Investment

Synergetic
INVESTMENT GROUP

The Pave

Investment Opportunity

Sam Mahmood
Chris Wirthlin
Sam Silverman
Jeff Greenberg

Paving The Way to America's Infrastructure

Disclaimer

Confidentiality Notice

This presentation is the property of Pave, LLC and is strictly confidential. It contains information intended only for the person to whom it is transmitted. Any reproduction or distribution of this presentation in whole or in part without the prior written consent of Pave, LLC is prohibited. Moreover, disclosure of its contents without the prior written consent of Pave, LLC is prohibited. If distributed inadvertently, it will be returned to Pave, LLC upon request as soon as possible. All of the information herein will be treated as confidential material with no less care than that afforded to its own confidential material.

For Informational Purposes Only

This presentation is for informational purposes only and is not intended for any other use. This presentation is not an offering memorandum or prospectus and should not be treated as offering material of any sort. The information contained in this presentation shall not constitute an offer to sell or the solicitation of an offer to buy securities. This presentation is intended to be of general interest only, and does not constitute or set forth professional opinions or advice. The information in this document is speculative and may or may not be accurate. Actual information and results may differ materially from those stated in this document.

Market Volatility: The Interests involve a high degree of risk, including but not limited to market volatility, which can result in fluctuations in the value of the investment.

Regulatory Changes: Projects may be subject to regulatory changes in various jurisdictions, which could impact project feasibility and profitability. Investors should be aware of the potential impact of regulatory changes on the investment.

Operational Risks: There are inherent operational risks associated with project development and operation, including construction delays, cost overruns, and operational disruptions, which could affect project performance and investment returns.

Project-Specific Risks: Each project may have unique risks associated with its location, industry, and specific circumstances. Investors should carefully consider project-specific risks before making an investment decision.

Organizational Jurisdiction: Pave, LLC is organized under the laws of Wyoming. However, projects may be conducted in multiple jurisdictions, including but not limited to California. Investors should be aware of the legal and regulatory differences between jurisdictions that may impact the investment.

Affiliate Interests: Pave, LLC and its affiliates may have interests in other projects or ventures that could present conflicts of interest with the interests of investors in this offering. While Pave, LLC will act in the best interests of investors, potential conflicts should be considered.

Accredited Investor Status: Prospective investors must meet certain eligibility criteria to participate in this investment opportunity. These criteria may include, but are not limited to, accredited investor status as defined by the Securities and Exchange Commission or other applicable securities regulators. Investors should consult with their financial advisors to determine their eligibility to invest in this offering.

The Interests will be characterized by a high degree of risk, volatility, and illiquidity. Projections in this document are estimates based on numerous variables, all of which are subject to change and which may or may not occur in the future.

Forward Looking Statements: This presentation contains forward-looking statements within the meaning of the federal securities laws. Forward-looking statements express Pave, LLC's expectations or predictions of future events or results. They are not guarantees and are subject to many risks and uncertainties. There are a number of factors beyond Pave, LLC's control that could cause actual events or results to be significantly different from those described in the forward-looking statements. Any or all of the forward-looking statements in this document or in any other statements Pave, LLC makes may turn out to be wrong. Except as required by applicable law, Pave, LLC does not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future developments, or otherwise. In light of the significant uncertainties inherent in the forward-looking statements made in this document, the inclusion of this information should not be regarded as a representation by Pave, LLC or any other person that its objectives, future results, levels of activity, performance, or plans will be achieved.

No Warranty: The financial information contained herein has not been audited or reviewed by independent certified public accountants and accordingly they express no opinion or other form of assurance as to this financial information. No representation or warranty of any kind is or can be made with respect to the accuracy or completeness of, and no representation or warranty should be inferred from, Pave, LLC's financial information (the "Financials") or the assumptions underlying them. No representation or warranty can be made as to Pave, LLC's future operations or the amount of any future income or loss. Some assumptions on which the Financials are based may inevitably not materialize, and unanticipated events and circumstances will occur. Further, the Financials are not prepared nor are they presented in accordance with generally accepted accounting principles. Therefore, the actual results achieved during the period presented may vary from the Financials, and the variations may be material. Prospective investors are cautioned not to rely on the Financials contained in the presentation. Pave, LLC does not intend to update or otherwise revise the Financials to reflect circumstances existing after the date hereof or to reflect the occurrence of unanticipated events even if some or all of the underlying assumptions do not come to fruition.

Non Broker: Pave, LLC is not an investment adviser or a broker-dealer and is not registered with the U.S. Securities and Exchange Commission. The information in the presentation should not be used as the sole basis of any investment decisions, nor is it intended to be used as advice with respect to the advisability of investing in, purchasing, or selling securities, nor should it be construed as advice designed to meet the investment needs of any particular person or entity or any specific investment situation.

No Advice: Nothing in this presentation constitutes legal, accounting, or tax advice or individually tailored investment advice. The recipient of this presentation assumes responsibility for conducting its own due diligence and assumes full responsibility for any investment decisions.

By the Numbers

50K
Minimum Investment

4-7 Years
Projected Hold Period

25-35%
Projected Annualized Cash on Cash

Monthly
Preference is paid out monthly & distributions annually

35-45%
Projected IRR

SDIRA
Invest with your Self Directed IRA

11.25%
Preferred Return

2-5X
Acquisition Equity Multiple on EBITDA

Hi Pavers

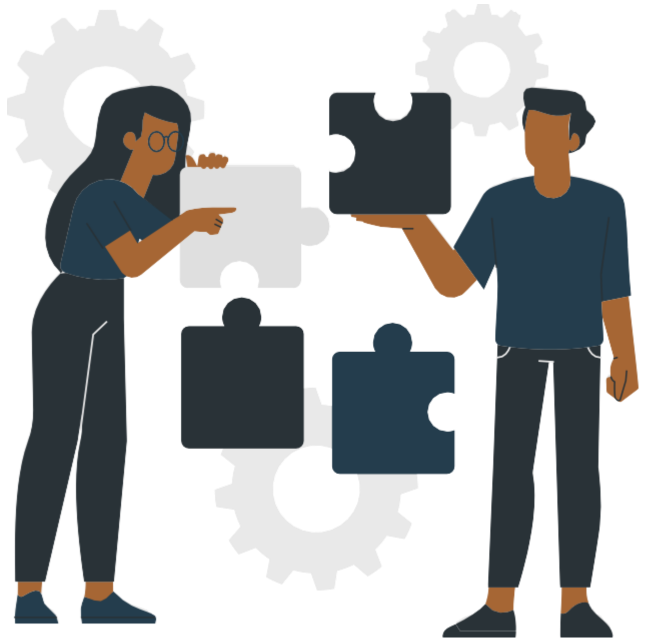
Introduction

We Are <u>The Pave</u> and we buy paving companies in the South West that build America’s economy.

The Market Opportunity

$110 Billion is being spent on improving roads and bridges via the Bipartisan act till 2030.

While 50% of Paving Company Owners Will Be Retiring In The Next 6 Years.



Why Paving

We’re seeing a huge change with autonomous vehicles, which means our current C- rated roads will need major improvements. This is backed by billions of dollars in municipal spending on America's roads.

Right now, lower middle market paving companies are fragmented, but have a level of scale when rolled up together.

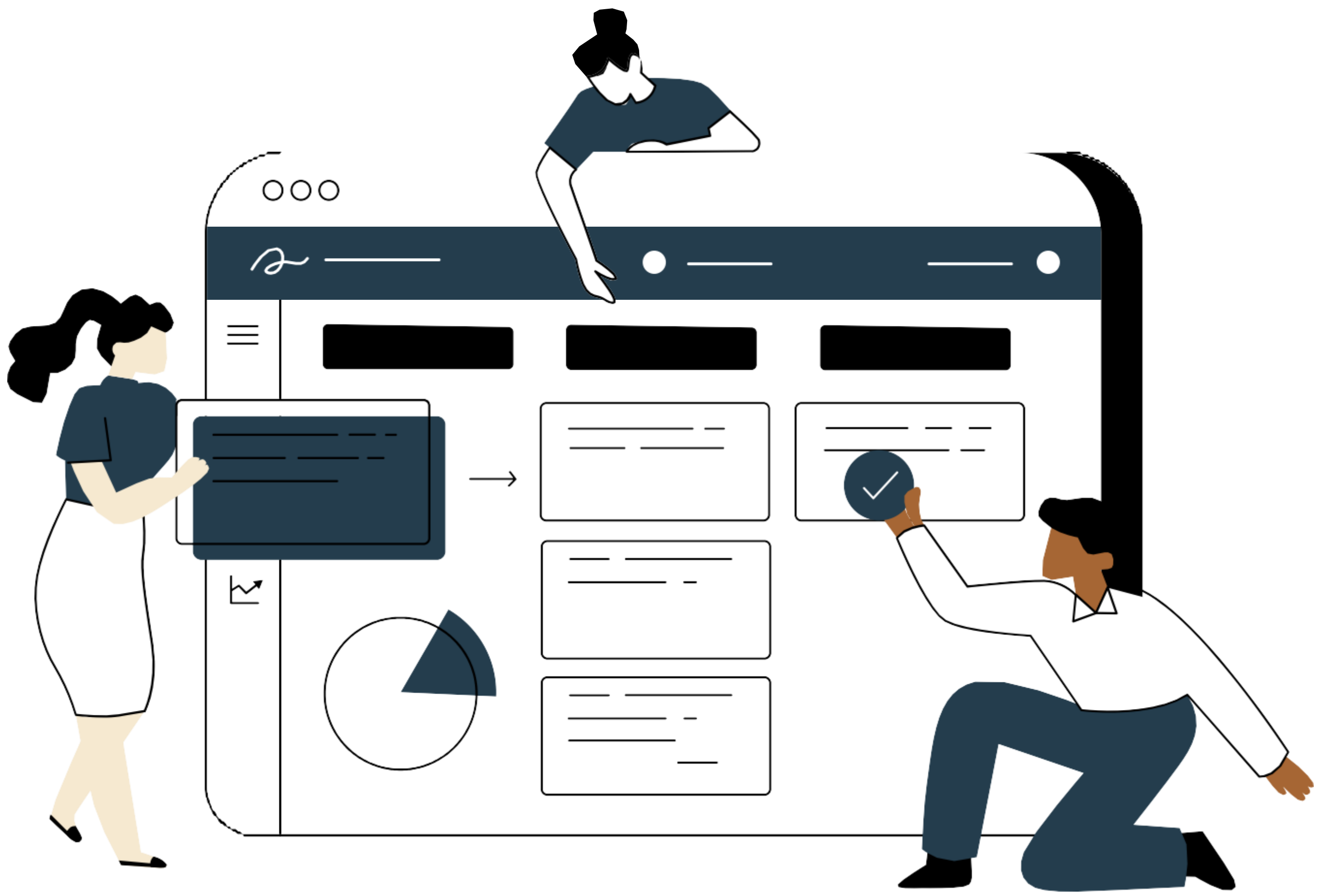
Why We Love The Pave

Essential

Paving is critical to America's infrastructure; without it, the roads would collapse.

Retiring Baby Boomers

50% of paving construction company owners will be retiring in the next 6 years creating an opportunity to acquire many companies that have a 30 year track record and great reputation.



High Demand

Large back log of work, $110B being put in municipal road work over the next 5 years, to keep up with vehicle technology advancements

Barrier to Entry

Paving companies take decades to establish and millions of dollars of equipment in one of the highest barrier to entry industries.

AI Resistant

Focus line of work that can't be replaced by AI and will outlast us.

Our Team

SAM MAHMOOD
GENERAL PARTNER

Chief Executive Officer

As a CEO and serial entrepreneur, Sam has successfully scaled companies to eight-figure revenues. Leading a holding company with ownership in six businesses, Sam plays a pivotal role as the CEO working closely with management teams and C-level executives to drive growth and operational excellence.

CHRIS WIRTHLIN
GENERAL PARTNER

Chief Investment Officer

Previous to joining The Pave, Chris managed a private holding company that invested in construction and real estate. He serves as the Chief Investment officer and manages the investment strategy and risk of the portfolio.

SAM SILVERMAN
GENERAL PARTNER

Head of Capital Markets

Sam has extensive experience across multiple investment sectors including both real estate, debt and private equity. In his role as the Head of Capital markets, he will be working closely with our legal and acquisitions teams, in addition to serving our investors on a daily basis.

Our Advisory Board

SHAWN GODWIN

ADVISOR

Shawn took Palmetto Corp from 15 employees to 1,000 employees and more than $300,000,000/yr revenue and 45M EBITDA. Through both organic growth and acquisition, Palmetto Corp has successfully grown over the last 20+ years. Shawn will play an integral role in helping share best practices, share key team members and help the team design the most well rounded, vertically integrated portfolio. He will also be supporting the Pave on the acquisitions and due diligence front.

Jeff Greenberg CEO of Synergetic Investment Group

Jeff Greenberg is the CEO and Founder of **Synergetic Investment Group**.

With nearly 20 years in real estate, including 13 years as a multifamily syndicator. Jeff currently manages two customizable, diversified private equity funds, SIG Wealth Funds. These funds are invested in over 2,000 multifamily units, 500 mobile home park spaces, 74 short-term rental homes, a debt fund, and more than 5,000 Bitcoin miners. Jeff is dedicated to sourcing and presenting high-quality investment opportunities, managed by top-tier operators, to Synergetic' s investors.

Synergetic
INVESTMENT GROUP

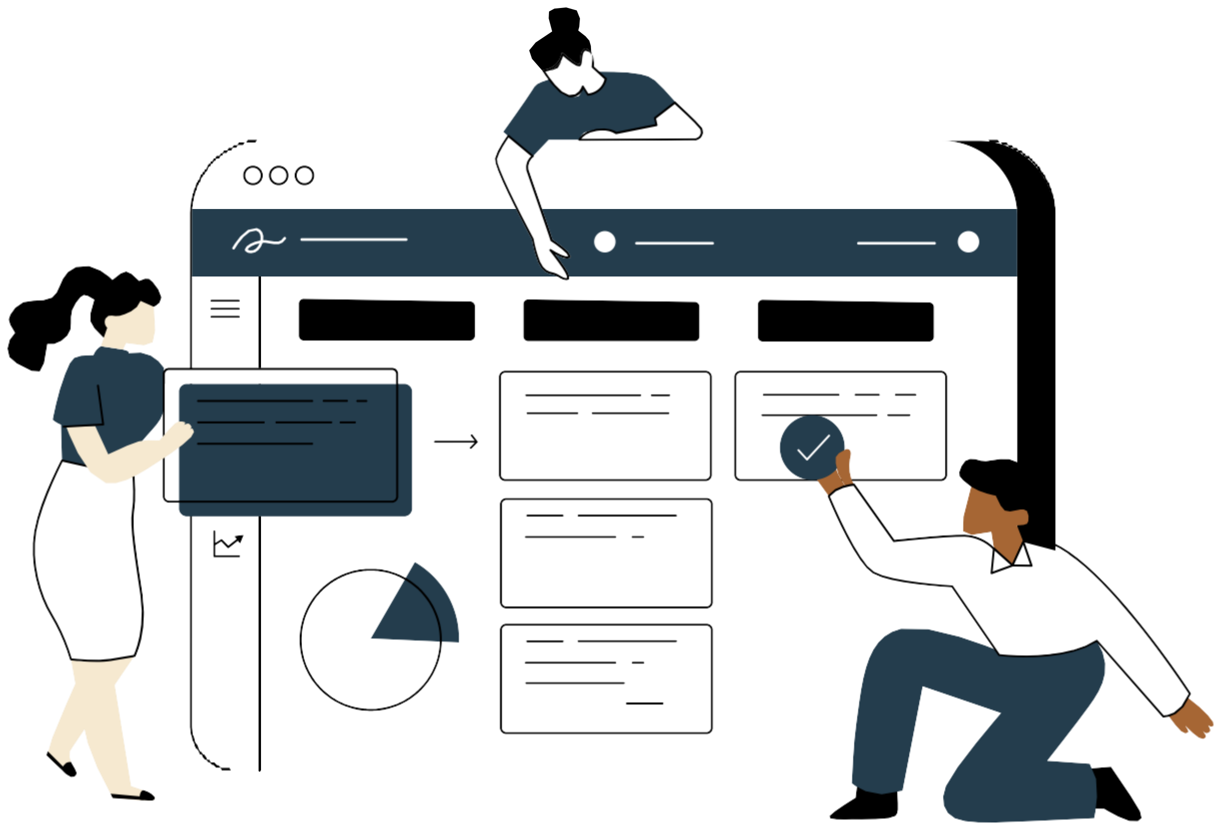
The Buying Opportunity

Limited Buyers

Many of these companies are too small for large private equity firms to purchase but are too large for the average buyer, limiting the number of competitive bidders.

Low Equity Multiple

Due to being one of the only competitive buyers we are able to negotiate the purchase of these companies at low equity multiples.



Great Acquisition Terms

Many of the owners do not have a succession plan in place and are planning on simply selling their equipment and shutting down, giving us a competitive advantage when negotiating acquisition terms.

Organic Growth

Demand for these companies services are at an all time high and many companies are turning down work creating a compelling growth opportunity.

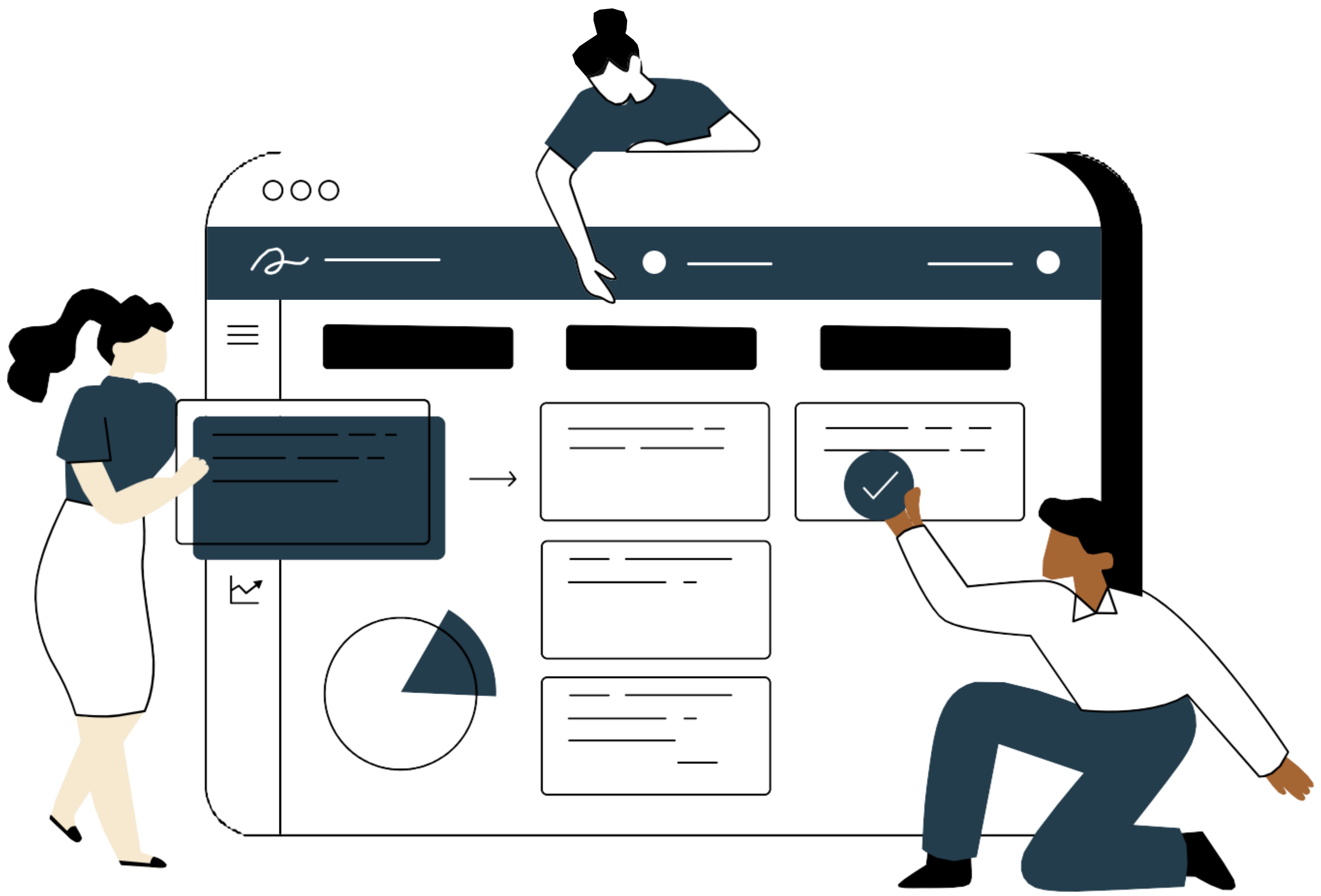
The Technology Play

Fragmented

These paving companies have low tech in the sales process. Minimal CRM's to maximize customer efficiency and throughput.

Marketing

Companies in this space do not spend dollars on marketing and exponentially benefit from proper marketing dollars spent.



Integrate Project Management Tools

Use cloud-based project management software to plan, schedule, and monitor projects in real-time. These tools can help in tracking progress, managing budgets, and ensuring that all stakeholders are on the same page.

Equipment Tech

Integrate sensors into paving equipment to monitor parameters like temperature, vibration, and operating hours. This data can be analyzed to predict maintenance needs, optimize equipment usage, and prevent failures

Our Strategy

A

Purchase paving companies at 2-5x multiples of EBITDA

B

Focus on consolidating systems and reduce back end expenses to increase net operating income

C

Repeat this process across companies west of Texas to later exit to middle market private equity or institutional buyer.

Industry Facts To Know

- Biden Bipartisan Deal is investing $350B in roads, bridges, and highways.
- The overall rating for total US infrastructure is a C-
- 43% of the roads in America are in C condition.

Investment Criteria

- 2-5x EBITDA Multiple
- Strong Management Teams
- 1-10M of EBITDA.
- Established for 15+ years
- Exceptional track record
- Owner willing to partner strategically to transition the business to new management
- Creative financing

Due Diligence Process

- Market Research
- Deal Structure & Negotiation
- Company Analysis
- Financial & Tax
- Equipment, Technology & Patents
- Culture and Key personnel
- Customer and WIP Analysis
- Competitive Landscape
- Operational Process and Information Technology
- Sales & Marketing
- Legal, Litigation & Material Contracts
- Insurance
- Corporate Matters
- Environmental Matters
- Production Capabilities
- Government Regulations, licenses, Filings & Compliance
- Real Estate and Property

Key Assumptions + Data

- 5% revenue growth/year
- 9% expense growth/year
- $1.5m/year budget for C-Suite and VP level hires The Pave companies
- 4.5x EBITDA multiple at exit
- $10m/yr EBITDA trades at a far higher multiple than $1m/yr EBITDA
- Flagger Force - $10m/yr EBITDA, 12x multiple on exit

Select Recent Precedent Transactions

($ millions)

Date	Target	Acquiror	Enterprise Value	EV / EBITDA
Feb-23	Brothers National (Trilantic)*	Pavement Partners (Shoreline Equity)	CONF	11.0x
Jan-23	Flagger Force*	Blue Sea Capital	$ 120	12.0x
Nov-22	Rose Paving*	Tenex Capital Management	245	11.0x
Oct-21	Northstar Recycling Company, LLC	Ridgemont Equity Partners	NA	14.0x
Aug-21	Helix Traffic Solutions*	Nonantum Capital Partners	338	13.0x
Aug-21	Crane 1 (Pfingsten Partners)	L Squared Capital Partners	NA	11.0x
Jul-21	Alliance Technical Group (Align Capital Partners)	Morgan Stanley Capital Partners	270	13.5x
Jul-21	TRP Construction Group, LLC (MSouth Equity)*	Arlington Capital Partners	360	12.4x
Apr-21	Stella Environmental Services (Hidden Harbor)	Leonard Green & Partners	280	12.0x
Apr-21	RoadSafe Traffic Systems (ORIX Capital Partners)*	Investcorp Holdings & Trilantic	470	11.8x
Dec-20	AWP, Inc. (The Riverside Company)*	Kohlberg & Company	650	13.0x
Dec-20	Golder Associates Corporation	WSP Global Inc.	1,165	10.4x
Nov-20	Sweeping Corp of America (Soundcore Capital Partners)*	Warburg Pincus	420	15.0x
Jan-20	Denali Water Solutions, LLC (The Firmament Group)	TPG Growth	NA	12.0x
Jan-19	Osmose Utilities Services, Inc.	EQT Partners AB	1,340	13.4x

Summary Metrics:

	Enterprise Value	EV / EBITDA
Mean	$ 514	12.4x
Median	360	12.0x

Portfolio Construction

Revenue Synergy

- Create fly wheel - each company is able to help grow the revenue of the others
- Vertical integration
- Able to compete as the lead general contractor for ground grating, dirt work, site prep, paving and ongoing maintenance

Expense Synergy

- Labor Efficiency – ability to have workers work on other jobs during “dead time”
- Equipment Efficiency – ability to leverage the machinery across multiple projects and companies

D&O Integration

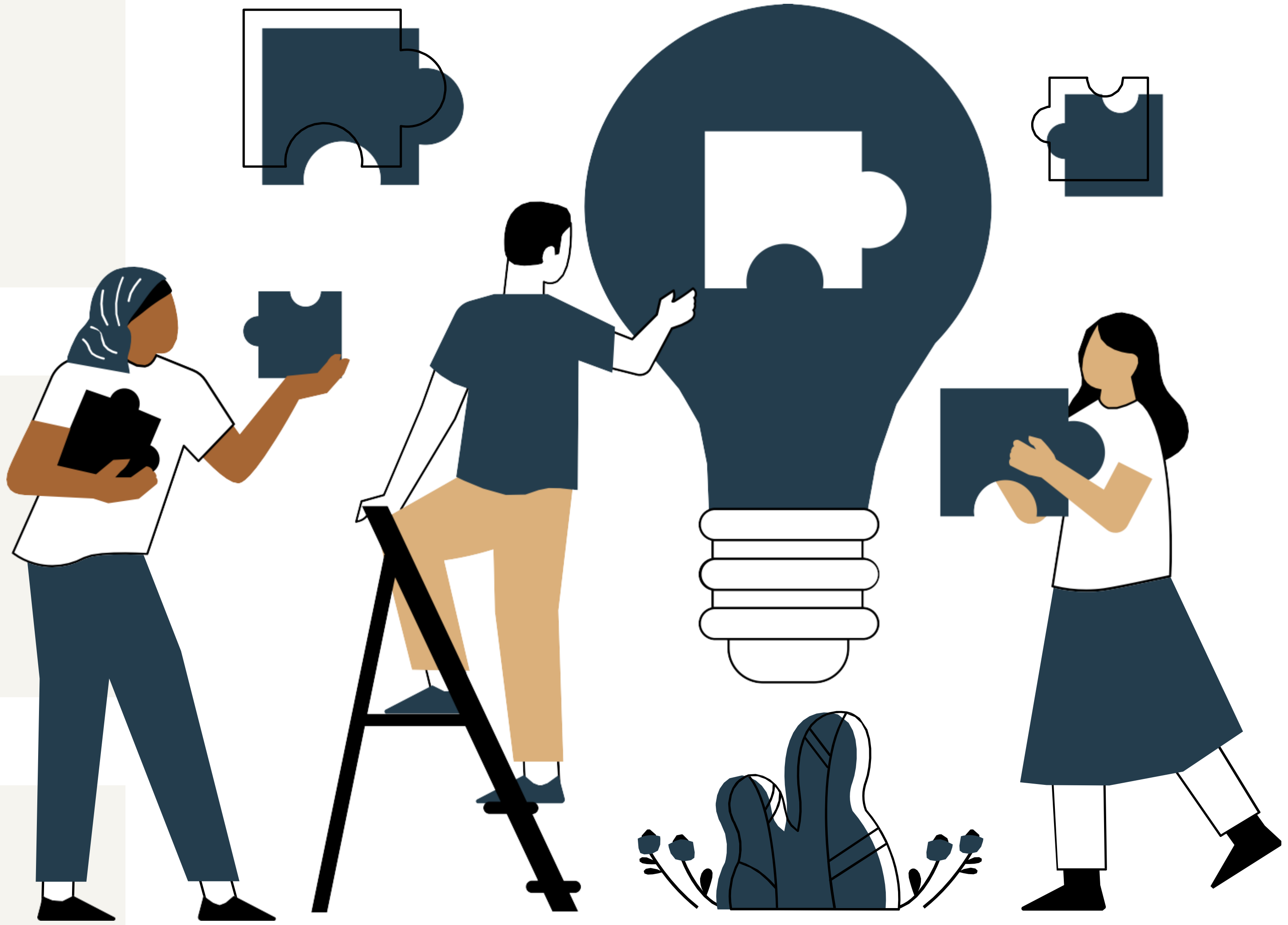
- Successfully transitioned ownership of the platform acquisition firm
- Complete website redesign
- Upgrade account practices
- Recruited new CEO
- Implemented KPIs
- Embedded SOPs led by Shawn from Palmetto Corp
- Aligned on goal setting + revenue targets for the team
- Existing leadership team + Greg are coming back with their detailed plan to get to the target revenue number
- Made six recommendations to the existing leadership team to be implemented right away

Risks

A Cash Flow

B Project Delays

C Project Estimation



Acquisitions

D&O Contractors

Phoenix, AZ

Purchase Price:
6.5M

EBITDA:
1.7M

Seller Carry
1.5M

Equity:
1.15M

Senior Debt
3.8M

Current Pipeline

Closed	Under LOI	In DD (early stage)	Financial Review	Financial Review
1	2	3	4	5
9/17	11/15	December 2024	February 2025	May 2025
D&O Contractors	Road Runner	Marrs	CKC	Bates**
$12M AR	$24M In AR	$24M In AR	$10M in AR	$10M in AR
1.7M EBITDA	2.5M EBITDA	2.8M EBITDA	2M In EBITDA	2.4M In EBITDA

Our Target Markets

South West with a focus in Arizona.

We have data to back it

West Coast Focus

The Financing

A

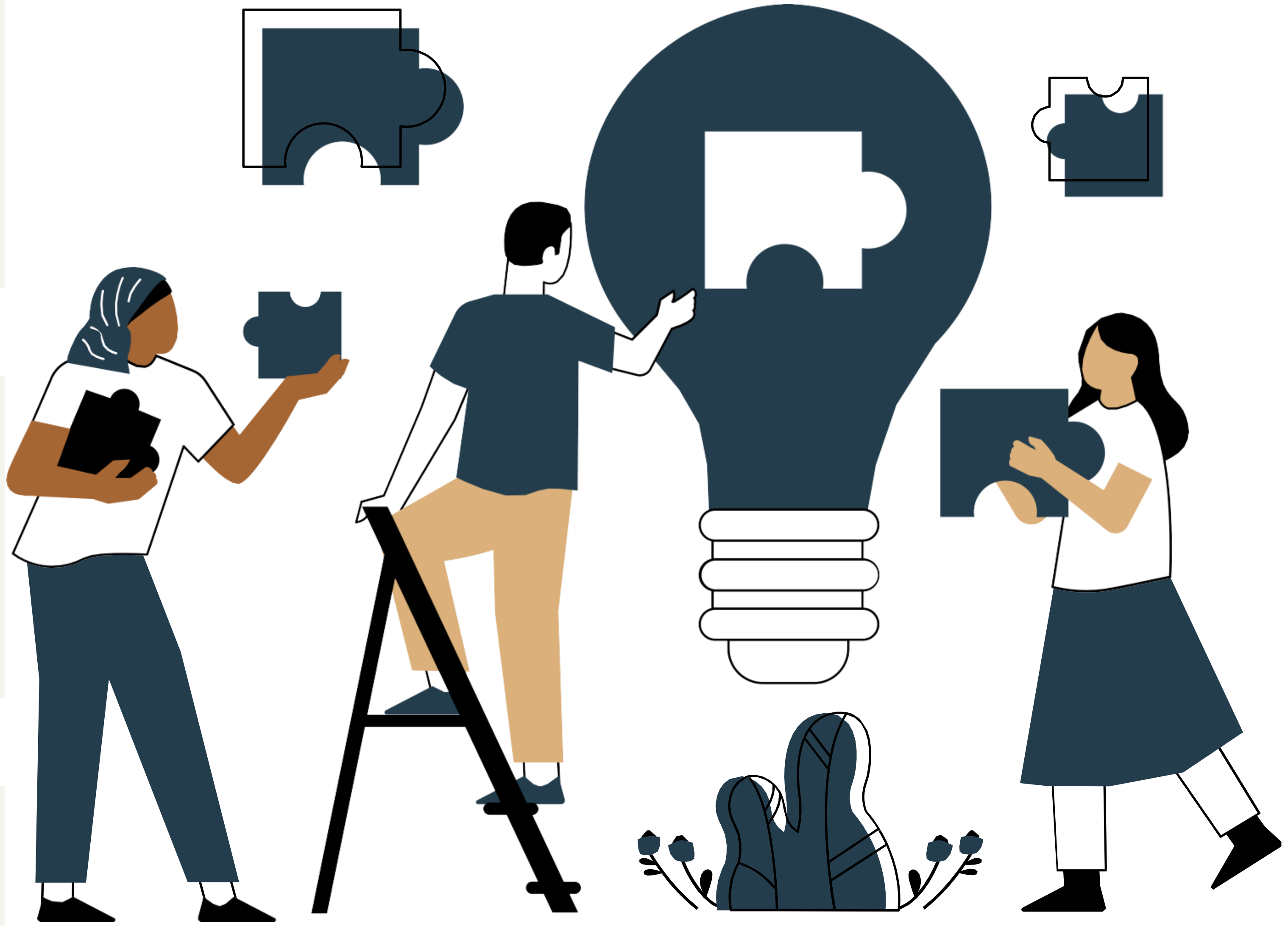
We use an accredited Private Credit Fund for all the debt

B

We use debt that collateralizes against the assets of the companies.

C

We borrow anywhere from 75-85% LTV with a 10% seller carry and equity roll over from the existing owner.



Financials and Projected Returns

Annualized Cash on
Cash: 25%-35%

Projected IRR:
35%-45%

Equity Multiple:
5X

Portfolio Revenue Projections

5 Years	
Revenue	$108,104,221.57
Cost of Goods Sold (COGS)	$85,510,517.26
Gross Profit	$22,593,704.31
Marketing, Advertising & Promotion	$0.00
General & Administrative	$8,725,985.63
EBITDA	$13,867,718.68
Depreciation & Amortization	$449,334.60
EBIT	$13,418,384.08
Interest Expense	$124,208.94
Current Taxes	$416,856.98
Net Earnings	$12,877,318.16
Asset Management Fee	$1,081,042.22
Additional Capital Invested	$1,500,000.00
Cash Flow From Operations	$10,296,275.94

By the Numbers

50K

Minimum Investment

4-7 Years

Projected Hold Period

25-35%

Projected Annualized Cash on Cash

Monthly

Preference is paid out monthly & distributions annually

35-45%

Projected IRR

SDIRA

Invest with your Self Directed IRA

11.25%

Preferred Return

2-5X

Acquisition Equity Multiple on EBITDA

Investment Timeline

Funding Deadline

November 11th

Target Closing Date

Week of
November 18th

Structure

506(c)

Only open to accredited investors

Distributions & Communications

Monthly Distribution

Quarterly Reporting

Scan for more information or to invest.

Invest Today

For information on how to invest.

Get more information

Jeff Greenberg

Set up an appointment

Jeff@synergeticig.com