



# THE FINANCING FACTORY™

YOUR BACK-OFFICE FINANCE ENGINE

Launch Development Finance Advisors introduces **The Financing Factory™** — designed to assist Texas developers and homebuilders with 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 large Texas footprint, **The Financing Factory™** offers specialized third-party review and execution services to ensure you’re leveraging every possible Texas financing vehicle to enhance project returns.

Description	PID	MUD	MMD	WCID / ID	TIRZ
<b><u>Planning / Feasibility Analysis / Financial Analysis / Agreements</u></b>					
Market Driven Bond Sizing Analysis	X	X	X	X	X
Pro-Forma Cash Flow Modeling w/ District Financing	X	X	X	X	X
Fiscal Impact Studies	X	X	X	X	X
Obtain Approval of Special District Formation	X				X
Insertion of Favorable Financing Language in Annexation Agreements	X	X	X	X	X
Insertion of Favorable Financing Language in Development Agreements	X	X	X	X	X
Review and Quantify Financial Impact of Conditions of Approval	X	X	X	X	X
Determine Financial Impact of Negotiation Items	X	X	X	X	X
<b><u>Execution / Bond Issuance / Processing / Management</u></b>					
Special District Formation	X				X
Bond Issuance	X		X		X
Assemble Financing and Legal Teams	X		X		
Preparation of District Financing Agreements	X				
Developer Continuing Disclosure Obligation	X	X	X	X	X
Bidding / Cost and Impact Fee Tracking		X	X	X	
District Management	X				
<b>Reimbursement Processing - Launch Reimbursement System (LRS™)</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>Early-Stage Revenue Bond Financing</b>	<b>X</b>				<b>X</b>
<b>Forward Funding Launch Bond™</b>		<b>X</b>	<b>X</b>	<b>X</b>	

