



**P. CONTORTA REAL ESTATE, INC.**  
CRE FINANCIAL MANAGEMENT

## Our Company History

After 20 years of successfully assisting commercial real estate developers, home builders, and small businesses with banking, working capital, and debt financing, Dan Davis, our Founder and President, recognized an opportunity to **help business owners succeed and prosper by working alongside them as a trusted partner, empowering confident decisions and driving long-term growth.**

In particular, Dan noticed that many commercial real estate developers, investors, and their service providers were seeking sophisticated financial advisory and management services so they could spend more time on project pursuit and pre-development, accelerate new projects and maximize cash flow and returns. Realizing these needs and understanding the value of combining deep financial insights, analysis, operational finance expertise, and banking experience, Dan founded P. Contorta Real Estate, Inc. (PCRE) with the goal of providing the guidance and support that enable clients to realize their vision and achieve sustainable success.



## Meet the Team



### Dan Davis

Dan is the Founder and President of PCRE. Prior to PCRE, Dan was CEO of a \$700 mil. community bank that specialized in commercial real estate lending. In addition, Dan co-founded and scaled a de novo bank and is a 20-year veteran CFO in banking. Prior to banking, Dan spent 5-years in public accounting at KPMG as a practicing CPA.



### Christina Mahon

Christina has served as Deputy CFO for a self-storage developer and as Divisional Controller and CFO for the largest homebuilder in the U.S. She brings extensive financial expertise across key domains, including land acquisition and development, vertical construction, rental feasibility, overhead cost control, contract negotiations, and the management of internal and financial controls. Earlier in her career, Christina spent time in forensic accounting then later deepened her expertise in public accounting at PricewaterhouseCoopers with a diverse portfolio of Fortune 500 and multi-national private firms across residential construction, entertainment, industrial and consumer products.



# What We Do



## Fractional CFO Services

- Investment return analysis and evaluation
- Strategic business planning and execution
- Budgeting, forecasting and variance analysis
- Cost optimization and reduction strategies
- Property and liability insurance management and administration
- Property tax planning and mitigation
- Bank DDA/Treasury cash management



## Financial Modeling and Analysis

- Build detailed company and project level proformas with tested assumptions
- Develop cash flow models to forecast liquidity and growth
- Create and report on key performance indicators (KPIs) that track success
- Analyze operations and profitability to uncover opportunities for improvement



## Debt Financing and Investor Services

- Debt sourcing and negotiation
- Joint venture (JV) and partnership agreement negotiation
- Lender and investor partner liaison services
- Investor (PE) operational and internal control compliance and reporting services
- Loan and partnership reporting and compliance monitoring
- Appraisal review and validation
- Lender and JV settlement statement assistance
- Waterfall and distribution calculations



## Accounting, Audit, and Other Support Services

- Prepare accurate financial statements and maintain comprehensive business records
- Deliver reliable bookkeeping to keep your finances organized and up to date
- Support financial and construction project audits with expert guidance
- Financial audit liaison services
- Financial internal control assessment
- Negotiate office leases and vendor contract negotiation
- Implement proactive risk management strategies to safeguard your business

## Contact Us

**Dan Davis, President**

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