

Firm Overview

MassCan Capital

*Predevelopment Feasibility
Financial Structuring &
Underwriting
Regulatory Navigation
Project Management
Owner's Project Management*

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We are in the community betterment business.

MassCan Capital is a mission-driven real estate development and advisory firm specializing in affordable and mixed-income housing. With a focus on public-private collaboration, we support municipalities and developers in transforming housing concepts into viable, financeable, and shovel-ready projects.

Our founder, Edd Hamzanlui, brings nearly two decades of experience in housing development, real estate finance, and construction management. His expertise spans all phases of development - from site feasibility and financial modeling to public subsidy layering and project execution.

Core Services for Housing Development Technical Assistance Grants:

- **Predevelopment Feasibility Analysis:** Site due diligence, financial feasibility and underwriting, environmental/infrastructure assessments, and development readiness evaluations
- **Financial Structuring:** Development of detailed pro formas, capital stack analysis, and subsidy/incentive optimization (e.g., LIHTC, HTC, HDIP)
- **Regulatory Navigation:** Zoning and permitting strategy, entitlement support, and municipal coordination
- **Project Management:** Coordinated execution of scopes, budgets, and timelines from initial planning through application submissions

Our Approach

We are outcome-oriented, equity-focused, and committed to supporting Rhode Island's housing production goals. We work hand-in-hand with municipal staff, housing advocates, and development teams to structure projects that are both community-driven and financially feasible.