



STEWARDS OF CAPITAL IN EVERY FORM



OUR PURPOSE

Capital is people. Capital is place. Capital is the systems communities depend on to survive and grow. ICM exists to steward it all with the discipline, integrity, and ownership that every form of capital deserves.

OUR VISION

To build lasting ecosystems where every form of capital, financial, human, physical, and social, is stewarded with the discipline and integrity that restores and strengthens communities from within.

OUR MISSION

ICM partners with developers, municipalities, nonprofits, and mission-aligned organizations to identify, protect, and grow every form of capital in their ecosystem. Through asset stewardship, owner representation, systems implementation, and strategic consulting, we ensure housing, people, institutions, and community infrastructure are operated with precision, protected with integrity, and positioned to create outcomes that last.

OUR DEFINITION OF CAPITAL

Capital is not just currency. It is everything a community has, everything it needs, and everything worth protecting. It moves in four forms. Every form depends on the others to survive.

FINANCIAL CAPITAL

The resources that fund vision.

Grants, investments, and deployed dollars that make the work possible. ICM ensures every dollar is protected and measured against real community outcomes.

HUMAN CAPITAL

The people who are the community.

Residents, leaders, and families whose potential is the most underinvested resource in any ecosystem. People are the measure of every outcome ICM pursues.

PHYSICAL CAPITAL

The assets communities live and work inside.

Housing, facilities, and infrastructure that anchor daily life. When stewarded well, physical capital is the foundation everything else is built on.

SOCIAL CAPITAL

The trust that holds everything together.

The hardest form to build and the fastest to lose. ICM earns it through consistency, accountability, and showing up the same way every time, regardless of who is watching.

THE ICM ECOSYSTEM

ICM ASSET STEWARDSHIP

Running the Business

Execution-focused, compliance-driven, and operational. This division keeps assets compliant, occupied, well-maintained, and financially stable. Services are priced as monthly retainers, per-unit fees, or fixed sprint engagements.

ICM CONSULTING

Improving the Business

Advisory, strategic, and implementation-guided. This division evaluates performance, designs systems, and builds infrastructure for long-term scalability. Priced as fixed-scope projects, retainers, 90-day sprints, or fractional executive engagements.



WHY ICM?

- **Mission Rooted** - Every engagement is grounded in our belief that housing restores dignity and strengthens communities.
- **Execution-Proven** - We do not only advise. We implement, stay accountable to results, and measure impact alongside yours,
- **Community Trusted** - Deep, lasting relationships with city leaders, housing funders, and nonprofit partners.
- **Equity-Driven** - We actively build minority and women-owned vendor pipelines and procurement systems that create opportunity.
- **Scalable Systems** - We build infrastructure that outlasts our engagement and grows with your organization over the long term.

WHO DO WE SERVE?

- **Non-profits & CDFIs** - Housing nonprofits, CDFIs, community land trusts, and mission-driven real estate organizations.
- **Developers** - Affordable housing developers, owner-operators, and organizations building or rehabbing housing assets.
- **Faith Institutions** - Faith-based organizations managing real estate, facilities, and community-serving capital projects.
- **Philanthropic Funders** - Community foundations, PRI lenders, and philanthropic organizations deploying capital for impact.
- **Municipalities** - City housing departments, housing authorities, and public agencies overseeing community development.
- **Growth-Stage Organizations** - Organizations scaling operations, restructuring leadership, or building infrastructure for the next stage.



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