

CAP EX

Since 2005, Cap Ex Advisory Group has guided hundreds of public, private, institutional, and nonprofit projects ranging in size and complexity. Our proven leadership helps organizations to minimize financial risk, increase impact, and gain critical bandwidth and expertise. Our team members possess advanced degrees and significant work histories in design, construction, business and finance, real estate development, communications, and community development. We bring expertise working with governments, foundations, community stakeholders, financial institutions, the tax credit sector, and public-private partnerships.

We see our clients and their challenges from every angle.

As **Owner's Representatives**, we support owners and advocate for their interests in mission-driven capital projects.

As **Financial Advisors**, we serve lenders, foundations, and impact investors by guiding the placement of capital in support of mission-aligned projects.

As **Specialty Consultants**, we help owners optimize existing facilities or prepare for capital projects.

Cap Ex is working alongside Habitat for Humanity of East Jefferson County and Schemata to formulate an achievable vision that aligns scope with funding. We triage the many issues that confront Habitat cut through the noise, helping make informed, timely decisions. The Cap Ex team are focused on the following tasks and deliverables for the Mason Street Development opportunity.

- Master planning – Oversee and coordinate master planning efforts.
- Initial Investigations – Perform initial investigations with Habitat, Jefferson County, Public Utility District etc.
- Team Selection – Coordinate selection of additional team members as needed.
- Infrastructure/Site Development – Oversee infrastructure and site development planning.
- Geotechnical & Environmental – Oversee studies and analysis.
- Budget – Create various budgets.
- Phasing/Schedule – Create phasing approach and various schedules.
- Development Team Partners – Assist with selection of development team partners for the multifamily phase and potentially future for sale phases.
- Market Study – Coordinate solicitation and contract of market analyst. Oversee work and review, interpret and apply findings.
- Funding Sources – Research & identify potential funding sources.
- Financing Plan - Assist in developing the financing plan.
- Phasing/ Schedule – Create phasing approach and schedule.
- Ownership Structure/Affordability – Assist in determining ownership structure and affordability approach.
- Cost Estimating - Analyze cost estimates.