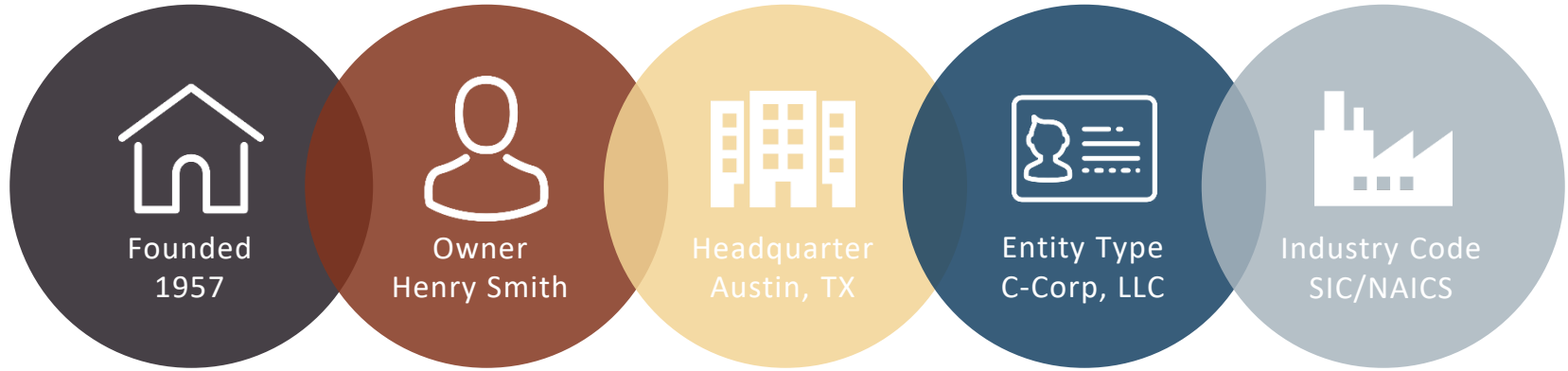




XYZ
Custom Cabinets

Perfect Timing, High ROI Target

XYZ Group, one of the top names in cabinets and countertops since the mid-sixties.



- Customers consist of large general contractors, individuals and property management companies.
- Key growth drivers are new home constructions and remodelling activity.
- Henry Smith has owned and managed the Company since 2002.
- XYZ's cabinets are KCMA/ANSI certified.

Investment Highlights



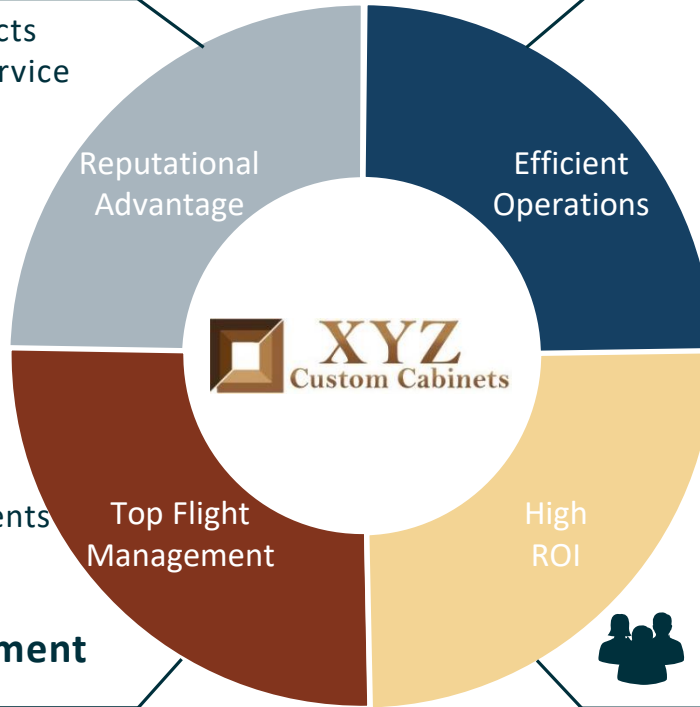
Reputational Advantage

- High quality of products
- Quick turnarounds service
- Competitive pricing
- Timeless delivery



Efficient Operations

- Successfully conducted over half a decade
- Compete with considerably bigger competitors



- Maintains long term relationships with talents
- Experienced and competent

- **80% ROI**
- Highly profitable and cash rich for decades



Top Flight Management

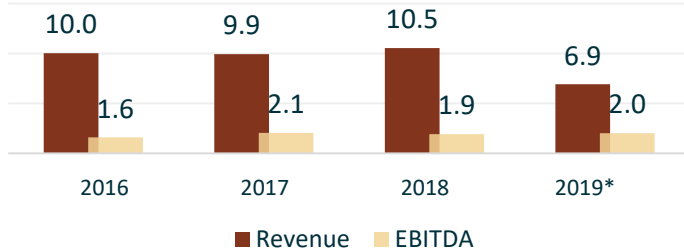


High ROI

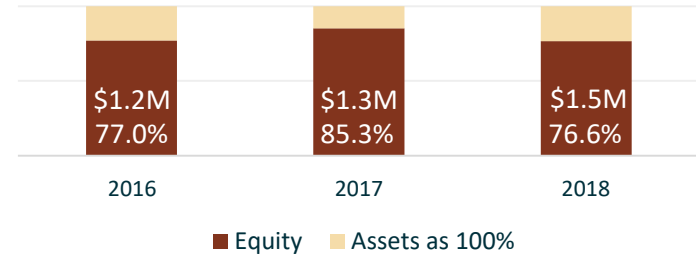
Financial Summary

2019 Revenue Projection to \$13mn

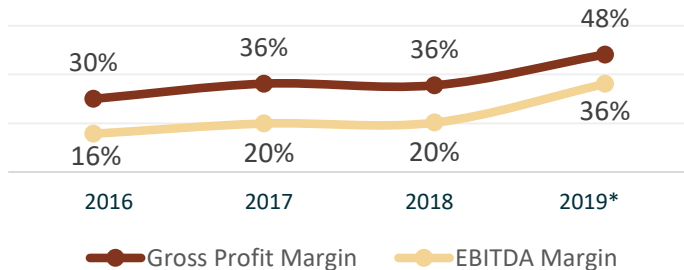
in \$millions



Equity Counts Three-quarters



Margins Expand as Revenue Climb



- Small decrease in 2017 revenue owing to the cutback of a number of projects by NCC.
- 2018 revenue is expected to grow due to the addition of a **new customer**, The Leo Group which XYZ has several projects signed up with for 2019 and 2020.
- Despite much less reliance on NCC and student housing, XYZ still will have **4-6 student housing deals** per year between The Cohen Company, NCC and EDB Construction in Austin, TX.

*From 1st Jan – 3rd May

MEET THE TEAM

“*The management team has strong experience in building cabinet companies.*”



Henry Smith
Chief Executive Officer

Acquired XYZ in 2008

Fmr. CTO & Co-founder

MBA (Texas A&M)



John Martin
Shop Manager

Joined in 2014

Fmr. CTO & Co-founder

MBA (Texas A&M)



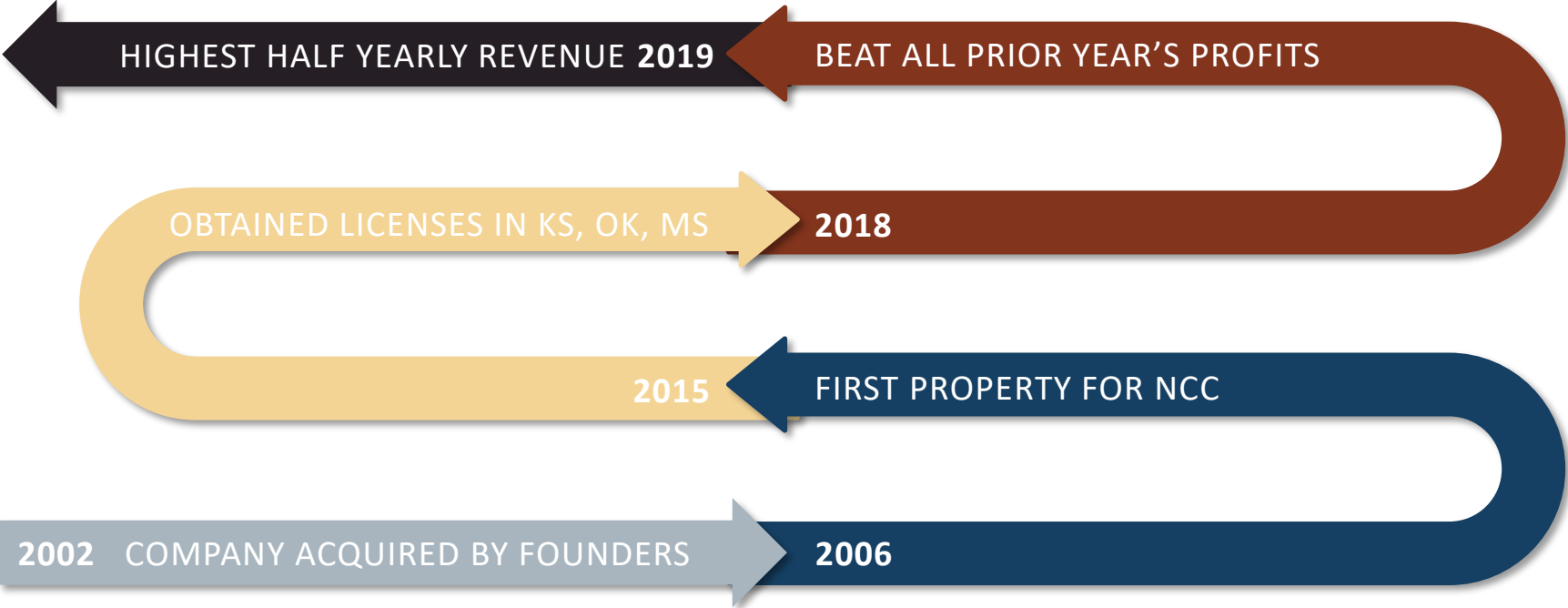
Jessica Jackson
HR & Acct. Manager

Joined in 2008

Fmr. founder ABC

Bachelor in Psychology

History and Key Metrics



The US Cabinet and Vanity Manufacturing Industry

\$13.9_{bn}

Estimated
2018 revenue

1.4%

Expected growth rate
2019-2023

\$654.9_{mn}

Profits

\$14.9_{bn}

Estimated
2023 revenue

13,970

Of C&VM businesses

Perfect Timing, High ROI Target

Asset Sale

- Retain the cash, accounts receivables and payables.
- Receive payment for Work in Process and Inventory.

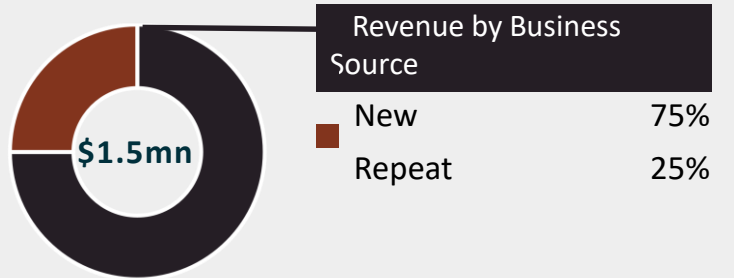
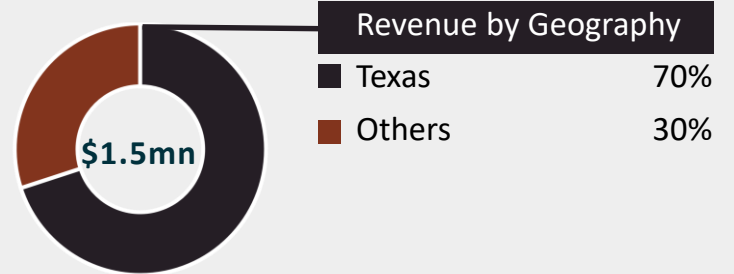
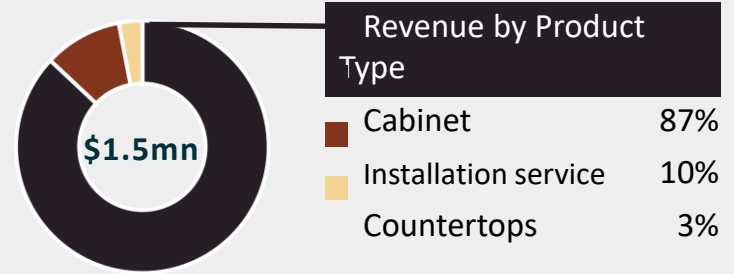
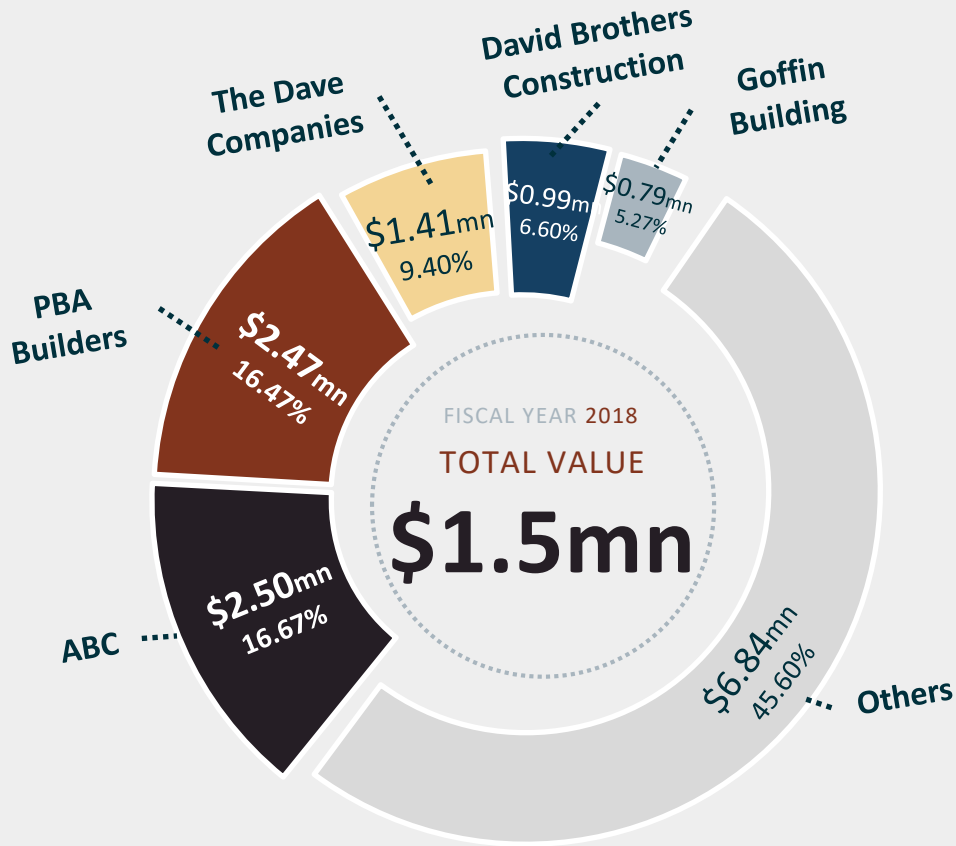
Great Owner

- Acquired the company in 2002, Henry Smith is the sole owner.
- Willing to stay on for up to one year.
- Option of purchasing the plant.

High ROI

- **80% ROI**
- Only one enticing competitor.
- Millworkers would significantly benefit.

Customer Breakdown



Income Statement (Consolidated)

	2016	2017	2018	2019*
<i>All figures are in USD</i>				
Revenues				
Sales	\$11,338,723	\$9,812,763	\$10,313,173	\$6,258,183
Management Fees	382,200	511,200	754,800	0
Other Income	11,985	12,911	8,361	0
Total Revenues	\$11,732,908	\$10,336,875	\$11,076,334	\$6,258,183
<i>Y-o-Y Growth Rate</i>		-12%	7%	
Cost of Sales	8,324,427	6,794,005	7,353,673	3,366,119
<i>%age of Revenue</i>	71%	66%	66%	54%
Gross Profit	\$3,408,481	\$3,542,869	\$3,722,661	\$2,892,064
<i>%age of Revenue</i>	29%	34%	34%	46%
Expenses:				
Selling, General & Administrative	\$1,853,587	\$1,667,054	\$1,945,805	\$666,004
Depreciation & Amortization	166,059	123,169	77,075	0
Rent	60,140	180,000	180,000	75,000
Other Expenses	52,397	41,978	0	11,385
Total Expenses	2,132,183	2,012,201	2,202,880	752,389
EBIT	1,276,298	1,530,668	1,519,781	2,139,676
Depreciation & Amortization	166,059	123,169	77,075	0
EBITDA	1,612,509	1,853,837	2,028,508	2,139,676
<i>%age of Revenue</i>	14%	18%	18%	34%
Net Other Income	33,053	1,410	300	(1,328)
Net Income	\$1,309,350	\$1,532,078	\$1,520,080	\$2,138,348
<i>%age of Revenue</i>	11%	15%	14%	34%

* From 1st Jan to 3rd May 2019