



# FINANCIAL APPROACH

**WHAT'S YOURS STAYS  
YOURS. WE HELP MAKE IT  
MORE VALUABLE.**

At Corvias, we have perfected the art and science of delivering financial value to our partners.

Our approach starts by working together to help you see the bigger picture. Over the course of our partnership, never lose sight of your institution and the people who call it home. We believe that the assets we work with belong to you, so you'll remain in control of them—including cash flow and decision-making—from start to finish.

To put it simply, we are all about adding value that directly benefits you and your communities. No one else thinks that way.

From a financing perspective, the long-term value outside of our fair fee goes back to your institution. You keep all the cash flow and residual value.

To finance your programs, we work together to design a customized financial solution. In fact, we have zero bias in how the partnerships are financed—as long as your needs are met and returns to you maximized.

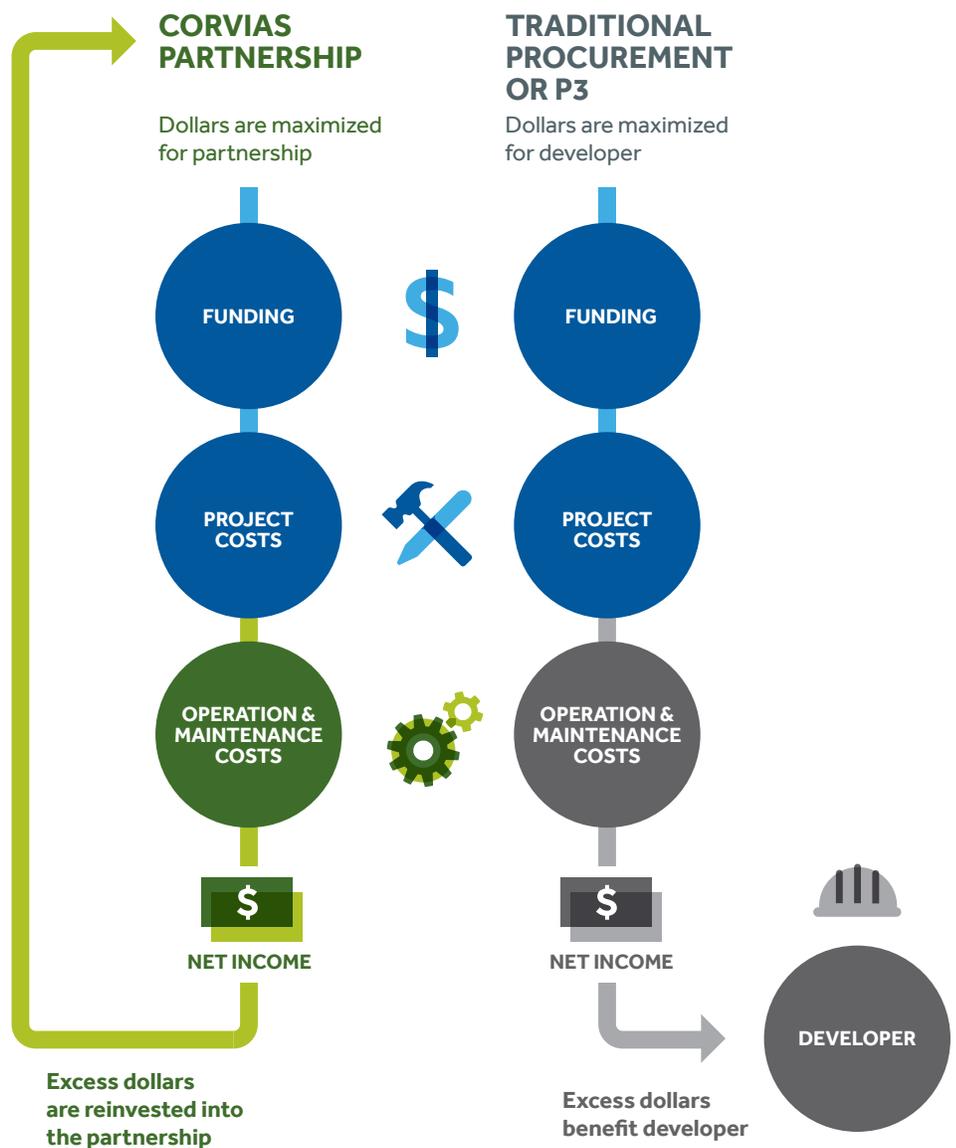
**Highlights of our financial approach include:**

- **Customized financial solution.** We pair a deep understanding of your goals with zero-bias financing methods to meet the needs of all balance sheets and credit considerations.
- **Maintain your level of control.** You maintain control of assets, cash-flow, rental rates, affordability, buildings, and customer- or student-facing services. They belong to you and we understand that.
- **Unlock long term value.** Residual value will be maximized. Increased revenues, decreased expenses, increased efficiencies and waste reduction are all benefits of a proactive financial approach.
- **Tap into the power of reinvestment.** All out-year renovations and revitalizations are funded entirely through a reinvestment reserve. Capital is continuously available far into the future. No additional financing is needed because your assets are continuously modernized and operating efficiently.

- **Transparency.** Revenues are held in "lockbox accounts" managed by an independent agent. Funds are protected and you have full visibility into all funds distributions.
- **Risk Transfer.** Transfer financial risk through a tailored approach that meets your needs and goals. All financing is non-recourse.
- **Partnership Development Management Plan™ (PDMP).** We will work collaboratively with you using our proprietary Partnership Development Management Plan. We align the vision and goals of the partnership to meet early needs, but also deliver dynamic flexibility to meet changing needs in the future.
- **Community Impact.** Together, we will make a long term investment in the local community by working with local teaming partners to maximize economic impact.

## A DIFFERENT APPROACH TO PARTNERSHIP

Traditional contractor relationships provide short-term fixes that rarely result in long-term solutions. Our unprecedented partnerships eliminate the risks often associated with those relationships while also guaranteeing 100% of any net funds will be reinvested into the project.



For more information or to speak with a representative from one of our offices nationwide, please contact:

T 401.228.2800  
[contactus@corvias.com](mailto:contactus@corvias.com)  
[corvias.com](http://corvias.com)

