



## A strong financial foundation

A project's success or failure is often set before construction begins. The critical decisions that are made early in a project's life are key to achieving profitability. Oftentimes there is a gap in information that prohibits stakeholders from making the most informed decision. By combining our real estate expertise and advanced feasibility methodology with cutting-edge technology, we close the information gap. We identify and deliver the right information in order for stakeholders to make informed investment decisions.

### Feasibility

Performing a comprehensive analysis to capture the project's internal rate of return (IRR) is vital to the foundation of any project. With market and project conditions constantly changing, we will help you eliminate the guesswork involved with cost estimating and scheduling, and close assumption gaps between construction and operations, which ultimately saves you money.

We start by using current construction data to build a baseline budget and create an operational pro forma. This provides clients with a clear understanding of their project's returns and options for paths forward.

Our proprietary methodology can create project scenarios that match clients' desired financial returns and helps demonstrate how their decisions can impact their bottom line.

- Analyze the budget and pro forma to achieve profitable financial returns
- Develop "what if" scenarios by easily and efficiently adjusting project metrics to achieve profitable financial returns.
- Deliver clients the financial foundation needed for a successful project

### Due Diligence

We provide the coordination and oversight to bring projects to life. From assessing project plans to organizing all requirements and resources, we ensure every project is built on a firm foundation. Using our real estate experience, we assist through all early stages of a project's life.



**Land acquisition**



**Zoning, permits and fees**



**Environmental studies**



**Site plan approvals**



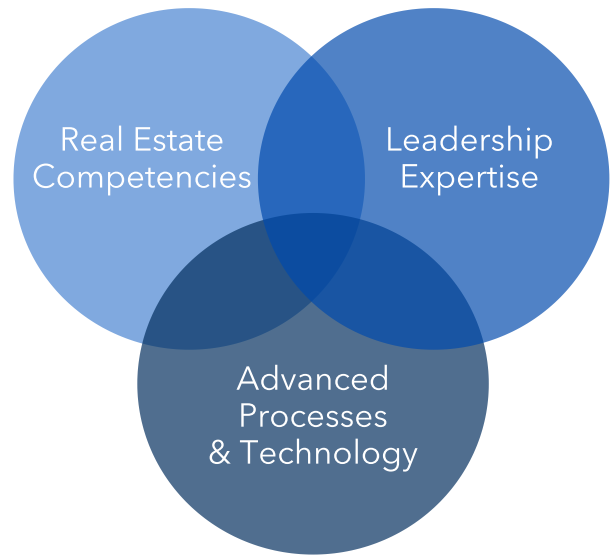
**Utility infrastructure assessments**



**Construction financing arrangements**

## Bringing Value to Every Project

- ✓ Blending our real estate knowledge with our leadership excellence to provide our clients with an unprecedented level of expertise and peace of mind
- ✓ Communicating with confidence to all parties involved, due to our extensive experience in all aspects of the development process
- ✓ Keeping projects on schedule and on budget through finely tuned planning, management and problem-solving skills
- ✓ Implementing a multifaceted approach to quickly and efficiently respond to challenges
- ✓ Combining an advanced feasibility methodology with cutting-edge technology to ensure project success



***"Mike and his team have been helpful in many facets to Blue Water and are a big part of our success."***

- Todd Burbage, Chief Executive Officer, Blue Water Development

## About Us

Established in 2003, Nally Ventures is an entrepreneurial company founded by Mike Nally, a real estate developer and proven leadership coach. We are a results-oriented business committed to providing solutions in order to take organizations and projects to the next level. We provide an array of services that transform executives into world-class leaders, produce a new generation of highly effective managers and team members, and navigate the maze of real estate development. At Nally Ventures, we take tremendous pride in being a team our clients can trust, respect and rely on to foster new growth for their businesses.

Where can we add value to your next project? Contact us  
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