Synergetic

INVESTMENT GROUP

The Pave

Investment Opportunity

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Executive Summary

The Pave Fund is targeting **15M dollars** in commitments to execute on the strategy to source, acquire and strategically combine exceptional paving, asphalt and infrastructure construction companies to generate substantial enterprise value and cash flow.

Over the next six years, fifty percent of paving, asphalt and infrastructure construction company owners will be retiring while during that same period the demand and market size will increase by over 40B dollars.

Twenty seven percent of all paving company owners cite succession planning as the number one problem they face today. This market is highly fragmented and provides a textbook opportunity to unlock additional value through strategic business combinations.

Pave will target companies that have strong track records, established management teams and a clear path to consolidating resources, streamlining operations and reducing expenses.

Pave has assembled a best in class team, advisory board, and hiring a best in class CEO to oversee all of the acquired companies and take advantage of this market opportunity and create substantial shareholder value.

Investment by the Numbers

50K
Minimum Investment

4-7 Years
Projected Hold Period

25-30%
Projected Annualized Cash on Cash

Monthly
Preference is Paid out Monthly Distributions Annually

35-40%
Projected IRR

SDIRA
Invest with your Retirement Account

~12%
Preferred Return

2-4x
Equity Multiple

The Market Opportunity

110 Billion Dollars 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.

avestor

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.

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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.

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The Technology Play

Fragmented

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

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

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.

Marketing

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

Investment Criteria

- 2-5x EBITDA Multiple
- Strong Management Teams
- 1-10M of EBITDA.
- Established for 15+ years
- Exceptional track record

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First Acquisition

D&O Contractors

Purchase Price
6.5 Million
(3.8 x EBITDA)

EBITDA
(Similar to NOI)
1.7 Million

Seller Carry
1.5 Million

Equity Invested
1.15 Million

Senior Debt
3.8 Million

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Target Markets

Our Primary focus is in the South West of United States:

✓ Utah

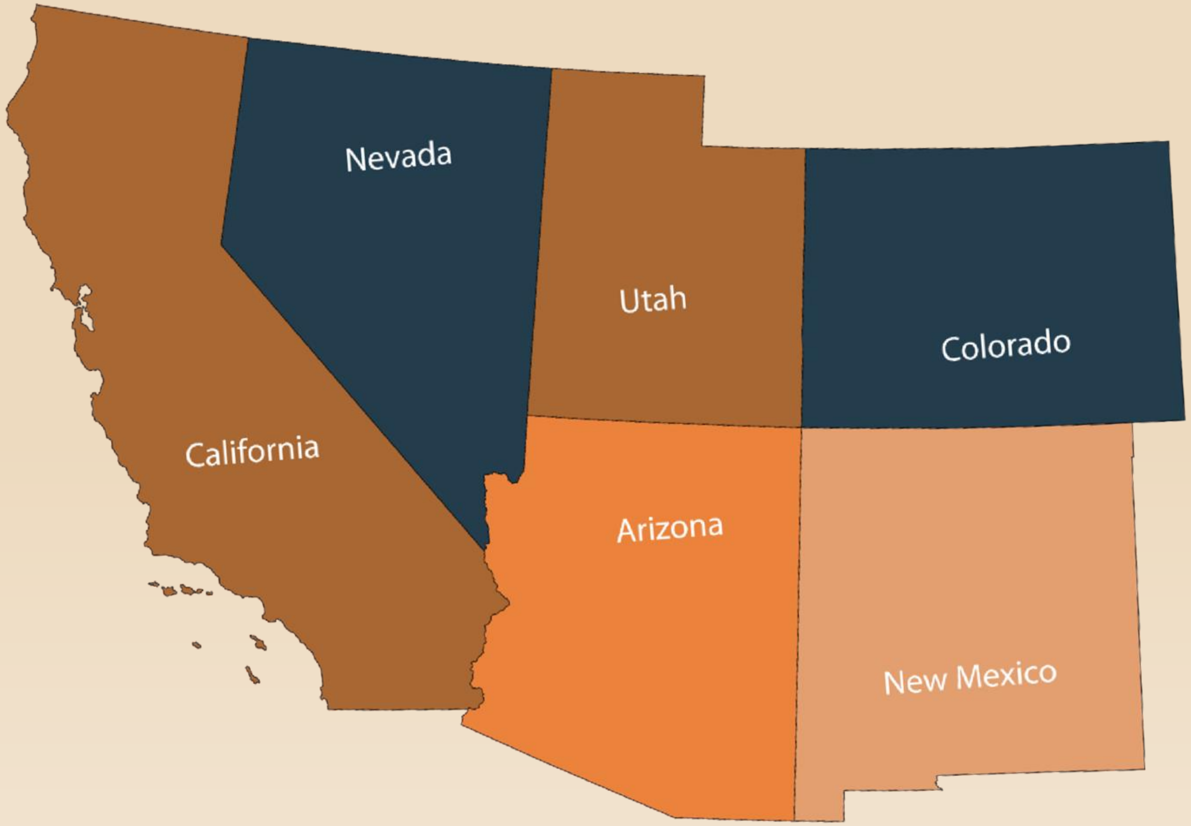
✓ Arizona

✓ California

✓ New Mexico

✓ Nevada

✓ Colorado



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Investment Summary

Investment Returns	
Minimum Investment	$50,000
Projected Exit EBITDA	4.5X
Projected Hold Time	5-6 Years
Projected Time until First Distribution	Within 6 Months

Projected Performance	
Projected Equity Multiple	3-4X
Projected Average Annual Cash Flow	25-30%
Projected Average Annual Return	40-60%
Projected Internal Rate of Return	30-40%

Investor Projections and Profit Splits $50,000 Investment

	Investment	Total Return	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow %			12%	25%	30%	35%	35%
Cash Flow Preferred Return	($50,000)	$30,000	$6,000	$6,000	$6,000	$6,000	$6,000
Cash Flow Splits		$40,000	$1,500	$6,500	$9,000	$11,500	$11,500
Return on Sale		$105,000	$0	$0	$0	$0	$105,000
Total Return		$175,000	$7,500	$12,500	$15,000	$17,500	$122,500

Investor Projections and Profit Splits

Preferred Return	Profit Splits	Description
0-~12%	100% / 0%	Investors earn 100% of the cashflow up to ~12% preferred return from their investment in the portfolio
~12%+	75% / 25%	Proceeds are split 75% to investors (LPs), 25% to GPs after the ~12.0% preferred cash-on-cash return is met. All cash flow from operations is return on capital. All cash flow from sale is return of capital.

Please refer to the private placement memorandum for additional details. This slide is intended to be an example/projection of what an investment may look like. Returns are not guaranteed and past performance is not an indicator of future performance. Please invest responsibly.

Debt Structure

We primarily source our debt from private credit funds and banks.

Our typical debt structure is as follows:

- ✓ Senior Debt: 30-60%
- ✓ Mezzanine: 10-25%
- ✓ Seller Carry: 0-25%

Example on a 10M dollar transaction

- ✓ Senior 50% (5M)
- ✓ Mezzanine: 20% (2M)
- ✓ Seller Carry 15% (1.5M)
- ✓ Total: 85% (8.5M)

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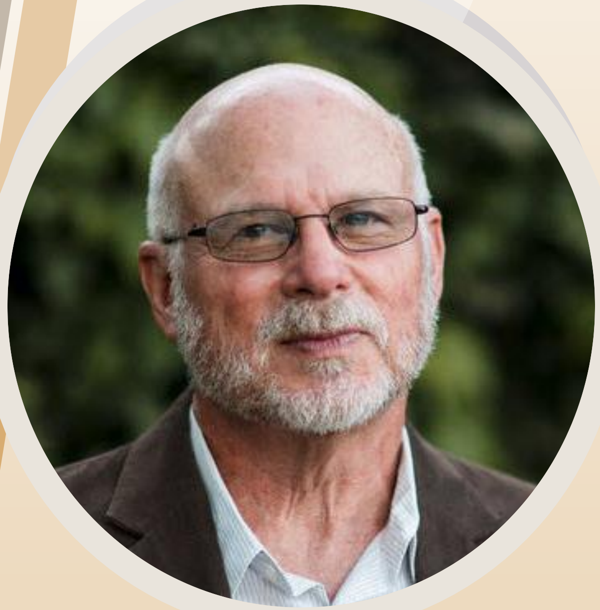
Jeff Greenberg CEO and Founder of Synergetic Investment



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 now considers himself a recovering syndicator currently managing 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.

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Team Bios

SAM MAHMOOD
GENERAL PARTNER

Principal, Portfolio Managment

Sam is a Serial Entrepreneur with experience in operating and investing in early stage and established companies. Sam serves as Portfolio Company Officer working directly with the Portfolio Companies management team and C level ececutives.

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 in raising capital and has allocated over 70M dollars of equity across multiple asset classes. Sam's role is Head of Capital Markets where he directly works with our Limited Partners.

General Partner/Advisor
Shawn Godwin

Shawn Godwin took over his family business in 1993 after graduating from the University of South Carolina with a degree in Owner-Managed Management. He learned the ins and outs of the company and the construction industry from his father Marshall and grandfather Mack. What started as a family business patching asphalt driveways in the 60's has become one of the largest paving companies in South Carolina. Shawn took the company over in 1993 with 25 employees and has scaled it to nearly 1000 employees, owning/operating 6 asphalt plants across the state with over 45 million EBITDA .

Exit Strategy

The Pave Fund will be focused on leveraging strategic combinations to transform the fund into a portfolio generating annual revenues in the range of $40-80 million.

The ultimate goal is to position the portfolio as an attractive acquisition target for a middle-market private equity firm within the industry.

Financials and Projected Returns

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
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

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Push the button or Scan the code for more information or to Soft Commit

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Jeff Greenberg MBA

Chief Executive Officer

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