



# CATALYTIC CAPITAL & DEVELOPMENT ADVISORS

CONSULTING | PROCUREMENT | FINANCING | REPRESENTATION

Catalytic Capital & Development Advisors is a boutique professional services firm that combines commercial real estate development advisory and owner's representation, public/private financial advisory, mortgage banking, and alternative funding solutions. We offer a wide range of commercial real estate services that can be scaled to the size and scope of our clients' needs in the following areas:

- **Development Management**
- **Land Use & Community Planning Assistance**
- **Owner's Representation**
- **Conventional and Structure Financing**
- **Tax Credit Consulting**
- **Fee Development**
- **Sourcing Grants & Subsidies**
- **Creation and financing of credit tenant leases and other bondable lease structures**
- **Bond Issuance Advice**
- **Tax Increment Financing**



**CATALYTIC CAPITAL  
& DEVELOPMENT ADVISORS**

**OFFICE:** (267) 895-3638  
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**MAILING ADDRESS:**  
7715 Crittenden Street, STE 405  
Philadelphia, PA 19118



# CCDA UNITED ADVISORS' SERVICES



## CONSULTING

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CCDA supports the work of for-profit developers, nonprofit organizations, and local government through the development of commercial real estate. We assist with due diligence of property, concept and programming, community engagement and entitlements, deal structuring and feasibility, development team coordination, and project closeout. Specific tasks may include the following:

### DEVELOPMENT ADVISORY:

- Assist with concept and programming to ensure feasibility
- Manage development process
- Community planning and engagement
- Master planning and comprehensive feasibility
- Zoning & Entitlement Process
- Underwriting & Structuring of Financing
- Tax Credit Consulting (LIHTC, NMTC and HTC)
- Structuring complex mixed-income and workforce housing transactions
- Hospitality Consulting

### FINANCIAL ADVISORY SERVICES (FOR MUNICIPAL, PUBLIC AND PRIVATE SECTOR):

- Financial Management
- Grant Management
- Strategic Planning
- Organizational Analysis
- Program and Policy Implementation
- Human Talent Management
- Capital Planning
- Budget Planning and Formulation
- Financial Forecasting
- Revenue Enhancements
- Institutional Marketing



## PROCUREMENT

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CCDA provides their clients with grant procurement, sourcing of government subsidies, placement of low interest rate and otherwise government financing specifically available to commercial real estate projects. These sources can be used for, but not limited to infrastructure, housing, commercial, remediation, and disaster relief.

### GRANT PROCUREMENT:

- Advise on local, federal, and state funding sources available
- Develop strategies to maximize federal and state assistance across multiple funding sources and agencies
- Assist with scoping and preparing applications to public and private sources
- Securing grants and/or subsidies through the various sources and agencies
- Public low interest rate financing opportunities
- Rental base operating subsidies for affordable housing
- Credit enhancements to increase loan to cost and/or limit risk



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# CCDA SERVICES



## FINANCING

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CCDA is a one-stop solution for public sector entities that seek to utilize private sector funding options and/or structured financing as an economic development tool to finance and develop sustainable infrastructure to suit the needs of the community. Infrastructure includes commercial real estate, state and private universities, urban and rural redevelopment projects, as well as projects related to transportation, education, and other government service facilities.

### ALTERNATIVE FINANCIAL SOLUTIONS:

- Private placement and public offering bonds
- Tax Increment Financing
- Credit Tenant Leases
- Bondable Lease Structures
- Structuring Public Private Partnerships

### MORTGAGE BANKING:

- Property Level Due Diligence
- Market Research
- Financial Analysis
- Create comprehensive offering materials
- Source equity, mezzanine, construction, short and long term financing
- Prepare request-for-proposal solicitations for clients
  - to secure joint venture partner
- Present and assist with negotiations and lender/investor selection
- Negotiating debt and equity terms and conditions
- Timely, efficient and cost effective closing



## REPRESENTATION

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CCDA advises and informs the owner on issues relating to the development, design, and construction of the project. Specific attention is focused on ways in which the design and construction can be undertaken so that development can be achieved in the most cost-effective manner while maintaining superior quality.

### OWNER'S REPRESENTATION:

- Due Diligence
- Concept
- Design & Planning
- Programming
- Environmental
- Budget & Scheduling
- Procurement and Contract Implementation
- Communication/execution effectively with inspectors, consultants, and contractors
- Closeout/Commissioning



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# ABOUT CCDA

CCDA is built on a foundation of deep expertise in commercial real estate finance, development strategy, construction consulting, and municipal financial advisory. Our approach integrates innovative catalytic capital solutions that use structured and alternative financing to secure capital beyond conventional sources, accelerating economic development, unlocking new opportunities, and supporting transformative growth. This combination of technical skill, strategic insight, and alternative or more tailored financing positions our clients to advance their real estate initiatives, expand their impact, and achieve sustainable long-term success.



## CATALYTIC CAPITAL & DEVELOPMENT ADVISORS

A Certified Minority Business Enterprise

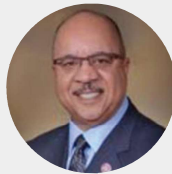
### THE CCDA TEAM



DAVID  
STUBBS  
Managing Partner



JEFFREY  
MONTAGUE  
Partner



THOMAS  
ELZEY  
Partner



WAYNE M.  
KING  
Partner



WILLIAM A.  
CARTER  
Director of Construction



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