



*SBA-certified
HUBZone small
business*
**Bayamón, Puerto
Rico**

FEDERAL REGISTRATIONS

- ✓ HUBZone Certified (SBA)
— eff. 03/18/2026
- ✓ Small Disadvantaged Business
(self-certified)
- ✓ Minority-Owned · Hispanic
American-Owned
- ✓ SAM.gov Registered & Active
- ✓ PIEE Vendor — DoD e-invoicing
- ✓ Disaster Response Registry

PRINCIPAL CREDENTIALS

LICENSURE

- ◆ **PR Real Estate Broker** —
Lic. C-24140
- ◆ **Florida RE Sales Associate** —
SL3611103

CORPORATE FINANCE INSTITUTE (CFI)

- ◆ **FMVA®** Financial Modeling &
Valuation Analyst
- ◆ **CMSA®** Capital Markets & Securities
Analyst
- ◆ **CBCA®** Commercial Banking &
Credit Analyst
- ◆ **IBPE** Investment Banking & PE
Modeling
- ◆ Commercial Real Estate Finance
Specialization

MAYFAIR REAL ESTATE INSTITUTE (MREI)

- ◆ Real Estate Development
- ◆ Real Estate Asset Management
- ◆ Real Estate Investment Analysis

UNIVERSITY & EXECUTIVE PROGRAMS

- ◆ M&A, PE & Venture Capital —
Erasmus Univ. Rotterdam
- ◆ Private Equity & VC — Università
Bocconi
- ◆ M&A Specialization — Univ. of Illinois
- ◆ Real Estate Development — Univ. of
Michigan
- ◆ Negotiation — Yale University
- ◆ American Negotiation Institute
Mentorship

INDUSTRY DESIGNATIONS

- ◆ Luxury Homes Certification — RRC
(NAR affiliate)
- ◆ SCIP Construction — Ecological
Carmelo, Inc.

COMPANY OVERVIEW

CAHB LLC is a HUBZone-certified boutique federal advisory and real estate development consulting firm in **Bayamón, Puerto Rico**. Founded in 2025 and led by **Cristopher A. Hernández Boheciamp** — Licensed PR Real Estate Broker, Florida Sales Associate and FMVA®/CMSA®/CBCA® holder — CAHB delivers institutional-grade advisory across affordable and senior housing, land development, federal recovery programs and incentive-based capital.

LIHTC + NMTC structuring, Opportunity Zone and Act 60 incentive strategy, financial modeling, permitting and federal program compliance — bilingual (English/Spanish), SAM.gov active, PIEE-registered and HUBZone set-aside eligible.

CORE COMPETENCIES

- ▶ Affordable Housing Development & Advisory
- ▶ LIHTC Structuring, Compliance & Underwriting
- ▶ NMTC Advisory & Transaction Structuring
- ▶ Opportunity Zone & Act 60 Incentive Strategy
- ▶ CDBG-DR & Federal Grants Management
- ▶ Financial Modeling, Valuation & Feasibility
- ▶ M&A, Private Equity & Capital Strategy
- ▶ Program & Project Management (Federal)
- ▶ Permitting, Zoning & Land-Use Consulting
- ▶ Senior Living & Healthcare Real Estate
- ▶ Distressed & Heir-Property (Sucesión) Strategy
- ▶ Property & Asset Management
- ▶ Federal & State Proposal Development
- ▶ Economic & Community Development Planning

PAST PERFORMANCE & REPRESENTATIVE EXPERIENCE

Updated October 2026

AFFORDABLE HOUSING · 430 UNITS

Heaven View Residences — Fajardo
Affordable housing development. Pro forma, capital stack structuring, permit management & negotiations.

NMTC / LIHTC · 108 BEDS

Assisted Living — Guaynabo
Project management, capital stack & funding sources for a new assisted living facility. NMTC & LIHTC financing.

HEALTHCARE RE · 118 BEDS

Assisted Living — Bayamón
Underwriting & commercial asset disposition of an assisted living facility. Full financial due diligence.

SENIOR LIVING · 125 BEDS (PLAN)

Continuum-of-Care Master Plan
Long-term care, CMS-certified SNF, 62+ affordable housing & campus models. NMTC/LIHTC/CDBG/USDA capital stack.

RESIDENTIAL DEV. · 38 UNITS

Residential Project — Cabo Rojo
Project broker. Entitlement position review, cost & pricing underwriting, investor coordination under NDA.

LAND DEVELOPMENT · 10 LOTS

Camaceyces — Aguadilla
Land subdivision. AAA coordination, feasibility analysis, investment model & lender financing package.

HEIR PROPERTY · SUCESIONES

Patillas & Barceloneta
Multi-heir estate listings. Appraisal reconsideration of value, bank-appraisal gap analysis, multi-party e-signature.

REAL ESTATE BROKERAGE · \$9M+

Transaction Portfolio — PR & FL
Residential & commercial transaction volume across Puerto Rico; Florida residential listing (Jacksonville).

LAND PLANNING & SURVEY

Arecibo · Río Grande · Loíza
Survey PM (Arecibo); entitlement & feasibility (Las Picúas); single-family strategy (Jardines de Loíza).

KEY DIFFERENTIATORS

- **HUBZone Set-Aside & Price Preference:** Eligible for HUBZone set-asides, sole-source awards and the 10% price evaluation preference (FAR Subpart 19.13).
- **Institutional-Grade Finance:** FMVA®, CMSA®, CBCA® and IBPE plus M&A/PE training (Erasmus, Bocconi, Illinois) — institutional analysis at small-business cost.
- **LIHTC + NMTC + Incentive Layering:** Tax-credit structuring combined with Opportunity Zone and PR Act 60 incentives — high value for HUD and CDBG-DR work.
- **Licensed Execution, PR & FL:** PR broker and Florida sales associate with MREI credentials — feasibility through entitlement, acquisition and disposition.
- **Puerto Rico & Caribbean Advantage:** Bilingual, on-the-ground capacity for FEMA, HUD, USACE and disaster-recovery programs.

NAICS CODES

541611 ★	541618	236117
237210	531190	531210
531311		
531312	531320	531390

PSC CODES

R408	R499	R799	R699	R410
B505	B510	B599	R402	R411
R404	R610	X1AA	X1FZ	X1FA
X1PC	C1NZ	Y1AA	Y1FA	

TARGET AGENCIES

- HUD — Housing & Urban Development
- FEMA — Federal Emergency Management
- USACE — Antilles & Jacksonville District
- VA Caribbean Healthcare System
- GSA — Region 2
- Dept. of State · CDBG-DR Grantees

LET'S WORK TOGETHER

CAHB LLC welcomes prime-contractor teaming, joint ventures and direct awards in affordable and senior housing, real estate development, incentive-based capital structuring, financial modeling and federal program management across Puerto Rico, the Caribbean and the United States.