



THE FINANCING FACTORY™

YOUR BACK-OFFICE FINANCE ENGINE

Launch Development Finance Advisors introduces **The Financing Factory™** — designed to assist multistate developers and homebuilders in financing infrastructure, reducing costs, and mitigating risks, all with the goal of enhancing project profitability and returns.

Serving as your back-office “finance factory,” we manage the complex processes of financial entitlements, district formation, bond issuance, and reimbursement processing — allowing your team to stay focused on core execution. From feasibility through reimbursement, **The Financing Factory™** delivers consistent, scalable solutions backed by Launch’s three decades of experience across more than 1,000 projects and \$24 billion in infrastructure financing nationwide.

With Launch’s national footprint, **The Financing Factory™** offers specialized third-party review and execution services to ensure you’re leveraging every possible financing vehicle to enhance project returns.

Description	All States	AZ	CA	CO	FL	ID	NC	NM	NV	SC	TN	TX	UT	WA
Feasibility Analysis / Entitlement / Financial														
Special District Market Driven Bond Sizing Analysis		CFD / RD	CFD	Metro / SID	CDD	CID	SAD	PID	SID	SAD	IDD	MUD / MMD / PID / TIRZ	PID	CFD
Pro-Forma Cash Flow Modeling w / District Financing		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fiscal Impact Studies	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Obtain Preliminary Approval of Special District Formation		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Insertion of Favorable Financing Language in Annexation Agreements		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Insertion of Favorable Financing Language in Development Agreements		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Review and Quantify Financial Impact of Conditions of Approval			✓											
Determine Financial Impact of Negotiation Items	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Access to Largest Land Only Brokerage Firm in the US - Land Advisors Organization	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Special District Formation / Bond Issuance / Reimbursement / Continuing Disclosure														
Special District Formation / Bond Issuance		CFD / RD	CFD	Metro / SID	CDD	CID	SAD	PID	SID	SAD	IID	MUD / MMD / PID / TIRZ	PID	CFD
Assemble Financing / Legal Teams		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Preparation of District Financing Agreements		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Developer Continuing Disclosure Obligation		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bidding / Cost and Impact Fee Tracking		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Reimbursement Processing - Infrastructure (LRS)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Reimbursement Processing - Impact Fees (LRS)			✓											
Prepare Bidding / Procurement Manuals		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
The Launch Bond™														
Land Secured Launch Bond™	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MUD/MMD Forward Funding Launch Bond™ (TX Only)												✓		
Other														
Review Impact Fee Studies Prepared by Jurisdictions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Builder Fee Report™	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fee and Finance Report™	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prepare / Revise State District Financing Statutes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Litigation Support	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Special District Management		✓		✓		✓		✓				✓	✓	

