



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 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



PF II - Garment House Building
Built 1905
Kansas City



PF II - World Precious Metals Building
Built 1917
Miami

◆ Preservation Fund IV - Kansas City

Meet 304 W 10th Street, 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



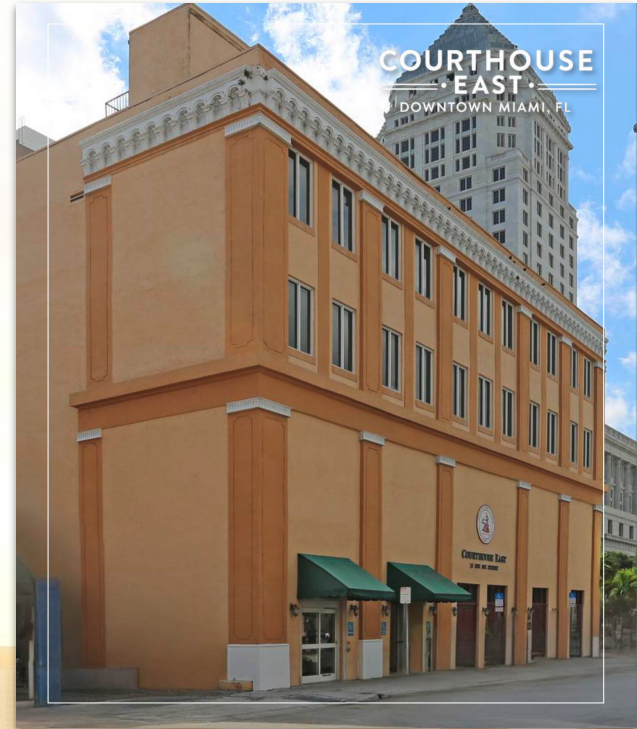
PF IV - 304 W 10th Street
Built 1900
Kansas City

◆ Preservation Fund IV - Miami

Meet Courthouse East

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 IV - Courthouse East
Built 1924
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
- < \$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 Technologies Conway, Arkansas	Plastics & wire harnesses	Marine	Malibu, Skier's Choice, Centurion, Tige
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	SpaceX, LB Foster, Vertiv, Uniforce Technologies, TRUKD

An aerial, high-angle photograph of a skyscraper under construction in a dense urban environment. The building is the central focus, showing a complex network of steel beams, scaffolding, and construction equipment on its upper levels. The surrounding city is filled with other tall buildings, some with distinctive architectural features like spires. The entire image has a blue-tinted overlay, and the text 'Practical Application' is centered in a bright orange color. A small orange starburst icon is positioned below the text.

Practical Application



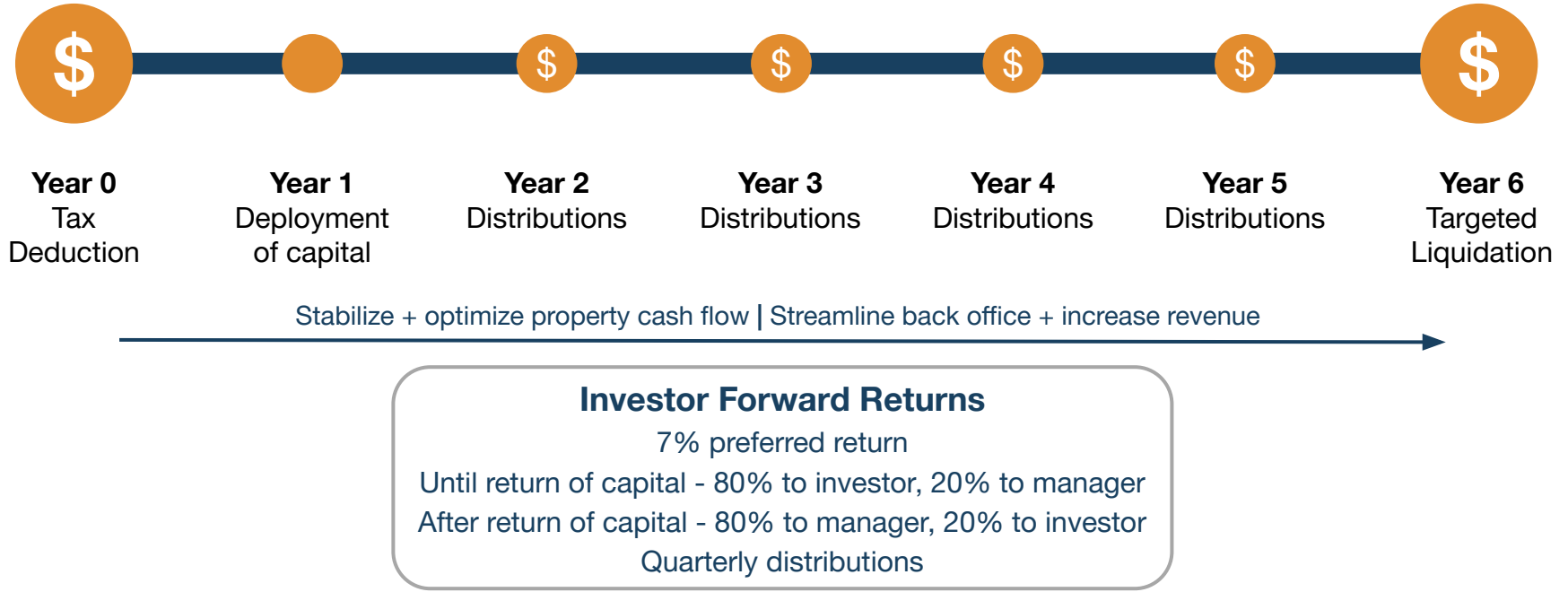
◆ Hypothetical Balance Sheet

	Without Investment		With Investment	
Gross Income	\$1,000,000		\$1,000,000	
Investment	\$0			-\$250,000
Taxes Paid		-\$450,000		-\$225,000
Disposable Income	\$550,000		\$525,000	
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



◆ 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*

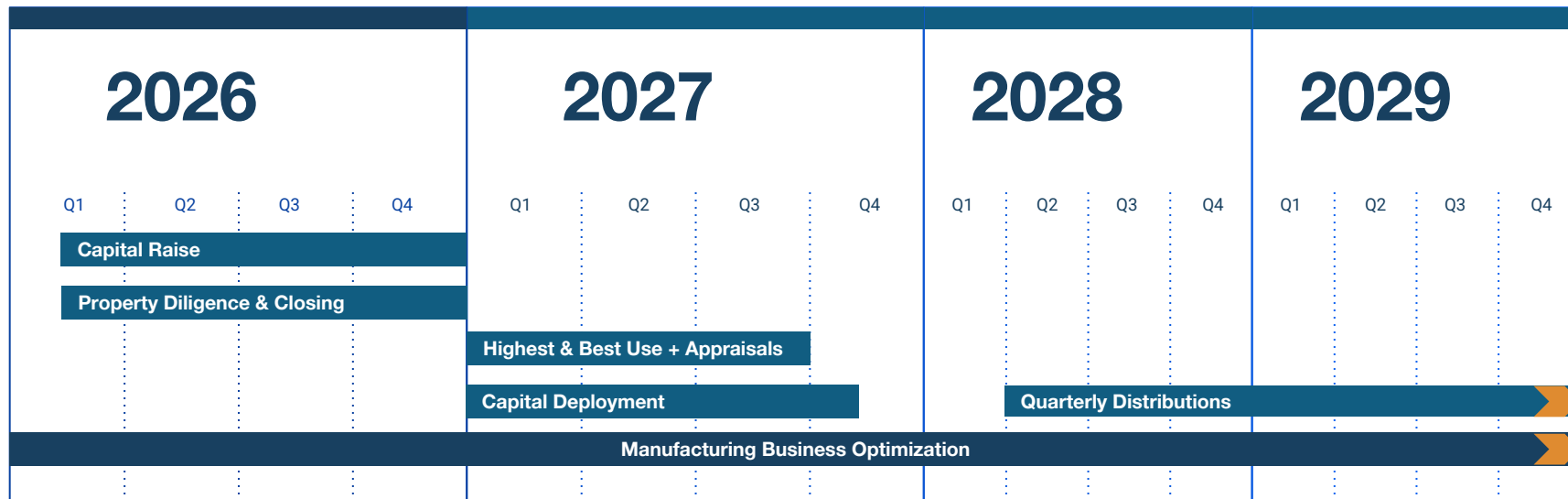
Investor receives first 7%

5% remains for the 80/20 split

Investor receives additional 4%
Manager receives remaining 1%

Investor receives 11% of the total 12% yield

◆ Fund Timeline



▲
Fund Closes
 Properties purchased
 HPE filed and donated

◆ 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



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