

Planning and Financing Facilities Development Projects

Colorado Nonprofit Association's
Business Brief



social change through real estate



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President & Founder





Challenges, Opportunities and Potential Barriers

Organizational Readiness

- Know your capacity
- Clarify program requirements
- Budgets & Balance Sheet
- Develop Facilities Committee

Identify Project Goals

The Capital Solution Fit

Buy

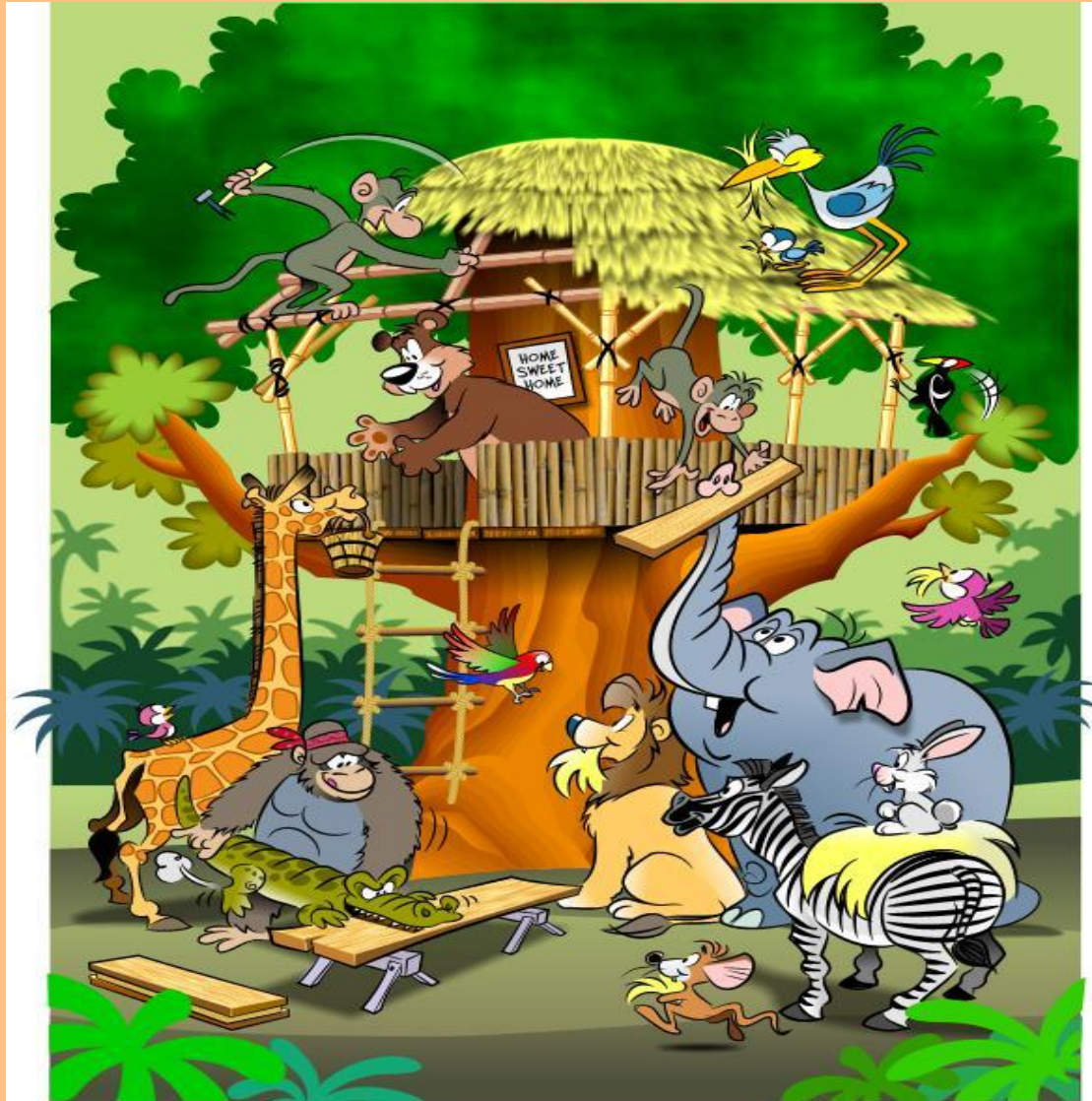
Build

Lease

Expand

Renovate

Roles & Responsibilities





Project Planning

Space Needs

Financial Feasibility

How To Pay For It

Capital Campaign	Debt free
CDFI's	Acquisition & Bridge Loans
501C3 Bonds	\$2 million or more
Conventional Financing	Permanent & Construction
CDBG Funds	City Loans & Grants
Blend	Financing Plan

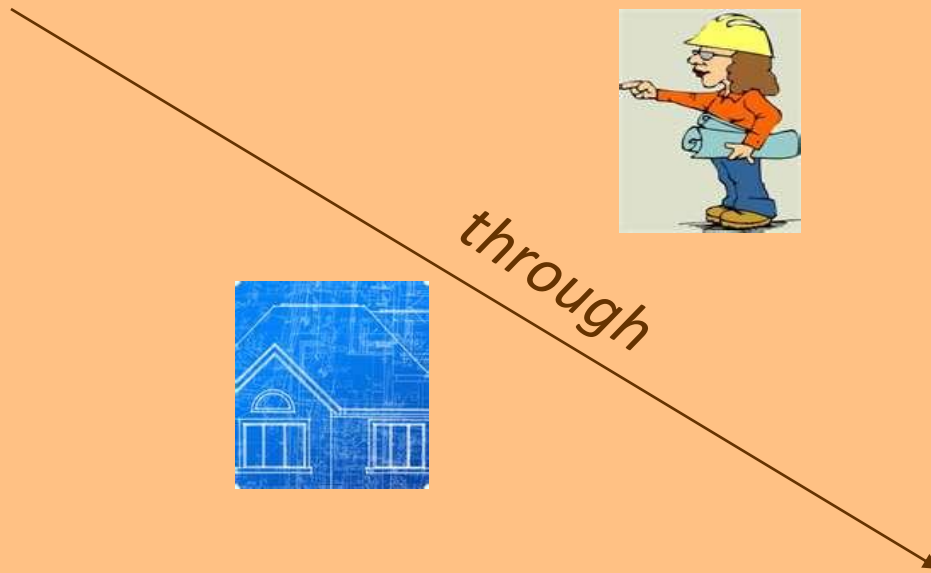
Design and Development



Schematic Drawings
Construction Budgets
Revisions and More Revisions
Design Development

Getting it Built

Start of Construction



Construction Completion

CLIENTS

- The Center-GLBT Community Center of Colorado
- Boulder Valley Women's Health Center
- Charg Resource Center
- Denver Housing Authority
- Flobots
- Mental Health Centers of Denver (MHCD)
- Mile High Youth Corps
- Seeking Common Ground
- Urban Peak

City Projects, Inc.

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- Real Estate Development Advising
- Strategic Real Estate Planning
- Organizational Readiness Assessments
- Financial Feasibility
- Owner's Representation
- Troubled Properties
- Real Estate Brokerage

Contact me for a complimentary 30 minute consultation

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