



REVITALIZATION UNLIMITED



Preservation Funds

Disclosures

INVESTMENT FOR ACCREDITED INVESTORS ONLY. AN INVESTMENT IN THIS OFFERING IS SPECULATIVE AND INVOLVES SIGNIFICANT RISKS. THIS PRESENTATION IS INTENDED ONLY FOR ACCREDITED INVESTORS, AS DEFINED IN RULE 501(a) OF REGULATION D UNDER THE SECURITIES ACT OF 1933, AS AMENDED AND INCLUDING ALL APPLICABLE REGULATIONS, WHO ARE INTERESTED IN POTENTIALLY INVESTING WITH REVITALIZATION UNLIMITED. THIS PRESENTATION CONTENT IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY SECURITIES. THE OFFERING AND SALE OF INTERESTS IN ANY REVITALIZATION UNLIMITED FUND (“REVITALIZATION UNLIMITED”) IS BEING MADE ONLY BY DELIVERY OF THE PRIVATE PLACEMENT MEMORANDUM (“PPM”), CERTAIN ORGANIZATIONAL DOCUMENTS, SUBSCRIPTION AGREEMENT, AND CERTAIN OTHER INFORMATION TO BE MADE AVAILABLE TO INVESTORS (COLLECTIVELY “OFFERING DOCUMENTS”) BY THE SPONSOR. PAST PERFORMANCE IS NO GUARANTEE OF FUTURE RESULTS. ALL SECURITIES INVOLVE RISK AND MAY RESULT IN PARTIAL OR TOTAL LOSS. WHILE THE DATA WE USE FROM THIRD PARTIES IS BELIEVED TO BE RELIABLE, WE CANNOT ENSURE THE ACCURACY OR COMPLETENESS OF DATA PROVIDED BY OTHER THIRD PARTIES. NEITHER REVITALIZATION UNLIMITED NOR ANY OF ITS AFFILIATES PROVIDE TAX ADVICE AND DO NOT REPRESENT IN ANY MANNER THAT THE INFORMATION DISCUSSED HEREIN WILL RESULT IN ANY PARTICULAR TAX OUTCOME OR CONSEQUENCE. PROSPECTIVE INVESTORS SHOULD CONFER WITH THEIR PERSONAL TAX, LEGAL, AND FINANCIAL PROFESSIONALS REGARDING THE POTENTIAL TAX CONSEQUENCES BASED ON THEIR PARTICULAR CIRCUMSTANCES. THE ABOVE MATERIAL CANNOT BE ALTERED, REVISED, AND/OR MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF REVITALIZATION UNLIMITED.



◆ 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

An aerial, high-angle view of a city skyline, likely New York City, featuring several prominent skyscrapers. In the center, a large building is under construction, heavily encased in a complex network of red steel scaffolding and cranes. The surrounding city is dense with other buildings, and the overall atmosphere is hazy or foggy. The text is overlaid on the right side of the image.

**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



Return on Investment

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

Optimized real estate assets produce income and appreciate

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

An aerial, high-angle photograph of a skyscraper under construction in a dense urban environment. The building is heavily encased in a complex network of reddish-brown steel scaffolding and formwork. Several large construction cranes are positioned on the upper levels of the structure. The surrounding city is filled with other tall buildings, some with distinctive architectural features like spires. The entire image has a blue color cast, 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		-\$225,900
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*

Investor receives first 7%

5% remains for the 80/20 split

Investor receives additional 4%
Manager receives remaining 1%

Investor receives 11% of the total 12% 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**



REVITALIZATION UNLIMITED

