



REVITALIZATION UNLIMITED



Preservation Funds

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◆ Agenda

- Introductions
- Tax Strategy
- Fund Overview
- Investment Specifics
- Next Steps

◆ Our Team



Steve Austin

Partner & CEO



Greg White

Partner & President
Manufacturing



Henry Gong

Partner & CFO



Chris Miller

Partner & President
Capital Markets

◆ 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



DeGraff Building
Built 1897
Colorado Springs

A dark, high-angle photograph of a city skyline, likely New York City, featuring the Empire State Building and other skyscrapers. Construction cranes are visible against the dark sky, and the city lights are faintly visible.

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



◆ Real Estate Investment Strategy

What does Revitalization Unlimited do?

1. Acquire valuable historic real estate and put a Historic Preservation Easement (HPE) on the property
2. Provide non-cash charitable deduction to investors
 - a. Valid for the same calendar as investment
 - b. Up to 50% of adjusted gross income (AGI)
3. Stabilize and optimize the property's cash flow
 - a. Improve exterior and/or interior, if needed
 - b. Maintain existing and secure new tenants



Garment House Building

Built 1905
Kansas City



**World Precious
Metals Building**
Built 1917
Miami

◆ 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 2-4X 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 Technologies Conway, Arkansas	Plastics & wire harnesses	Marine	Malibu, Skier's Choice, Centurion, Tige, Boss Lighting
Boss Lighting Punta Gorda, Florida	LED lighting systems, Precision CNC machining	Off-road, marine, tactical	Caymus, Adrenaline Powerboats, D2C
MCA Pittsburgh Hunker, Pennsylvania	Laser sheet & tube cutting, CNC tube bending & sheet forming, welding	ALL - prototyping and small production runs of various metal components	Uniforce Technologies, Boss Lighting, TRUKD

◆ Historic Real Estate with Legacy Manufacturing

Tax Benefits



Tax advantaged real estate is the vehicle to the non-cash charitable deduction

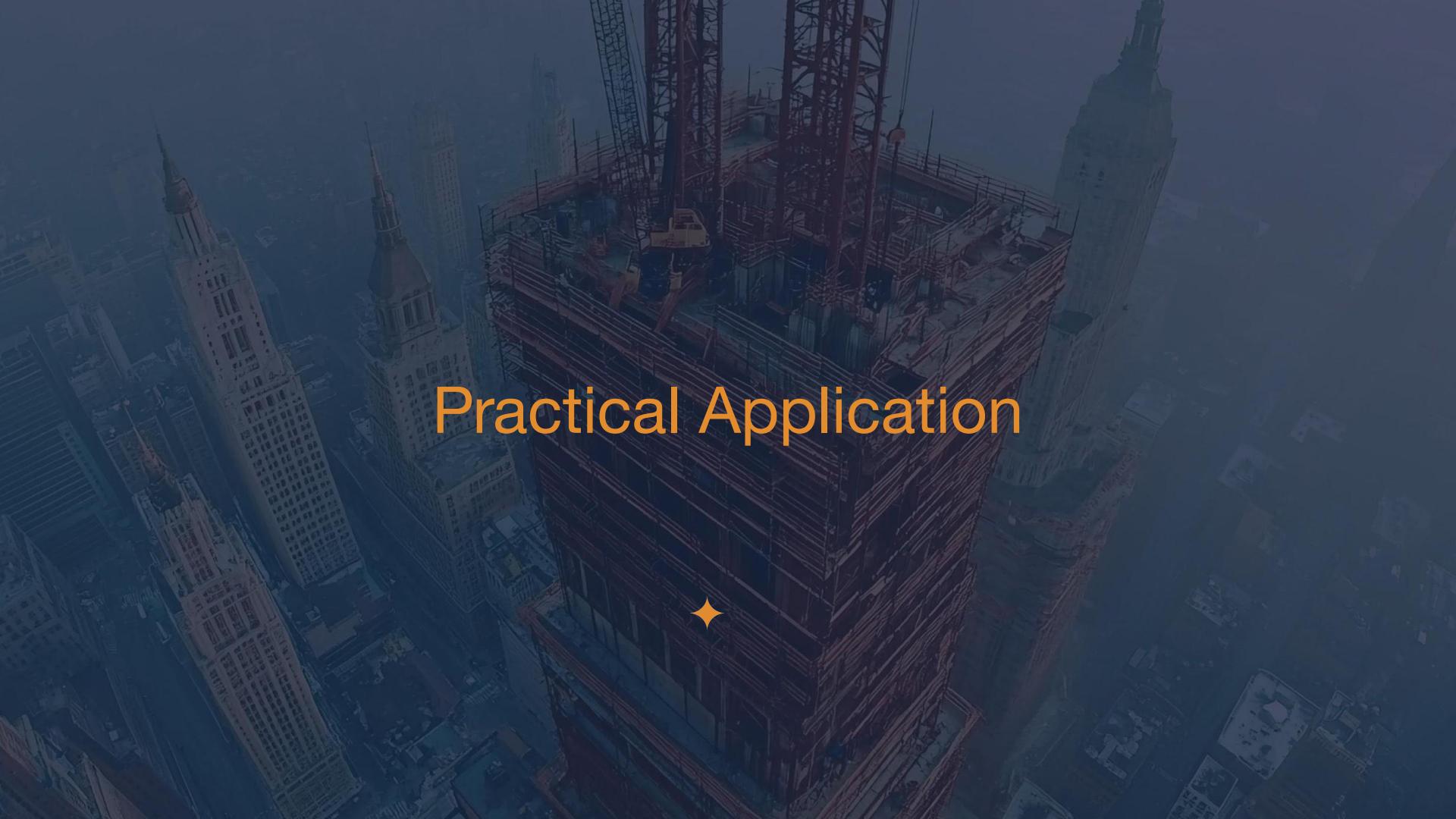
Manufacturing ESOP exit structure allows for deferred capital gains at liquidation in addition to other tax benefits

Return on Investment



Optimized real estate assets produce income and appreciate

Strategic manufacturing acquisitions complement and drive investment returns with virtually unlimited scalability



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	-\$225,900
Disposable Income	\$550,000	\$574,100
Balance Sheet	\$550,000	\$774,100

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

◆ Hypothetical Pro-forma

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	\$ 24,100	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 214,000	\$ 294,100

2025 Total Investment	\$200,000
2025 Total Tax Incentive Benefits	\$224,100
Year 0 Cash on Cash Return	112.1%
Annual Preferred Distribution	7.0%
Total Return	247.1%

Assumptions:

- Assumes Adjusted Gross Income of \$1,000,000
- Based on 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.
- Illustrative example does not constitute tax advice; consult your tax advisors for current and specific tax implications.

◆ Investor-Forward Distributions

Distribution Details:

- 7% preferred return
- Until return of capital - 80% to investor, 20% to manager
- After return of capital - 80% to manager, 20% to investor
- Quarterly distributions set to start in year 2
 - Year 0 = tax deduction received
 - Year 1 = deployment year
 - Year 2 = quarterly distributions will commence in April

Hypothetical 12% fund yield*



◆ Next Steps

- 1. Register through the Securitize investor portal**
(estimated 10-15 minutes)
 - KYC/AML verification
 - Accredited investor verification
- 2. Complete subscription documents on Securitize investor portal**
(estimated 5 minutes)
- 3. Complete wire transfer**



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