



Diversified Capital Corporation, founded in 1998, provides commercial mortgage, loan, equipment financing and investment banking services through traditional and non-traditional lenders.

As a mortgage banker/broker, *Diversified Capital* sources funding for many kinds of properties, including office, industrial, multi-family, shopping centers, hotels, marinas, residential subdivisions, and phased commercial developments.

For operating companies, *Diversified* sources working and investment capital through a variety of asset-based loan and equipment financing programs.

And for entrepreneurs and growing companies, *Diversified Capital* provides advisory services to owners that are actively planning the strategic and tactical growth of their businesses or evaluating the development potential of prospective real estate sites from design, permitting and ground-up construction to securing construction and permanent financing.



Services Provided

Mortgage broker/banking services

Bridge and permanent loans

Construction loans

Asset-based loans

Equipment financing

Hands-on management consulting

Restructuring & turnarounds

Strategic planning



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Diversified Capital Corporation

Commercial Property and
Business Financing Advisors



Providing Financing for
Commercial Real Estate
Asset-based Loans
Equipment Financing

Diversified Capital Corporation

Paul T. Prindiville

As COO of Uvex Winter Optical's North American operations, Paul was responsible for overall operations performance, and spearheaded the site selection, financing and construction of its new headquarters in Rhode Island. Paul has acquired, financed, and developed a wide range of commercial real estate, founding Diversified Capital in 1998.

Prior experience includes work in the international banking division and chief accountant's department at Scotiabank in Toronto. Owner of Compass Communications, a telecommunications network and equipment provider.

Paul is a past board member of the Smaller Business Association of New England (SBANE), the National Association of Industrial and Office Properties (NAIOP) of RI and Past President of the Rotary Club of Bristol, RI.

Paul graduated from the Richard Ivey School of Business, University of Western Ontario, Canada (HBA) and the Universite d'Aix-en-Provence, France (Degre Moyen).

Philip N. Jacobs

For over thirty years Phil has operated at the CEO level, with both divisions of Fortune 500 companies and privately held corporations such as Owens Illinois (Toledo, OH), Dominion Glass (Montreal, Canada), Jostens (Minneapolis, MN) and Wheaton Industries (Millville, NJ).

Phil has worked on turnarounds in the medical device, construction, millwork, and retail fixture industries. Early experience includes product development, research and marketing assignments with Ciba-Geigy, National Starch and Chemical Corporation.

A former member of YPO, he served as an officer in the US Army Chemical Corps and has a BS in Chemistry from NC State University and an MBA from Fairleigh Dickinson University in NJ.



Commercial Real Estate Services

Financing for purchasing, refinancing or construction and development of commercial properties such as:

Office and industrial

Multi-family properties

Special-use/retail

Mobile home parks

Mixed-use

Service stations

Self-storage



Asset-based Loans

Loans secured by Accounts Receivable, Inventory and other corporate assets for:

- Service or manufacturing businesses
- Interim or permanent financing
- Financial restructuring



Equipment Leases & Financing

- Provided on a case-by-case basis

