



We buy buildings and small businesses — and make the handover easy.

Value-add and opportunistic. \$100,000 to \$2,000,000. We answer within two business days.

PROPERTY WE BUY

- **Apartments** — 2 to 20 units, at least 80% rented when we buy. Walk-ups, converted houses, small complexes.
- **Industrial and warehouse** — storage, workshops, truck and equipment garages, small manufacturing, fenced yards, flex space. Can be empty.
- **Land** — only when it sits next to something we already want, or has a building on it worth saving.
- **Condition** — tired buildings are welcome. Deferred repairs, rents below the neighbours, years on the market.

PRICE

- \$100,000 to \$2,000,000.
- Under \$1M we have funded the purchase and the full renovation with our own money.

WHAT WE PASS ON

- A price already set as if the repairs were finished.
- Ground contamination needing a formal clean-up.
- Anything more than 15 minutes from an interstate on-ramp.
- Deals where we would be the fourth buyer in a chain of contracts.

WHERE WE BUY

Ohio, Pennsylvania, West Virginia and Maryland. Within 15 minutes of an on-ramp on the I-70, I-71, I-76, I-77, I-79, I-68 and US-50 corridors.

BUSINESSES WE BUY

- **10+ years** — in business, with a track record we can look at.
- **\$1M+ revenue** — steady or growing, not shrinking.
- **\$400k+ earnings** — adjusted SDE or EBITDA.
- **A transition plan** — the owner stays involved long enough to hand over customers, crew and suppliers. Usually 3 to 12 months, often part time. No transition, no deal.
- **Type** — trades, service, repair and supply companies connected to property like ours.

WHAT WE BRING

- An operator background, not a finance one. The first year is about keeping the business steady.
- Growth through better technology and process — scheduling, quoting, invoicing, tracking work.
- We keep the crew. We are not here to strip a good business.

