



# Capital Expansion Planning

Knowing what to expect as you embark on capital expansion allows your organization to focus on success not crisis. DBD Group can help you determine the financial implications of an expansion and if your organization is prepared to embark on the plan.

## Answering Important Questions

**At the start of your capital planning, it's wise to ask the following questions:**

- After we raise the money and build the new facility, what will we look like financially?
- Will we be financially healthier after all this effort?
- What will be the long-term financial implications?

## Pro Forma Modeling

Capital expansion planning can be overwhelming considering everything that will have cash-flow implications, including: financial development, construction, debt, banking relationships, and operations.

We'll work with your leadership to develop an operating pro forma outlining the financial impact of your new (or renovated/expanded) facility. Additionally, we'll develop a complete time-frame cash flow model of your new facility from the planning stage to years down the road.

## Bank Relationships and Debt Management

Consider that even if all the funds are pledged before the project begins, most organizations will need some form of bridge financing. Donor by Design can assist you in determining how much you will need and what documentation you'll need for your board and banker.

If your organization will need permanent financing as part of the Capital Expansion plan, we can help you determine how much debt your organization afford and still be good stewards. DBD Group is well versed in debt structure, and financing options including bridge loans, permanent, New Markets Tax Credits, lines of credit, term loans, not for profit loans and bonds.

**Contact us today!** We're here to assist you in these critical financial issues as you realize your bigger vision. [jim.mellor@dbd.group](mailto:jim.mellor@dbd.group) or 770.656.8761.

"Our Y was fortunate to have Jim Mellor engaged throughout our Capital Campaign Planning. As we developed a multi-million dollar vision plan, Jim worked closely with our team providing outstanding counsel and advice.

His extensive financial background provided confidence to our team and we included many of his recommendations into our plans. As a result, we have exceeded our goals and have become much more operationally healthy."

David Byrd  
President & CEO  
YMCA of Greater Kansas City

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