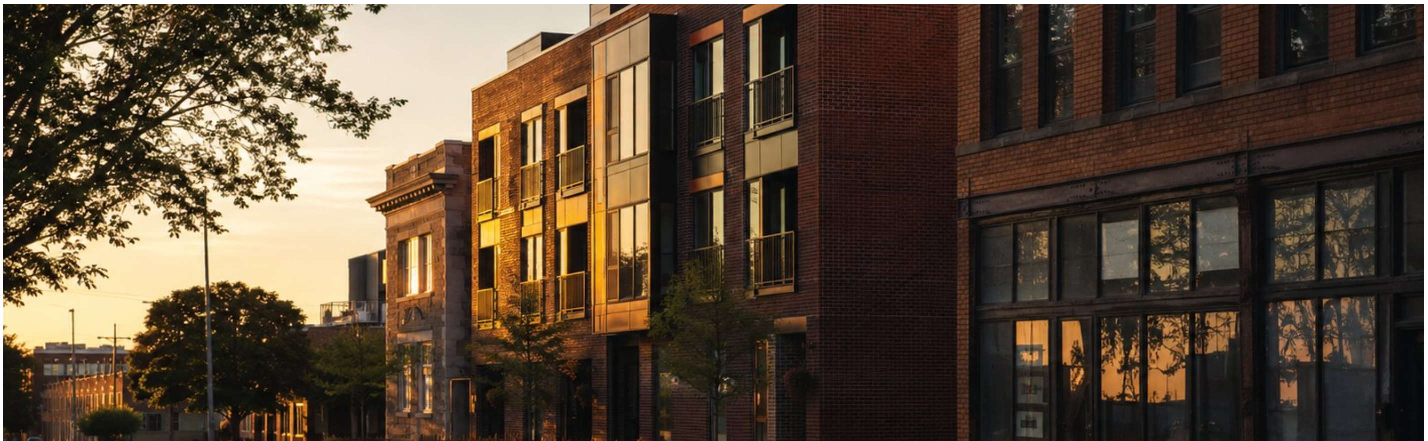

CAPABILITY STATEMENT | AUGUST 2026

Development capability, made visible.

A concise statement of what Kirkwood Consortium can contribute now, what the work proves, and where KC seeks earned responsibility next.

POSITION

Local knowledge converted into institutional-quality development decisions.

Kirkwood Consortium is a rights-first, Great Lakes-centered real estate platform building toward ownership through disciplined development work, advisory execution, and partnership.

35-100	4% LIHTC	Cleveland
TARGET UNIT SCALE	SPECIALIZATION PATH	INITIAL GEOGRAPHY

WHAT KC CAN PRODUCE

UNDERWRITING

- Residential sources-and-uses reconciliation and capital-stack mapping.
- Debt sizing tied to coverage, not an arbitrary proceeds target.
- Qualified-basis, bond-volume, subsidy-gap, and sensitivity screens.

PROJECT CONTROL

- Evidence and assumptions registers with source, owner, status, and gate effect.
- Parcel, title, zoning, abatement, environmental, and site-control checklists.
- Meeting-to-model change logs and explicit proceed, hold, or stop criteria.

LIVE-DEAL WORK MENU

Defined responsibilities KC can own inside an experienced team.

WORKSTREAM	KC DELIVERABLE	TEAM INTERFACE
Application preparation	Exhibit tracker, assumptions log, sources-and-uses bridge, deadline control	Lead developer, counsel, architect, public agency
LIHTC and bond underwriting	Basis bridge, bond-test screen, equity scenarios, DSCR and debt-sizing sensitivities	Syndicator, lender, bond counsel, experienced sponsor
Capital-source research	Source matrix showing maximum, evidence status, blocking condition, and next clearing action	City, county, state, foundations, CDFIs
Site and parcel diligence	Ownership, zoning, tax, abatement, environmental, title, survey, and control evidence packet	Broker, seller, title, survey, zoning and environmental teams
Closing and construction support	Condition tracker, draw evidence log, model updates, and conversion-readiness records	Developer, lender, investor, contractor and accountant

FOUNDER

John Kay

Founder of Kirkwood Consortium. Cleveland-rooted, with a B.S. in Financial Management from Franklin University. Current concentration: translating self-built 4% LIHTC and project-control capability into supervised responsibility on live development transactions.

THE ASK

KC is seeking mentor-developer and co-development relationships that assign real work, expose the platform to applications, closings, draws, investor and lender interaction, cost certification, conversion, and stabilization, and create a path from contribution to economics and ownership.

PUBLIC-SAFE DISCLOSURE	Sanitized planning-level work product. It demonstrates KC's analytical and project-control methods; it is not a claim of a closed transaction, financing commitment, appraisal, legal opinion, engineering report, or licensed third-party service.