



REVITALIZATION UNLIMITED



Preservation Funds

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**This fund is ideal for investors who want
to align their capital with
purpose**—supporting conservation,
empowering American manufacturing, and
building meaningful wealth.



◆ The Big Picture

Revitalization Unlimited invests in historic properties and industrial manufacturing businesses nationwide. We strategically utilize federal, state, and local tax benefits to reduce risk and enhance equity returns.

Investment Objectives

1. Generate income from real estate and manufacturing businesses
2. Preserve and grow capital through curated asset acquisition
3. Optimize all available tax deductions and credits



PF II - DeGraff Building
Built 1897
Colorado Springs

◆ Real Estate Investment Strategy

What does Revitalization Unlimited do?

1. Acquire valuable historic real estate and implement a Historic Preservation Easement (HPE) on the property
2. Provide non-cash charitable deduction to investors
 - a. Valid for the same calendar year as investment
 - b. To offset up to 50% of adjusted gross income (AGI)
3. Stabilize and optimize the property's cash flow
 - a. Adaptive reuses
 - b. Property improvements
 - c. Increase occupancy



PF II - Garment House Building
Built 1905
Kansas City



PF II - World Precious Metals Building
Built 1917
Miami

◆ Preservation Fund III & IV (2025)

Meet Western Union Telegraph Building - Kansas City

Turnkey income-producing asset while delivering on our mission to preserve historically significant buildings. The property is less than a quarter mile from the 1000 Broadway acquisition from PF II, which will allow us to consolidate management expenses across the two properties. Highlights of this Class A, mixed-use property include:

- Complete renovation of the building in 2017
- Rooftop terrace and workout facility on site
- High-end office finishes on the 1st floor and lower level
- High-end residential units on the top floor



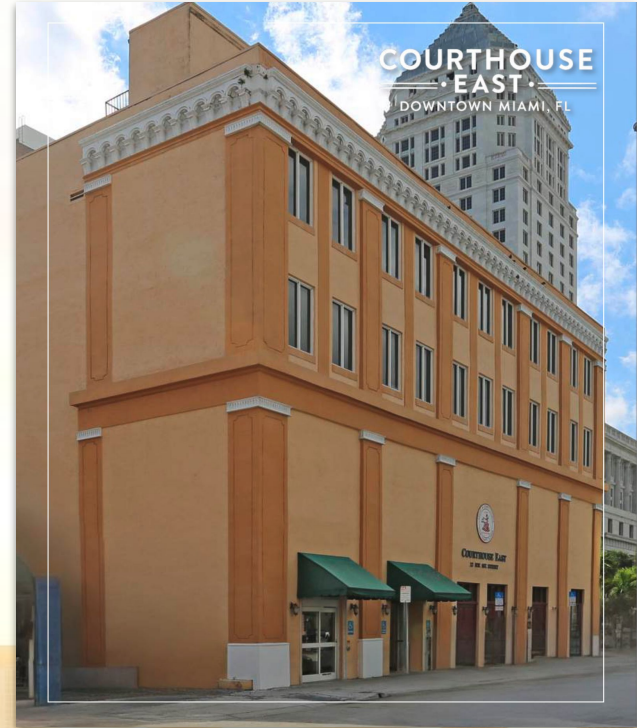
PF III & IV - 304 W 10th Street
Built 1900
Kansas City

◆ Preservation Fund III & IV (2025)

Meet Courthouse East - Miami

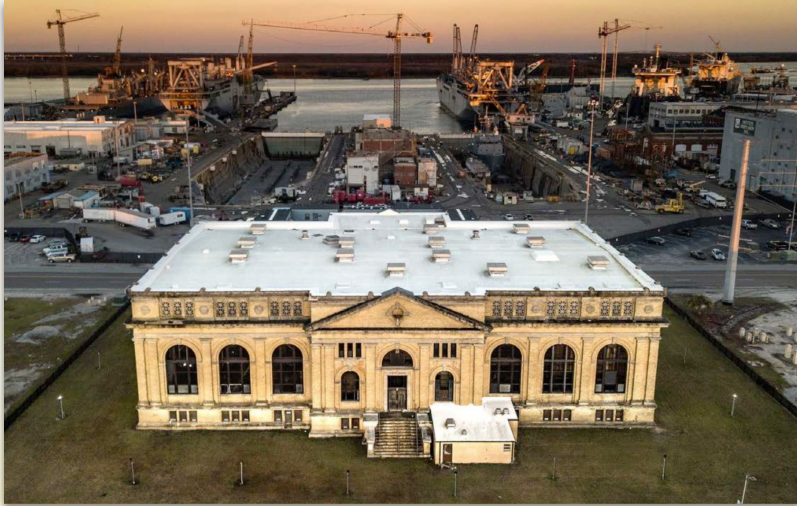
Courthouse East is a four-story, 55,000 SF building ideally positioned within the CBD and less than two blocks from the World Precious Metal building owned by Preservation Fund II. Formerly occupied by the Miami-Dade County Clerk, they have since relocated to a new courthouse.

RU is working with a team of experts to begin the process of converting this property into a data center. We will look to utilize the Section 47 federal historic tax credits to cover up to 25% of the rehabilitation costs.



PF III & IV - Courthouse East
Built 1924
Miami

◆ *NEW* for 2026 - currently under LOI



Powerhouse at Navy Yards
Built in early 1900s
North Charleston

Meet the Powerhouse at Navy Yards - Charleston

The Navy Yards in North Charleston is being transformed from a historic naval shipyard to a thriving neighborhood, complete with a variety of retail and office space, restaurants, and entertainment. Highlights of this property include:

- Built in the early 1900s and is more than 30,000 sq ft.
- Size and location of the property make it ideal for a second life as a world-class venue
- **Live Nation** is interested in a long-term lease and custom revitalization of the property!

An aerial photograph of a city skyline, featuring several prominent skyscrapers. In the center, a large building is under construction, heavily encased in a complex network of red metal scaffolding. Two large construction cranes are positioned on top of this building. The surrounding city is filled with other high-rise buildings, some with distinctive architectural features like spires. The overall image has a blueish-grey tint, giving it a professional and industrial feel.

Business Investment Strategy

Legacy American Manufacturing

◆ Business Investment Strategy

We identify legacy American manufacturing businesses with a focus on companies with **great people** and **strong customers.**

Business Acquisition Characteristics*

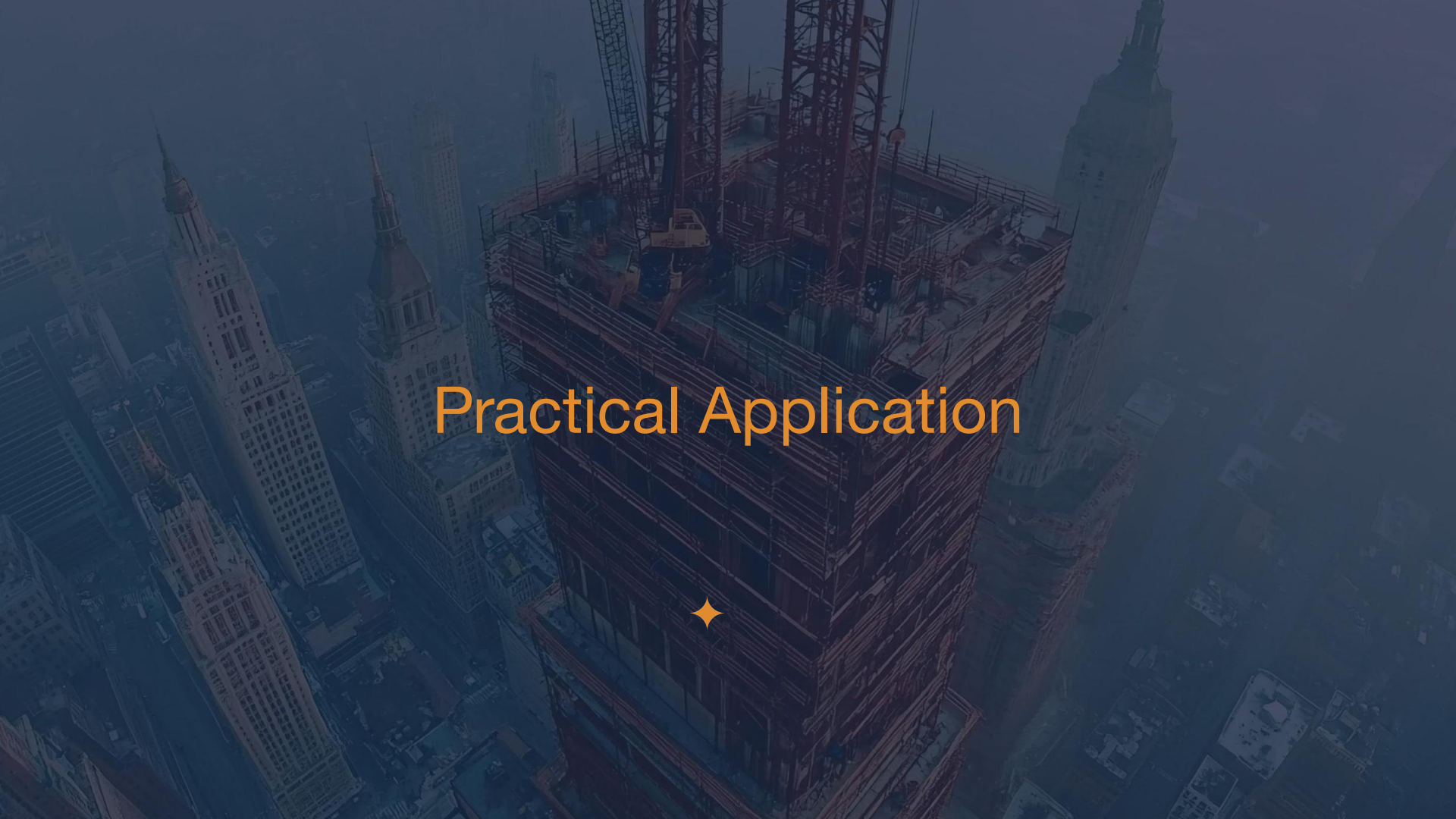
- Primary Industry – Industrial Manufacturing
- < \$500k - \$2M of EBITDA
- 20+ years in business
- Assets with liquidation values greater than 50% of purchase price
- Businesses with a significant presence in their local market
- Purchase prices in the 2-4X adjusted EBITDA range

◆ Business Investment Strategy



Manufacturing Corporation of America (MCA) is Revitalization Unlimited's holding company for our business investments.

Division	Specialty	Industry Focus	Notable Clients
Uniforce Conway, Arkansas	Plastics, wire harnesses, composites	Marine, automotive, equipment	Malibu, Skier's Choice, Centurion, Tige, Toro, International School Bus
TRUKD Hunker, Pennsylvania	Custom truck rack systems	Off-road, tactical	D2C
MetalOne Fabrication Hunker, Pennsylvania	Laser sheet & tube cutting, CNC tube bending & sheet forming, welding	ALL - prototyping and small production runs of various metal components	LB Foster, Vertiv, Uniforce Technologies, TRUKD
Boss Lighting Hunker, Pennsylvania	High-performance LED lighting systems	Off-road, marine, mining, and tactical	D2C

An aerial photograph of a city skyline, featuring several prominent skyscrapers. In the center, a building is under construction, heavily encased in a complex network of red metal scaffolding. Two large tower cranes are positioned on top of this building. The surrounding city is filled with other high-rise buildings, some with distinctive architectural features like spires. The overall image has a blueish tint, and the text 'Practical Application' is overlaid in a bright orange color.

Practical Application



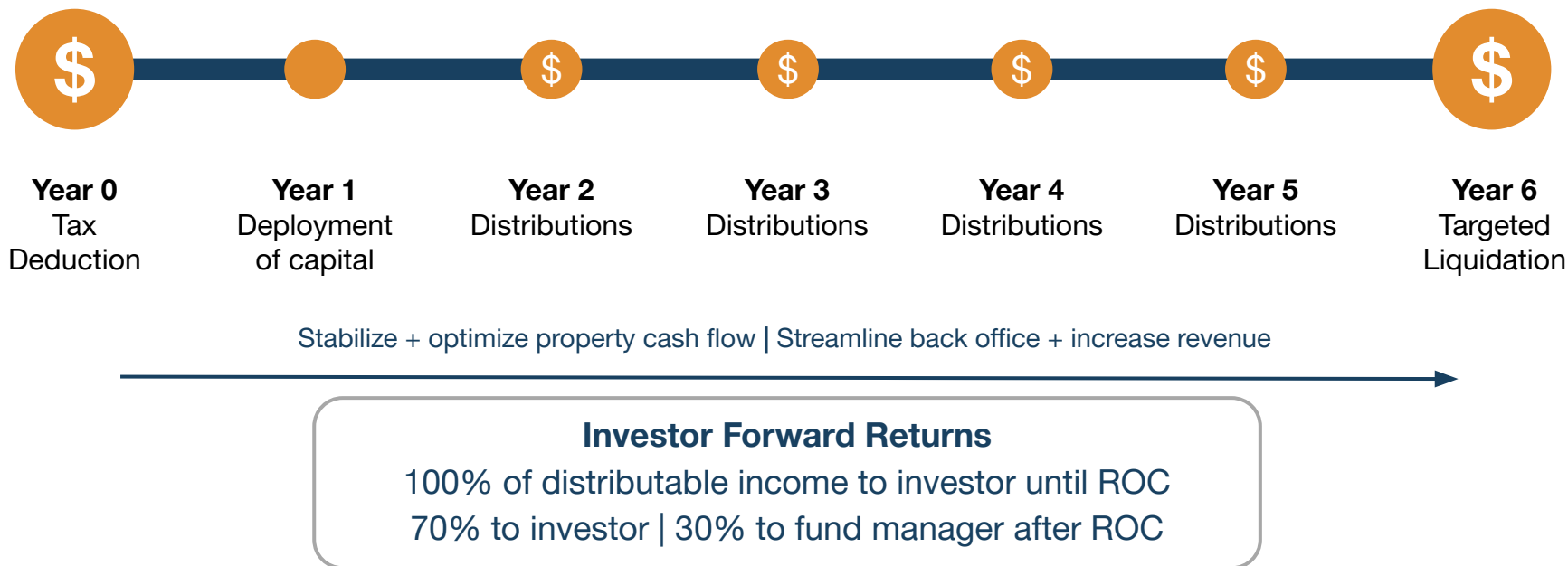
◆ Hypothetical Balance Sheet

	Without Investment		With Investment	
Gross Income	\$1,000,000		\$1,000,000	
Investment	\$0			-\$200,000
Taxes Paid		-\$450,000		-\$225,000
Disposable Income	\$550,000		\$575,000	
Balance Sheet		\$550,000		\$775,000

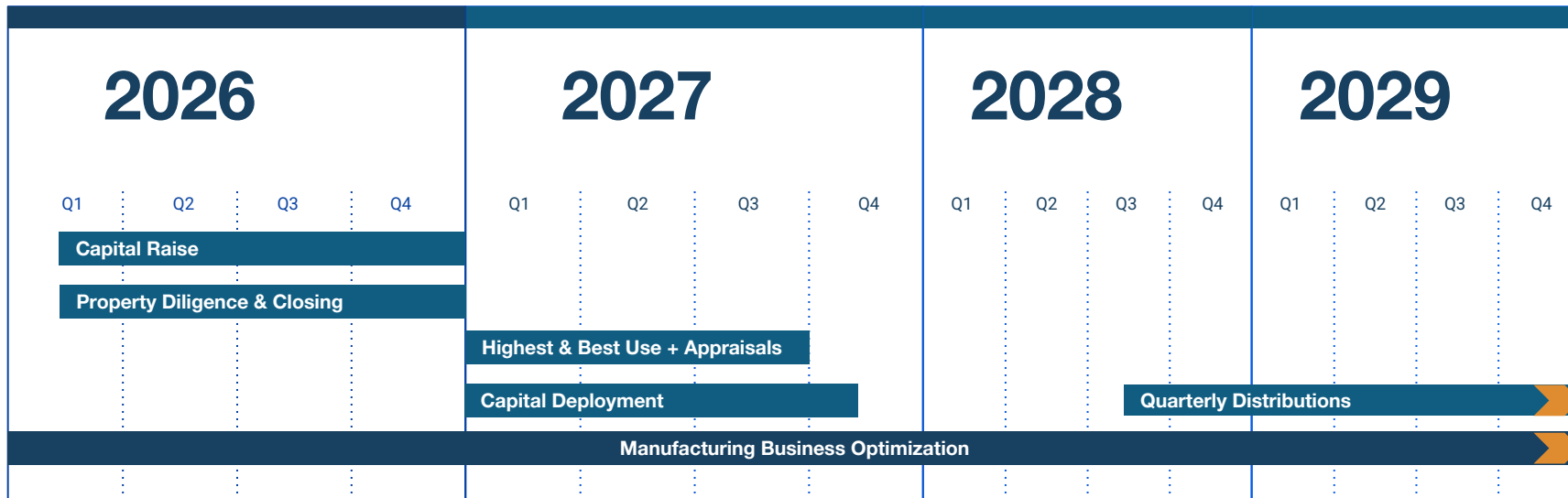
For illustrative purposes only:

- Assumes Adjusted Gross Income of \$1,000,000
- Based on marginal tax bracket of 45% combined Federal & State
- Actual results will vary based on individual investors circumstances
- This is not tax advice, always consult your tax advisors to verify all tax details
- The hypothetical example is for illustrative purposes only and is not directly reflective of all investors.
- Individual results may vary and are not guaranteed.

◆ Investment Structure



Fund Timeline




Fund Closes
 Properties purchased
 HPE filed and donated