



REVITALIZATION  
UNLIMITED

# Preservation Fund II

**Steve Austin**

Fall 2024

# Disclosures

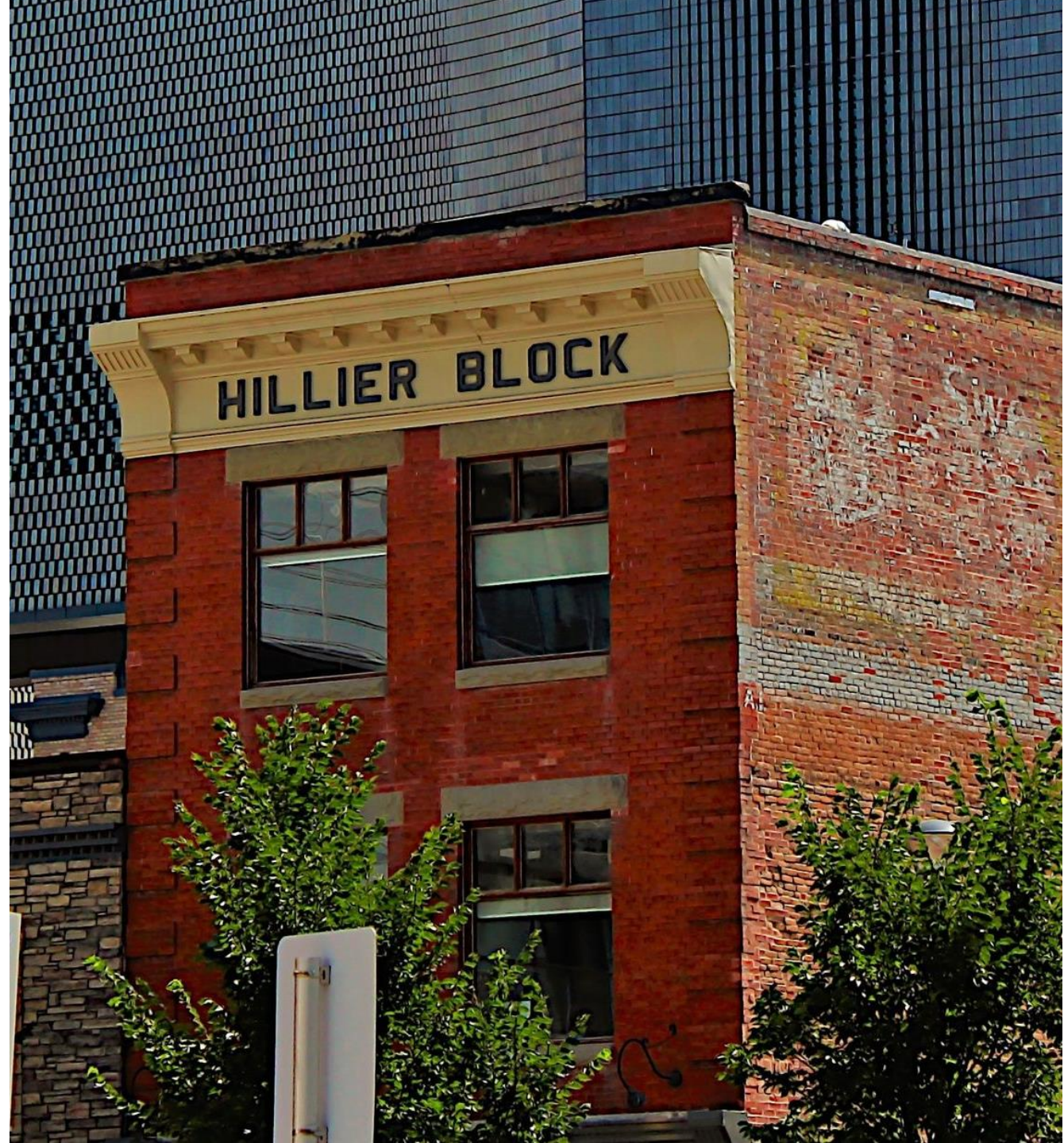
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# The Big Picture

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At Revitalization Unlimited, preserving American heritage is a profound commitment to safeguarding the stories and craftsmanship in our historical real estate and legacy industrial businesses. Each asset reflects the ingenuity of generations past and honors our shared identity. Investing in these treasures revitalizes communities and celebrates America's fabric, merging yesterday's progress with tomorrow's promise.



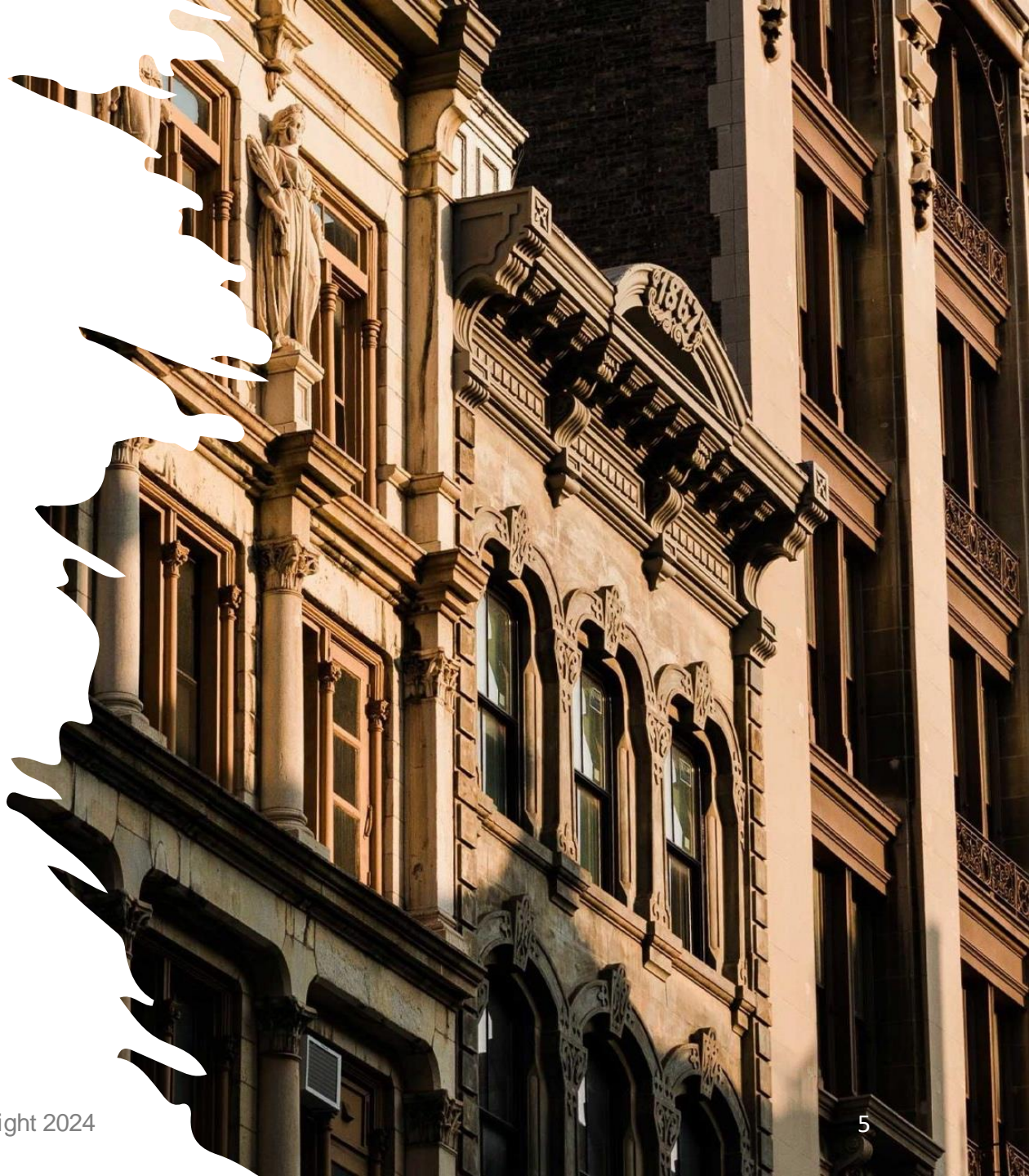
# Our Mission

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*We are committed to safeguarding historically significant real estate and businesses in local communities throughout the United States. Our investment strategy leverages federal, state, and local tax incentives to enhance returns on our equity investments. By utilizing these incentives and our expertise in investment management, we aim to create value not only for our investors but also for the communities in which we invest.*

# Our Real Estate Investment Strategy

We buy historic real estate with valuable development rights. After acquisition, we evaluate the development potential for each asset, then if a particular property has both historical significance and significant development potential, we opt to protect assets over redevelopment. Limiting the future development rights of a property with a historical preservation easement (HPE), may provide our investors a non-cash charitable tax deduction that enhances their capital return and lowers investment risk. We then focus on stabilizing and optimizing the property's cash flow, which may involve redevelopment of the existing envelope. This process can attract Federal and State tax incentives that cover 40% or more of the redevelopment costs.

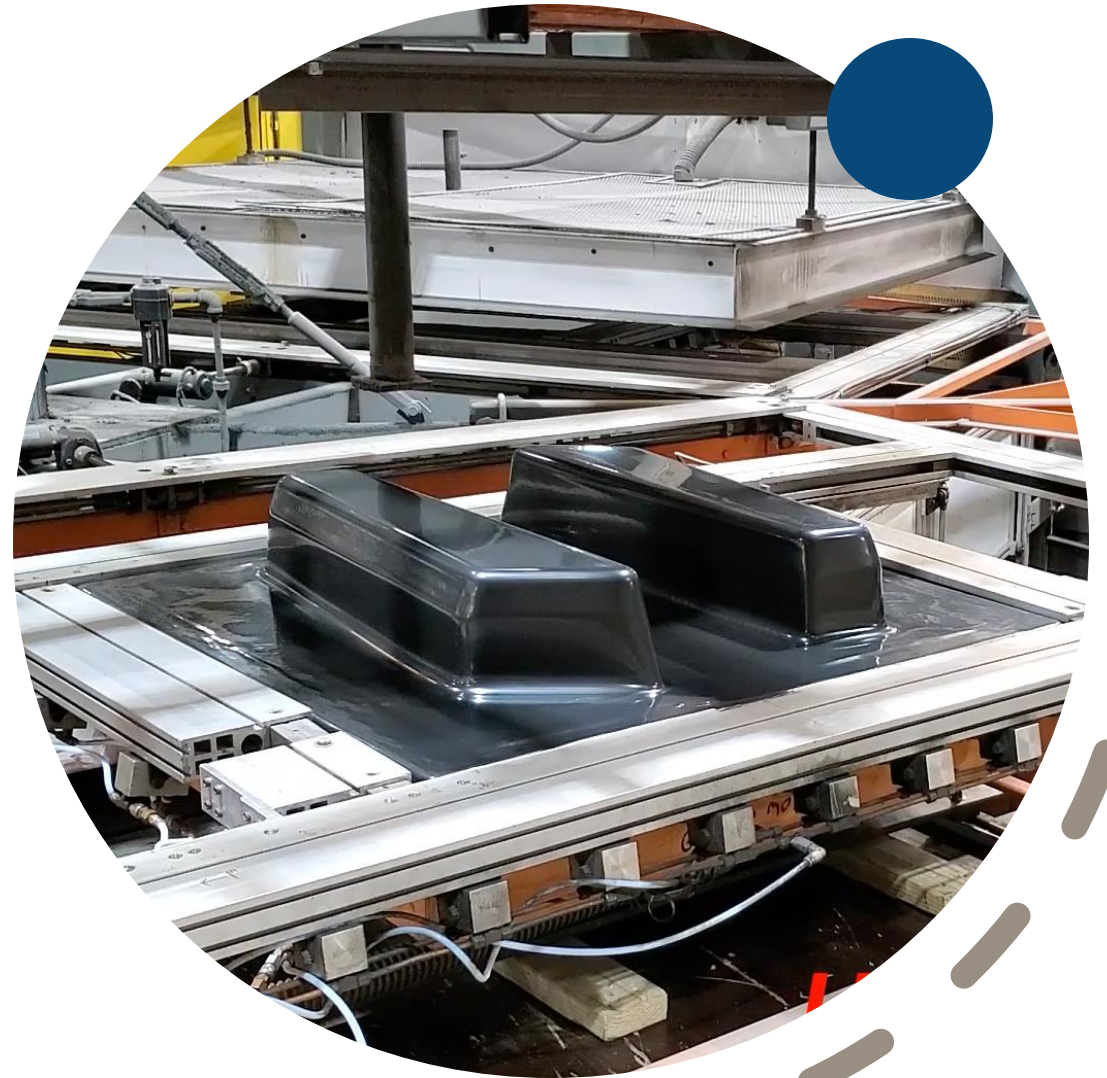


# Our Business Investment Strategy

We identify legacy industrial manufacturing businesses with a focus on companies with great people and strong customers.

## **Business Acquisition Characteristics:**

- Primary Industry – Industrial Manufacturing
- \$1-3m of EBITDA
- 20+ years in business
- Assets equivalent to 1-3x purchase price
- Key employer in local market
- Purchase prices in the 2-3X adjusted EBITDA range



# Our Leadership Team



**Steve Austin**

Partner & CEO

Entrepreneur & investment management guru with passion for developing bespoke investment opportunities that exploit market inefficiencies



**Dustin Webber**

Partner & COO

Skilled tax attorney & distinguished Veteran of Army Special Operations with a passion for technology & innovation



**Greg White**

Partner & President  
Manufacturing

Manufacturing extraordinaire from Toyota & Tesla with a penchant for building high performing teams in manufacturing environments



**Henry Gong**

Partner & CFO

Former IRS agent turned CPA and manufacturing entrepreneur from Silicon Valley with a love of all thing's real estate

# What is a Historic Preservation Easement (HPE)

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- The term "historic preservation easement" is commonly used to describe a type of conservation easement – that is, a private, legal arrangement between a property owner and a qualified nonprofit organization or governmental agency for the purpose of protecting a historic property's conservation and preservation values.
- Historic Preservation Easement (HPE) protects historic structures by restricting changes to the exterior of the structure in perpetuity
- Donating an HPE creates a charitable deduction, defined in IRC §170(h) and is valued by a qualified appraiser
- Easement value is determined by reducing the Hypothetical (Highest and Best Use) Value by the Construction and Building Costs to determine the value of the "lost" development rights within a property

## Fund Facts

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- **50%** Maximum Offset of household AGI
- **\$100,000** Minimum Investment
- **7%** Preferred Return
- **80%** of Distributable Income until Return of Capital
- Liquidation targeted Year 6
- Accredited Investors Only



# Hypothetical Pro-Forma

## Historical Easement

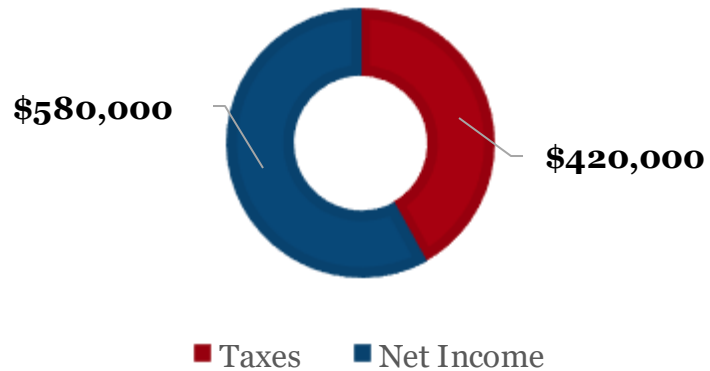
| Hypothetical Investor Cash Flow   | Year 0           | Year 1           | Year 2           | Year 3           | Year 4           | Year 5           | Year 6            | Total             |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| Investment Amount                 | \$ (204,082)     | -                | -                | -                | -                | -                | -                 | \$ (204,082)      |
| Federal Tax Incentive Benefits    | 185,000          | -                | -                | -                | -                | -                | -                 | 185,000           |
| State Tax Incentive Benefits      | 25,000           | -                | -                | -                | -                | -                | -                 | 25,000            |
| Cash Distributions                | -                | 14,286           | 14,286           | 14,286           | 14,286           | 14,286           | -                 | 71,429            |
| Fair Market Value of Investment   | -                | -                | -                | -                | -                | -                | 193,878           | 193,878           |
| <b>Net Investor Return</b>        | <b>\$ 5,918</b>  | <b>\$ 14,286</b> | <b>\$ 14,286</b> | <b>\$ 14,286</b> | <b>\$ 14,286</b> | <b>\$ 14,286</b> | <b>\$ 193,878</b> | <b>\$ 271,224</b> |
| 2023 Total Investment             | <b>\$204,082</b> |                  |                  |                  |                  |                  |                   |                   |
| 2023 Total Tax Incentive Benefits | <b>\$210,000</b> |                  |                  |                  |                  |                  |                   |                   |
| First Year Cash on Cash Return    | <b>102.9%</b>    |                  |                  |                  |                  |                  |                   |                   |
| Annual Distribution               | <b>7.0%</b>      |                  |                  |                  |                  |                  |                   |                   |
| Total Return                      | <b>232.9%</b>    |                  |                  |                  |                  |                  |                   |                   |

\*assuming an Adjusted Gross Income of \$1,000,000

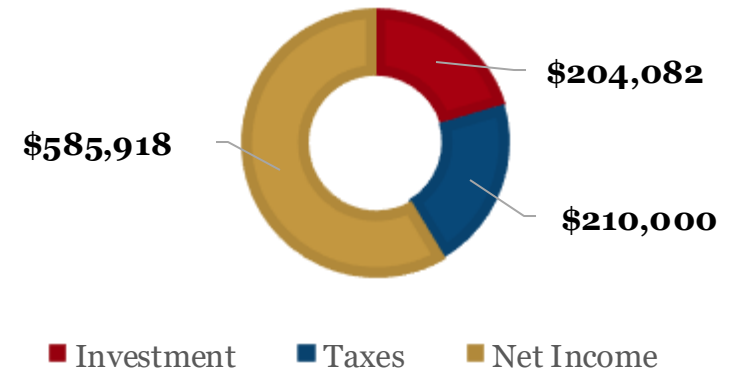
\*based on marginal tax bracket of 42% combined Federal & State

# Net Income: Pre/Post Investment

NO INVESTMENT



WITH INVESTMENT



\*assuming an Adjusted Gross Income of \$1,000,000

\*based on marginal tax bracket of 42% combined Federal & State



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