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REVITALIZATION  
UNLIMITED

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# ◆ The Big Picture

## Our Mission

Revitalization Unlimited invests in historic properties and industrial manufacturing businesses nationwide. Strategically utilizing federal, state, and local tax benefits to reduce risk and enhance equity investment profitability results in benefits for both investors and local communities.

## Investment Objectives

1. Generate income from real estate and manufacturing businesses
2. Preserve and grow capital through curated asset acquisition
3. Optimize tax benefits, such as historical preservation incentives



## ◆ Our Real Estate Investment Strategy

We acquire historic properties with significant development rights, assess their potential, and prioritize preservation with a historic preservation easement (HPE). This structure affords investors a non-cash charitable tax deduction, thereby augmenting returns and mitigating risk through our comprehensive knowledge of and strict adherence to relevant regulations.

We then focus on stabilizing and optimizing the property's cash flow, which may involve redevelopment of the building's interior. This process can attract Federal and State tax incentives that cover 40% or more of the redevelopment costs.

## ❖ Historic Preservation Easement (HPE)

An HPE is a binding legal agreement tied to a property deed that permanently protects a historic property's character, features, and setting for the future, despite changes in ownership. Donating an HPE creates a charitable deduction as defined in IRC §170(h).

To value the charitable donation, a conservation easement is appraised by determining the property's "Highest and Best Use," creating a hypothetical project plan, and then performing a "Qualified Appraisal" to value the unbuilt structure.

# ❖ Our 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
- <\$1M - \$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 2-3X adjusted EBITDA range

# ❖ Our Team



## Steve Austin

Partner & CEO

Entrepreneurial and investment management expert with a passion for creating tailored investment opportunities by capitalizing on market inefficiencies.



## Greg White

Partner & President  
Manufacturing

Manufacturing professional with extensive experience from Toyota and Tesla. Proven ability to build high-performing teams within manufacturing environments.



## Henry Gong

Partner & CFO

Silicon Valley manufacturing entrepreneur, CPA, and former IRS agent with a passion for real estate and tax.

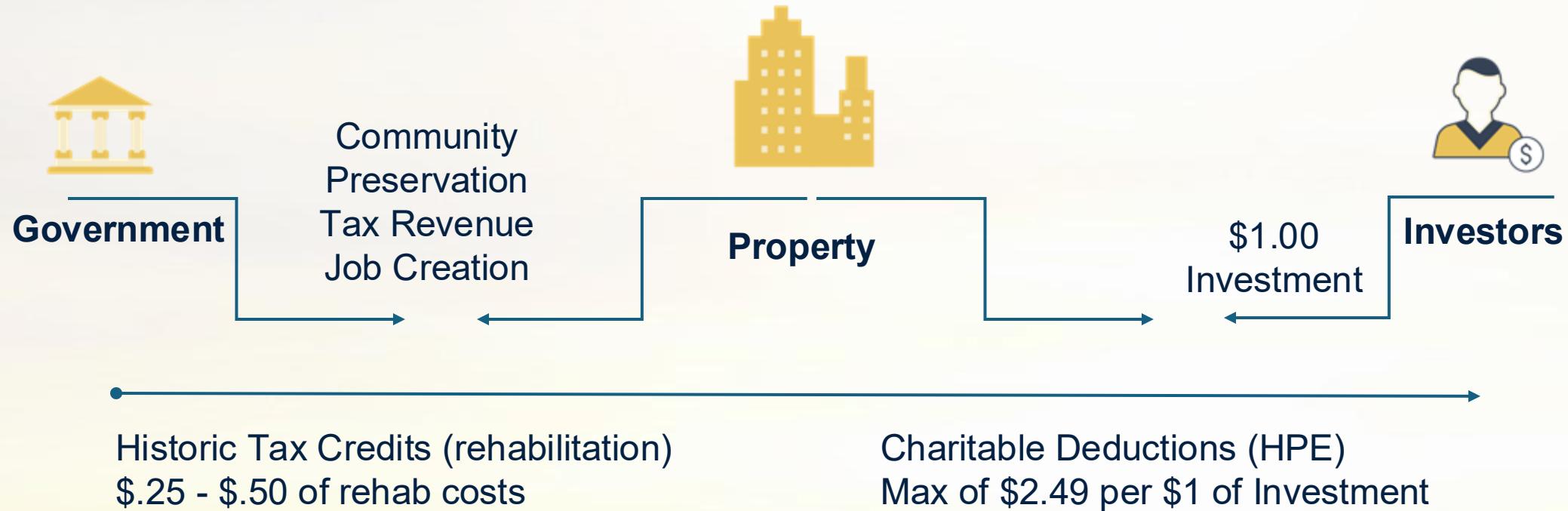


## Chris Miller

Partner & President  
Capital Markets

Capital markets veteran with 20+ years of experience. He founded and sold a mortgage banking business with over \$1B in annual volume and syndicated many 10-figure deals.

# ◆ How it Works



# ❖ Hypothetical Pro-Forma

## Historical Preservation Easement

Hypothetical Investor Cash Flow	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
Investment Amount	\$ (200,000)	-	-	-	-	-	-	\$ (200,000)
Federal Tax Incentive Benefits	184,260	-	-	-	-	-	-	184,260
State Tax Incentive Benefits	39,840	-	-	-	-	-	-	39,840
Cash Distributions	-	-	14,000	14,000	14,000	14,000	14,000	70,000
Fair Market Value of Investment	-	-	-	-	-	-	200,000	200,000
Net Investor Return	<b>\$ 24,100</b>	<b>\$ -</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 214,000</b>	<b>\$ 294,100</b>
2025 Total Investment	<b>\$200,000</b>							
2025 Total Tax Incentive Benefits	<b>\$224,100</b>							
Year 0 Cash on Cash Return	<b>112.1%</b>							
Annual Preferred Distribution	<b>7.0%</b>							
Total Return	<b>247.1%</b>							

### Assumptions:

- adjusted Gross Income of \$1,000,000
- marginal tax bracket of 45% combined Federal & State
- maximum tax deduction of \$2.49 per \$1.00 of invested capital
- asset appreciation of net invested capital after fees and expenses is 3.8%/year based on Revitalization Unlimited's proprietary underwriting models.

# ❖ Hypothetical Pro-Forma



- For illustrative purposes only
- Assumes Adjusted Gross Income of \$1,000,000
- Based on marginal tax bracket of 42% 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



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