meet sustainability goals while supporting local economic growth.



SECTION III

2024 Highlighted Projects



1. PANDA BIOTECH

Date of Assessment	April 11, 2024
C-PACE Municipality	Wichita County
C-PACE Assessment	\$13.4M
Project	Industrial Renovation
Improvements	Envelope, HVAC, Plumbing, Domestic Hot Water, Lighting Systems & Controls
Utility Savings	2,732,769 kWh/yr (68% reduction), 3,829 KGal/yr (94% reduction)

Project Overview

Established with a mission to develop eco-friendly solutions, Panda Biotech uses cutting-edge technology to extract industrial-grade plant fiber. C-PACE financing allowed the company to repurpose a 500,000-square-foot industrial facility that adheres to the Panda Biotech mission of manufacturing products using sustainable practices. The ability to process 22,000 pounds of fiber per hour makes the Panda Gin the largest industrial plant textile processing facility in the western hemisphere and second largest in the world.

Impact

By obtaining C-PACE financing, the property owner was able to upgrade the building envelope, HVAC, plumbing, domestic hot water, lighting systems and controls, which enabled Wichita County to further its sustainability and economic development goals while minimizing demand on the Texas electrical grid. The improvements are expected to improve the property's annual electricity and water consumption by 68% and 94%, respectively.



2. THOMPSON HOTEL & RETAIL

Date of Assessment	May 31, 2024
C-PACE Municipality	Harris County
C-PACE Assessment	\$46.6M
Project	Mixed-Use New Construction
Improvements	Envelope, HVAC, Plumbing, Domestic Hot Water, Lighting Systems & Controls
Utility Savings	951,214 kWh/yr (15% reduction), 1,604 KGal/yr (66% reduction)

Project Overview

The Thompson Hotel anchors The Allen, a luxury mixed-use destination spearheaded by international real estate development and investment firm DC Partners. The adjacent mixed-use pavilion includes retail, fine dining, and a health and fitness club, all overlooking Houston’s Buffalo Bayou Park.

Impact

By obtaining C-PACE financing, the property owner was able to upgrade the building envelope, HVAC, plumbing, domestic hot water, lighting systems and controls, which enabled Harris County to further its sustainability and economic development goals while reducing demand on the Texas electrical grid. The improvements are expected to reduce the property’s annual electricity and water consumption by 15% and 66%, respectively.

3. HALL ARTS HOTEL

Date of Assessment	August 15, 2024
C-PACE Municipality	Dallas County
C-PACE Assessment	\$27M
Project	Hospitality Recapitalization
Improvements	Envelope, HVAC, Plumbing, Lighting Systems & Controls
Utility Savings	597,817 kWh/yr (12% reduction), 149,566 MMBtu/yr (75% reduction)

Project Overview

HALL Arts Hotel is a 183-key property located in the heart of the Dallas Arts District, featuring privately curated art collections throughout. The hotel is also home to Ellie’s Restaurant & Lounge, an award-winning dining destination.

Impact

By obtaining C-PACE financing, the property owner was able to recapitalize previously installed improvements to the building’s envelope, HVAC, electrical and lighting, and plumbing infrastructure. The improvements are expected to cut the property’s annual electricity and natural gas consumption by 12% and 75%, respectively.



4. VIVA CENTER

Date of Assessment	September 9, 2024
C-PACE Municipality	Harris County
C-PACE Assessment	\$40M
Project	Data Center Retrofit
Improvements	Envelope, Electrical/Lighting, HVAC and Plumbing
Utility Savings	4,742,518 kWh/yr (11% reduction), 156 KGal/yr (69% reduction)

Project Overview

ViVa Center is a 2.3-million-square-foot technology hub in Houston that was the former headquarters for Compaq Computer and Hewlett-Packard Enterprise. The facility at full buildout will include a 774,000-square-foot data center that will cater to hyperscale users in the cloud computing and artificial intelligence sectors.

Impact

By obtaining C-PACE financing, the property owner was able to upgrade the building envelope, electrical and lighting systems, HVAC and plumbing, which enabled Harris County to further its sustainability and economic development goals. The improvements are expected to reduce the property's annual electricity and water consumption by 11% and 69%, respectively.



5. MEADOWPARK TOWER

Date of Assessment	September 10, 2024
C-PACE Municipality	Dallas County
C-PACE Assessment	\$3.5M
Project	Office Renovation
Improvements	Envelope, Electrical/Lighting, HVAC, Plumbing
Savings	1,021,416 kWh/yr (25% reduction), 203 KGal/yr (28% reduction), 1,199 MMBtu (42% reduction)

Project Overview

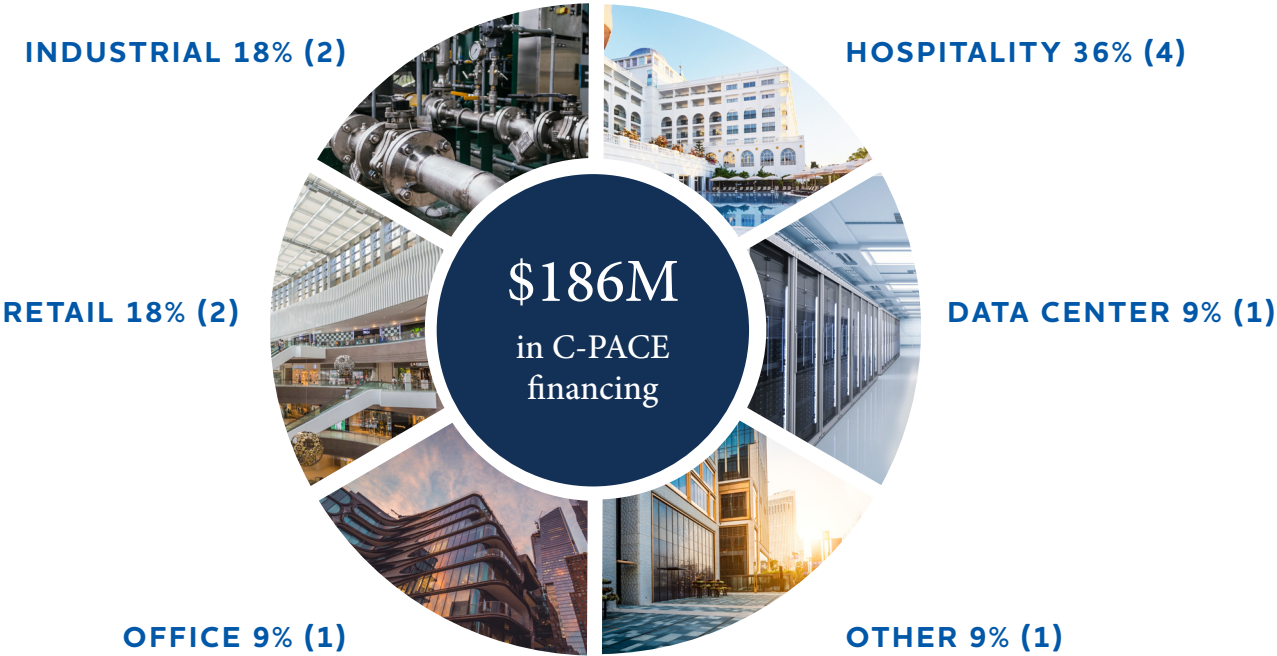
Meadow Park Tower is a 263,000-square-foot, 15-story, multitenant office building in the heart of North Dallas. The building was constructed in 1986 and renovated in 2016. A subsequent renovation of the building’s interior and exterior began in 2022 and included the installation of sustainable improvements that qualified for C-PACE financing. These improvements contributed to stabilizing the building’s occupancy at 90%.

Impact

By obtaining C-PACE financing, the property owner was able to upgrade the building envelope, electrical and lighting systems, HVAC and plumbing systems, which enabled Dallas County to further its sustainability and economic development goals while reducing demand on the Texas electrical grid. The improvements are expected to cut the property’s annual electricity, water and natural gas consumption by 25%, 28% and 42%, respectively.



2024 Closed Projects by Type



SECTION IV Strategic Outreach



President Lee McCormick (right) represented Lone Star PACE on a panel about the growth of Collin County.

Throughout 2024, Lone Star PACE was actively engaged in promoting and educating diverse stakeholders about the C-PACE program.

Outreach endeavors targeted prominent organizations, such as the Counselors of Real Estate, Texas Economic Development Council and the Council of Development Finance Agencies, as well as various development groups, architecture firms and capital providers.

Our team delivered presentations, held meetings and participated in speaking engagements to illustrate how Chambers of Commerce and Economic Development Corporations can effectively use C-PACE to encourage growth and improve properties within their communities. One-on-one conversations were prioritized to ensure individuals involved in the project lifecycle felt confident about the process and were equipped with the knowledge to execute a C-PACE project effectively.

In addition to in-person meetings and speaking engagements, Lone Star PACE was able to reach millions of households by participating in “Viewpoint with Dennis Quaid,” a public TV series highlighting important contemporary topics including business, technology and culture. Our episode explored the push for sustainability in commercial real estate and how C-PACE financing fits into this new, environmentally conscious landscape.

Our commitment to advancing the C-PACE program in Texas remains steadfast. We continue to educate and communicate with various stakeholders, enabling them to harness the full potential of C-PACE, improve utility efficiency and pave the way for greater economic success.

Strategies at a Glance



Administer Current
C-PACE Projects



Expand Reach &
Accessibility



Educate & Train
Stakeholders



Facilitate Future
C-PACE Projects

A. Local Government

Lone Star PACE continued to support municipalities that have established a C-PACE program and selected LSP as an administrator. We also fostered new connections with cities and counties interested in C-PACE. We proactively engaged with developers and property owners seeking information or clarification on C-PACE financing. Notably, we focused on building partnerships with Economic Development Corporations and Chambers of Commerce within our service areas, emphasizing the synergy between sustainability and economic development. These efforts have established trust and resulted in regular inquiries from EDCs and Chambers about program utilization.



COO Glenn Silva (right) speaks alongside EDC and elected officials.

B. Capital & Service Providers



President Lee McCormick (right) meets with C-PACE capital providers in New York City.

Recognizing the significance of capital providers and service providers in promoting access to C-PACE financing, Lone Star PACE actively collaborated with these stakeholders.

We held technical webinars aimed at educating service providers on the value of C-PACE financing in construction projects. We also bolstered relationships with service and capital providers through our expert interview series, *In Conversation with Lone Star PACE*, where we spoke with relevant stakeholders about market trends and how their services advance the use of C-PACE. Finally, we worked closely with our capital provider partners to facilitate C-PACE projects and to improve the program's guidelines as part of the Keeping PACE in Texas working group.



COO Glenn Silva meets with industry stakeholders at a commercial real estate networking event.

C. Property Owners & Businesses

Many property owners and businesses may not be fully aware of the benefits and opportunities available through C-PACE financing. Through extensive outreach efforts that included informational newsletters, monthly webinars, weekly insights articles and expert interviews, we educated thousands of stakeholders, shedding light on the advantages of C-PACE and its potential economic and environmental impact.

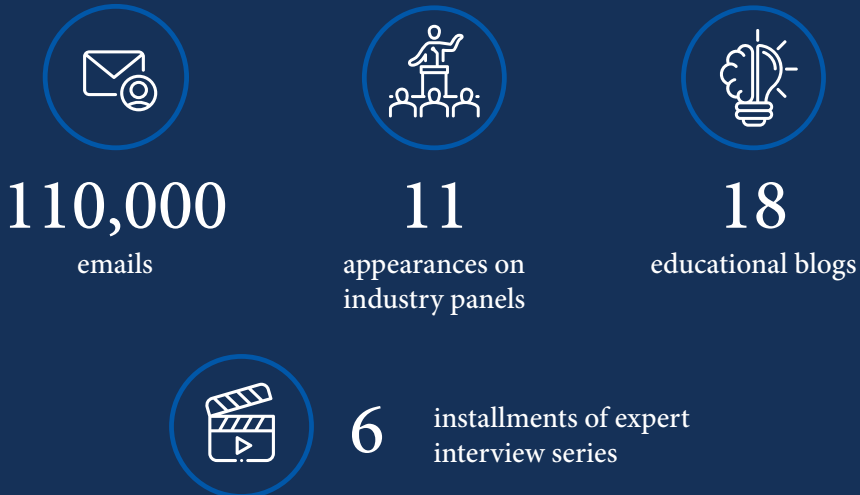
By forging strong relationships and offering guidance, we’ve created an efficient process for commercial property owners to obtain C-PACE financing and successfully execute their projects.



Throughout 2024, the Lone Star PACE team traveled 9,200 miles to hold more than _____



Professional marketing included more than _____



Which resulted in more than _____

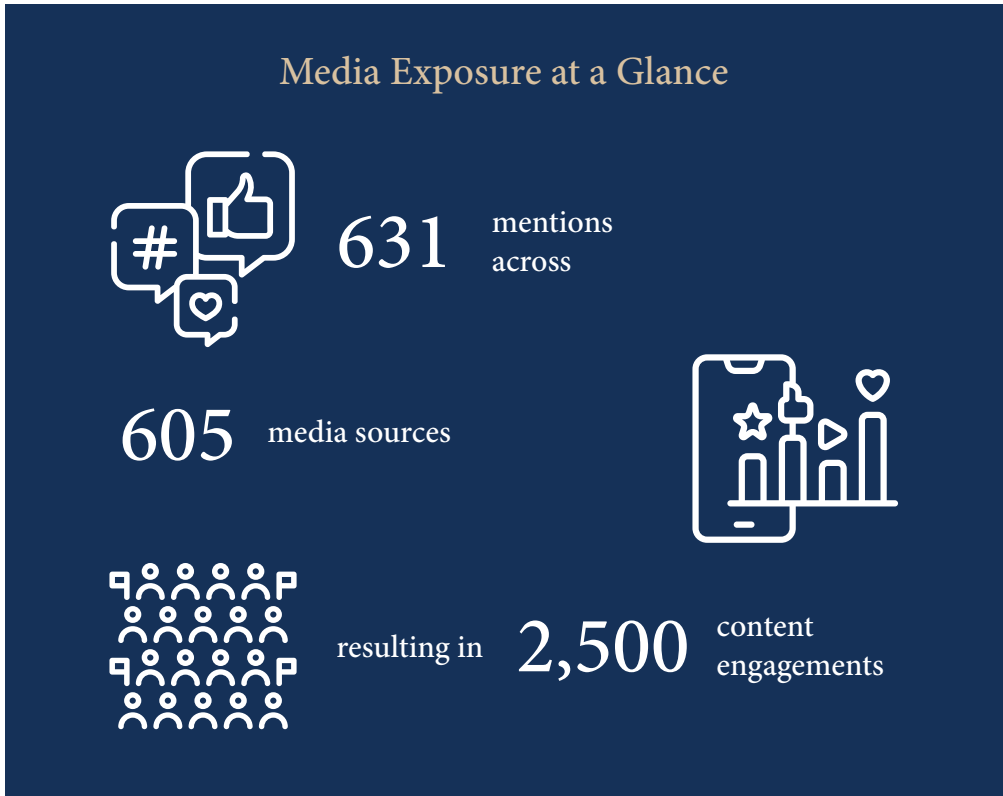


D. Lone Star PACE in the News

In 2024, Lone Star PACE earned significant media attention for our project facilitation and commitment to sustainability. Through strategic marketing efforts, we successfully positioned ourselves as a trusted partner for stakeholders looking to implement efficiency upgrades.

Our marketing campaigns combined compelling storytelling with data-driven strategies to amplify our mission. By highlighting the tangible benefits of C-PACE financing, we connected with diverse audiences and fostered meaningful relationships with the communities we serve.

This proactive approach garnered coverage in local, regional and national outlets across a diverse range of mediums. Media coverage about Lone Star PACE underscored our commitment to enabling cost-saving efficiency improvements while creating economic and environmental benefits across Texas.



Featured Headlines

Lone Star PACE activity was covered by several prominent news outlets in 2024.

Yahoo Finance

Lone Star PACE Profiled in Award-Winning TV Series Hosted by Dennis Quaid

Dallas Business Journal

Luxury hotel in Dallas Arts District secures in \$27M retroactive C-PACE financing

Bisnow

\$40M C-PACE Loan Funds Data Center Development At Former Compaq Campus

Morningstar

Lone Star PACE Closes Record-Setting Year With \$186M in C-PACE Transactions

The Real Deal

DC Partners Scores \$46M in PACE funding for Thompson hotel, retail

Viewpoint Project with Dennis Quaid

One of the most significant media milestones celebrated by Lone Star PACE in 2024 was our participation in the Viewpoint Project, an award-winning series hosted by critically acclaimed actor Dennis Quaid.

The episode, which aired on public TV stations across Texas and the U.S., explored the push for sustainability in commercial real estate. LSP President Lee McCormick and Chief Operating Officer Glenn Silva were selected to explain the significance of C-PACE financing in this new, environmentally conscious landscape.

Through this opportunity, we were able to introduce millions of viewers to C-PACE financing.



The segment also featured HALL Group's Don Braun (right) as an LSP partner and user of C-PACE.



The episode focused on the significance of C-PACE as a commercial real estate financing tool.



The segment highlighted the application and benefits of C-PACE as explained by Lone Star PACE.

SECTION V

Outcomes

A. Project & Program Expansion

Lone Star PACE experienced significant growth over the past year. We successfully completed 11 C-PACE projects totaling \$186 million in energy and water efficiency upgrades for commercial projects with a total capital investment of \$751 million.

The benefits of C-PACE are evident across Texas, particularly as more cities and counties commit to establishing the program. This growth is further reflected in the expansion of our program’s reach to 24 local government jurisdictions, demonstrating the team’s commitment to strategically paced growth.

By expanding availability and promoting C-PACE projects throughout the state, Lone Star PACE aims to ensure the benefits of these programs are shared by an increasing number of cities and counties.



Lone Star PACE established C-PACE programs for:



Fisher County

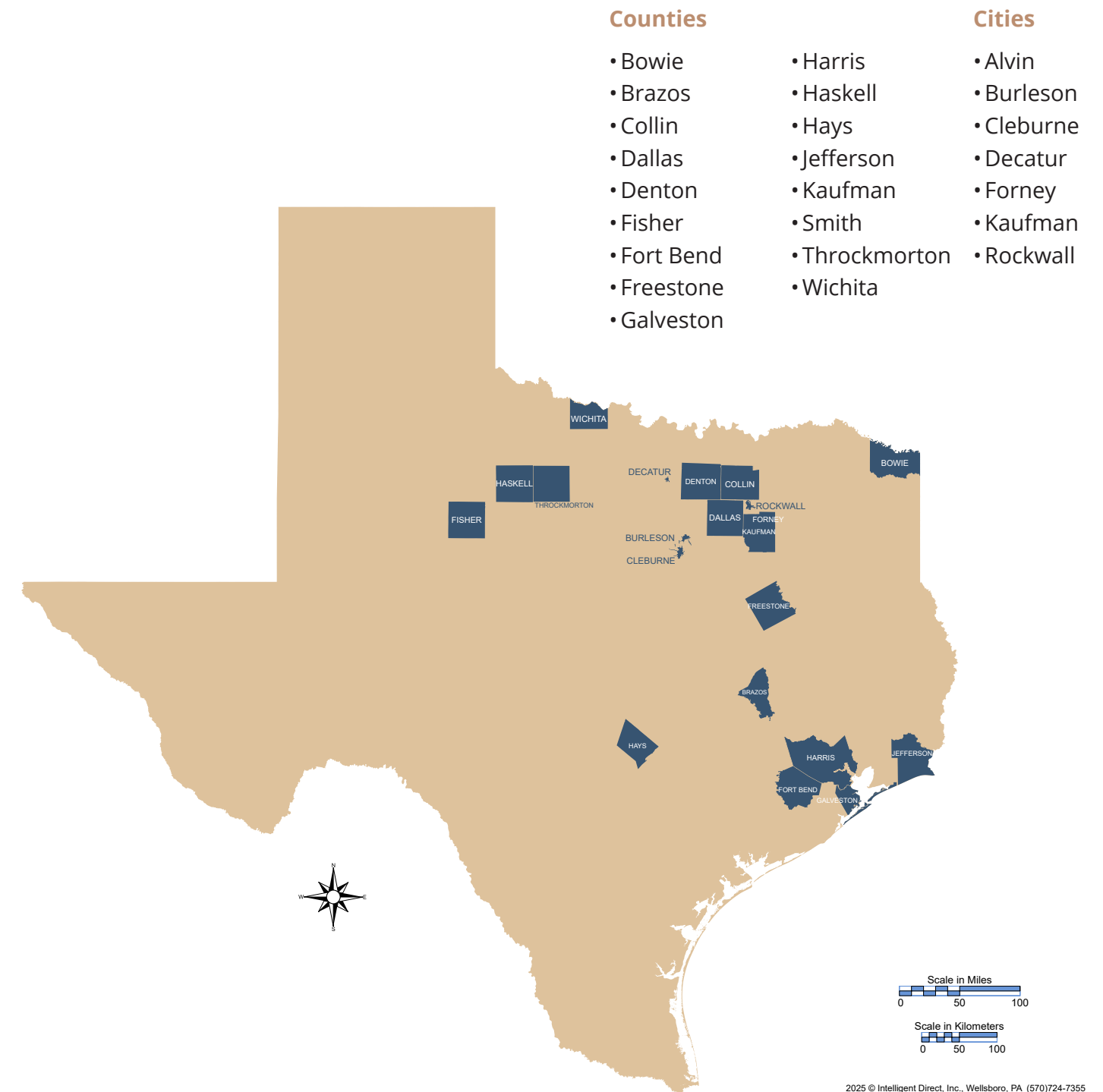
August 12



Brazos County

November 19

Areas Served by Lone Star PACE



B. Conservation Impacts

Program administration by Lone Star PACE in 2024 facilitated numerous improvements to new and existing properties, enabling investments in energy and water efficiency that may have been financially challenging otherwise. Upgrades such as efficient HVAC systems, lighting, windows, insulation, plumbing and building envelopes collectively resulted in significant energy savings of 7.2 million kWh/yr and water savings of 6,937 kGal/yr.

Utility Conservation



Energy savings were calculated at
7,180,167 kWh
per year,
which is equivalent to
4,556,129 pounds
of coal burned.

Water savings were calculated
6,937 kGal
per year,

which is equivalent to
55,496,000 16-oz
water bottles



SECTION VI

Lone Star PACE Leadership



Lee A. McCormick, President, Program Administrator

Lee is a registered Municipal Advisor with more than 35 years of experience in domestic and international finance. For the past 20 years he has served as a Program Administrator for local governments, overseeing various types of economic development and environmental financing programs.

Lee founded Lone Star PACE to serve as a Program Administrator to the cities and counties within the State of Texas that elect to implement the Commercial Property Assessed Clean Energy program. He works with government and elected officials to help them realize energy and water conservation targets via C-PACE programs in their regions.

Lee received his bachelor's degree in finance, with honors, from Sam Houston State University and his master's degree in business, with honors, from the University of Houston. He is a member of the Frisco Chamber of Commerce, the Finance Committee for Prince of Peace Christian School, PACE Nation, C-PACE Alliance and Keeping PACE in Texas, and he serves as an advisor on the Department of Energy C-PACE Working Group.



John P. Stoecker, Program Administrator

John is a registered Municipal Advisor with 35 years of mission critical and operations leadership. He has led municipal advisory services on more than 1,000 affordable housing, public benefit and economic development transactions totaling more than \$30 billion. John recently retired as a lieutenant colonel from the Air Force Reserves after serving our country in numerous leadership roles in both combat and peacetime for the last 28 years; 16 of those years as a C-130 pilot. He handles select legislative efforts in addition to working with city and county government officials.

John received his bachelor's degree from Southeastern Oklahoma State University, with honors, and his master's degree in business from the University of Southern California.



E. Glenn Silva, Chief Operating Officer

Glenn has more than 35 years of commercial real estate experience. As COO of Lone Star PACE, he oversees the company's day-to-day operations and drives marketing and growth opportunities within the cities and counties of Texas.

As President and owner of KLM Realty Advisors, Glenn specializes in real estate due diligence, underwriting and consulting. Since 2004, he has been engaged by B-Piece investors of commercial mortgage-backed securities, and the KLM team has underwritten more than \$18.5 billion in loans.

Glenn received his bachelor's degree in Agricultural Economics and his master's degree in Land Economics and Real Estate from Texas A&M University. He holds the Counselor of Real Estate (CRE) designation and is the 2025 Chair of the local DFW chapter. He is also an MAI member of the Appraisal Institute and is a Certified General Real Estate Appraiser in Texas. Glenn also serves on the Board of Directors of the Real Estate Financial Executives Association in Dallas.



Ryan D. McCormick, Program Administrator

Ryan is a registered Municipal Advisor and brings more than 10 years of experience in the mortgage and finance industry. Prior to joining Lone Star PACE, he worked as a Mortgage Loan Originator at Nation's Lending, where he facilitated loan originations in multiple states. He currently serves as a Program Administrator at Lone Star PACE, where he provides marketing and educational seminars to project sponsors, service providers, lenders, local government and stakeholders of C-PACE financing.

Ryan received his bachelor's degree in Marketing and Nonprofit Management from the University of North Texas.



M. Olivia Lueckemeyer

Director of Marketing & Media Relations

Olivia is a communications strategist and marketing professional with more than 10 years of media experience, five of which have been focused on commercial real estate. She oversees all aspects of marketing, public relations and media outreach for Lone Star PACE. Olivia is responsible for building and managing the LSP brand, ensuring clear communication with key stakeholders, and driving initiatives that promote the company's mission and services.

Olivia received her bachelor's degree in Mass Communication from Loyola University New Orleans.



Jean M. Gard, Office Manager, Executive Assistant

Jean has more than 20 years of experience in tax-exempt financing programs. She spent five years overseeing the daily operations of a \$2.3 billion tax-exempt bond portfolio as a Treasury Analyst at Waste Management. In her current role, Jean keeps the LSP team on-task as the Office Manager and Executive Assistant to President Lee McCormick. Jean graduated from the Sawyer School of Business in Milwaukee, Wisconsin, after serving her country honorably in the United States Navy.

SECTION VII

Community Service

At Lone Star PACE, giving back is part of our culture

Our COO, Glenn Silva, sits on the board of the Real Estate Financial Executives Association (REFEA). We enthusiastically supported REFEA's annual golf tournament to benefit Scottish Rite Hospital. Last year's event raised \$18,000 to help the hospital continue its mission of providing free medical care to families in need.

Lone Star PACE also sponsored the Teufel Hunden Foundation's golf tournament, which raises money for families of Marines who have made the ultimate sacrifice.

Our service engagements reflect and reinforce our commitment to promoting a Texas that is sustainable and supportive to all.



COO Glenn Silva (third from left) serves on the board of Real Estate Financial Executives Association, which hosts the annual charity golf tournament.

SECTION VII

Conclusion

As we close the book on 2024, Lone Star PACE remains committed to strategically expanding the reach of the C-PACE program in Texas while delivering high-quality customer service and education to our existing municipal partners. Through deliberate, gradual growth and dedication to individualized support and education, LSP aims to ensure the success of the C-PACE program and its positive impact on communities statewide.

Continued outreach efforts are integral to our mission of educating and engaging stakeholders, such as local government officials, Chambers of Commerce, Economic Development Corporations, service providers, senior lenders, property owners and industry groups. By offering in-person and virtual opportunities to learn more about C-PACE, we hope to provide easy access to information and resources.

The momentum of C-PACE programs in Texas and beyond is promising. The escalating number of transactions and substantial project values underscore growing interest and demand for C-PACE financing among property owners and businesses. Data from PACENation reveals C-PACE transactions surpassed \$9.7 billion across 3,581 project nationwide in 2024, signifying a substantial increase over previous years.

As stewards of the C-PACE program in Texas, we are well positioned to ensure its success in the state and to advocate for its environmental and economic benefits. By emphasizing customer service, education and outreach, LSP aims to help property owners and businesses understand of the value of C-PACE and its role in accessing financing for energy-efficient, water conservation and renewable energy upgrades. This, in turn, fosters the adoption of clean energy technologies and advances the development of a more sustainable built environment in Texas.





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