



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



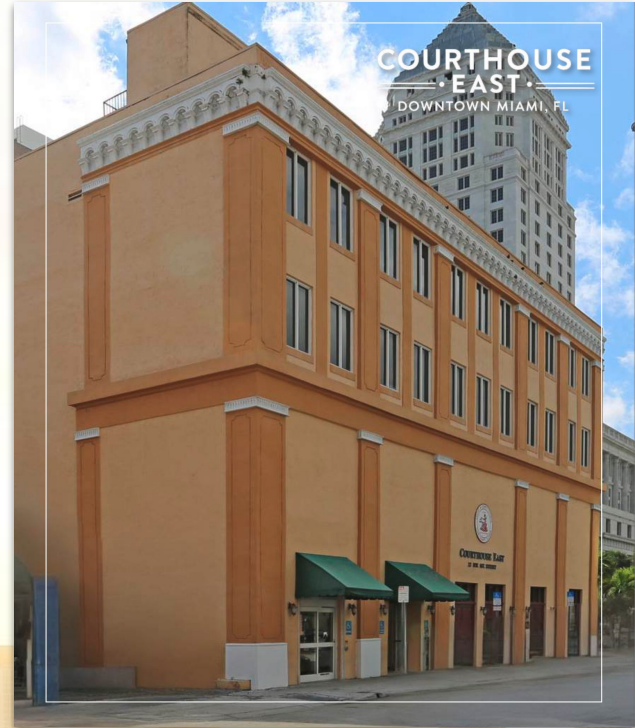
PF III & IV - 304 W 10th Street
Built 1900
Kansas City

◆ 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

An aerial photograph of a city skyline, featuring several prominent skyscrapers. The central focus is a building under construction, heavily encased in a complex network of reddish-brown steel scaffolding. The background shows other tall buildings, including one with a distinctive spire. The entire image is overlaid with a semi-transparent blue filter. Centered on the image is the text 'Business Investment Strategy' in a large, white, sans-serif font. Below it, the text 'Legacy American Manufacturing' is written in a smaller, orange, sans-serif font.

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, 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. At the top, several construction cranes are visible against a hazy, overcast sky. The surrounding city is filled with other tall buildings, some with distinctive architectural features like spires and domes. The overall color palette is muted, with a strong blue-grey tint across the entire scene.

Practical Application



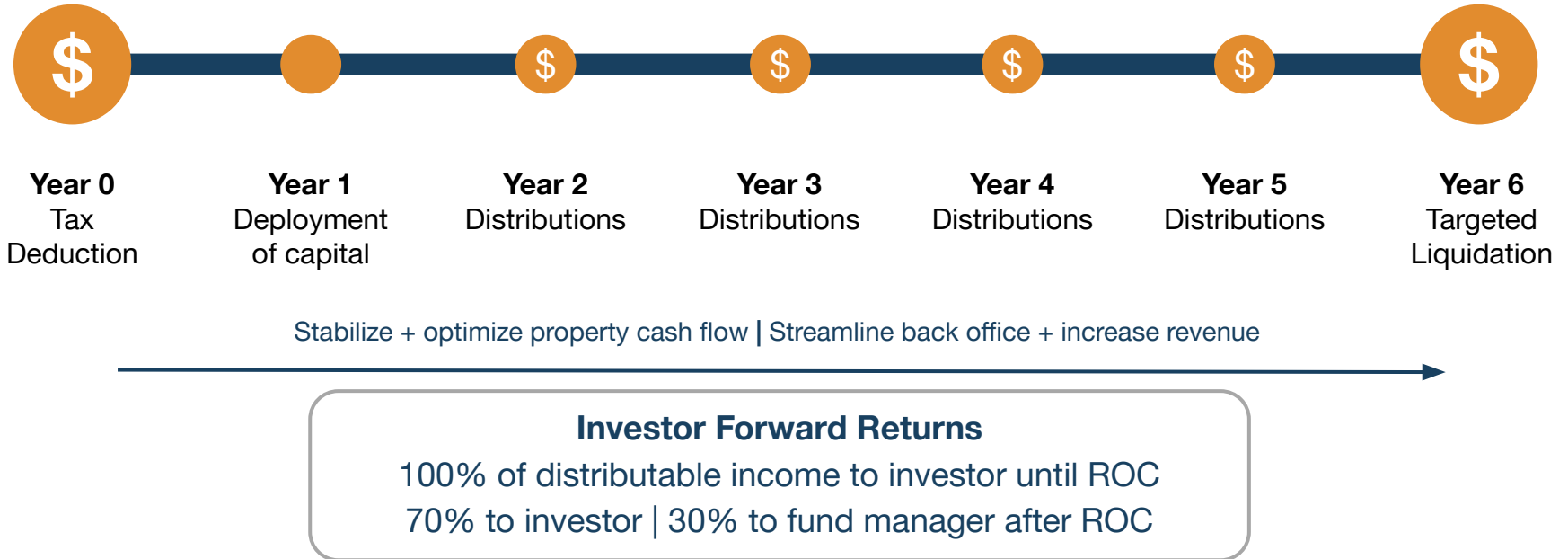
◆ Hypothetical Balance Sheet

| | 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 |

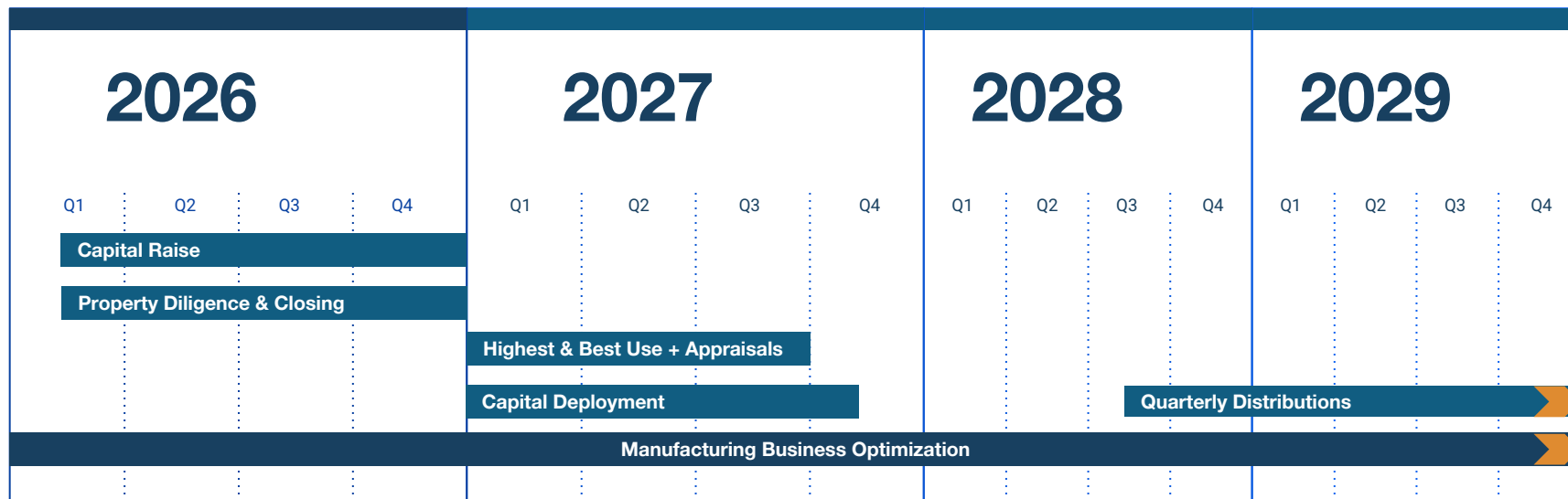
For illustrative purposes only:

- 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



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