



Investing in the Heart of America

Presented by





ACCREDITED INVESTOR

You have a net worth of at least \$1 million, excluding the value of your primary residence

OR

Have earned at least \$200,000 in each of the past two years, or \$300,000 combined with a spouse or partner

A HISTORIC OPPORTUNITY

Aging Business Owners and
Succession Issues

10M

Businesses to be sold by 2035

BOOMERS EXITING BUSINESSES

40% of U.S. businesses face a 'Silver Tsunami' as retiring Boomers lack succession plans.

Undervalued Businesses in
Growth Markets

3x-5x

EBITDA Multiples

BLUE COLLAR ACQUISITIONS

Steady demand and low sophistication create stable, high-value opportunities.

Technology Integration Potential

20%+

Savings on admin, insurance and information management costs

POTENTIAL SAVINGS W/TECH INTEGRATION

Blue-collar businesses can boost value with tech and process upgrades.



FUND TERMS

	CLASS D
Minimum	\$200,000
Preferred Return	8%
IRR*	41.9%
Equity Multiple*	4.35x
Distribution Timing	Quarterly
Bonus Timing	Yearly & At Exit
Hold	5 years
Annual Depreciation*	7-14%
Fund Size	\$20M
Fees / Capital Calls	None.



HERE'S WHAT WE DO



Buy Right, Improve, Scale, Exit

Buy strong businesses at a 3-5x, add systems for scale, sell at a premium in 5 years



Investors Get Paid First

You get paid first. We have no fees. We only earn after you do.



Cash Flow with Meaningful Multiples

Monthly preferred return distributions, yearly bonuses and exit tail to get you a projected 4.35x+ Equity Multiple



NO CAPITAL CALLS. Ever.

Your commitment is fixed - no worry about capital calls

SecureGrowth[®]


ACQUISITION SYSTEM

(Buy Box Criteria)


Our disciplined acquisition approach focuses on established blue collar businesses with proven track records and growth potential.

BUSINESS FUNDAMENTALS

 High Growth Market

 Aging Founder strongly preferred

 10-20% sellers note

 15%+ Net Margin

 3-5x EBITDA Multiple

OPERATIONAL EXCELLENCE CRITERIA

 10 years or older business (20+ years preferred)

 Need for technology and modernization

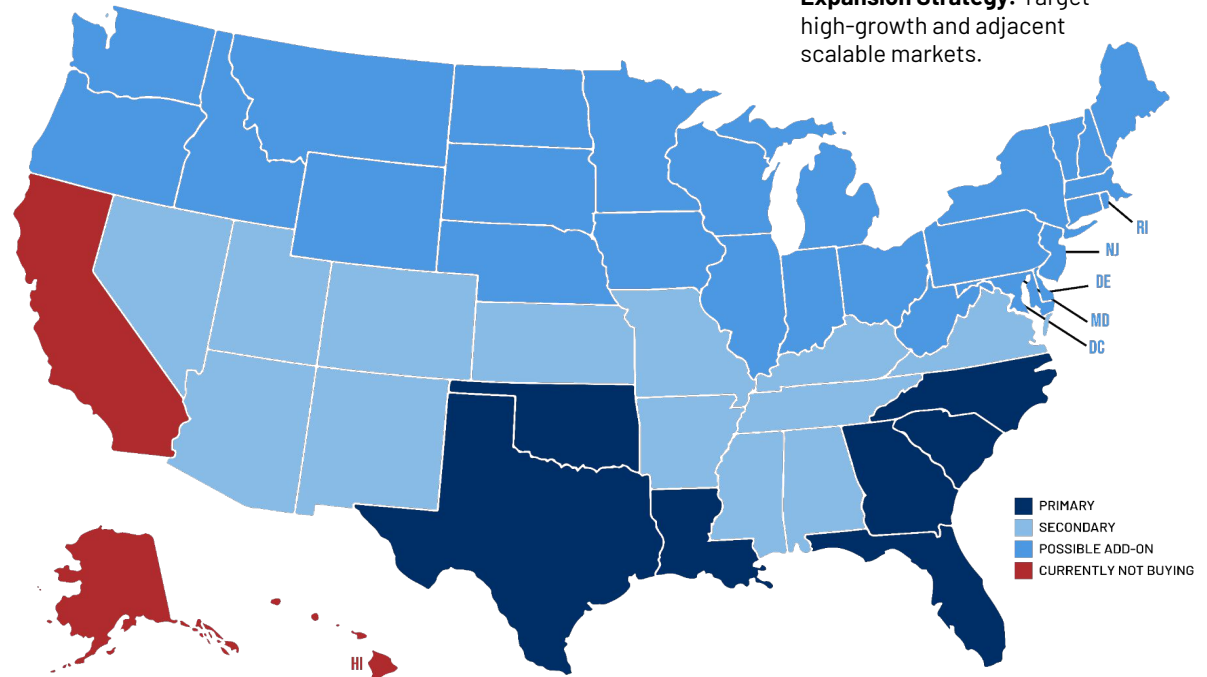
 Loyal customers eager to expand their business

 Committed employees post-transaction.

 Seller remains minority partner after acquisition.

TARGET MARKETS

Expansion Strategy: Target high-growth and adjacent scalable markets.



Primary Focus

Texas growth corridor (Dallas, Houston, Austin, San Antonio)

Secondary Focus

Carolinas, Georgia, and Florida

Additional Opportunity Zones:

U.S. Virgin Islands and Puerto Rico

Exclusions

California, Alaska and Hawaii

VALOREM BLUE COLLAR SCALABILITY PROTOCOL

1



Systems & Documentation

- Document tribal knowledge
- Install mgmt. frameworks
- Standardize Systems/Processes

2



Marketing & Sales

- Build sales teams
- Proven client acquisition methods - relationship building and selling value over price

3



Technology Integration

- Project & field management software
- Tech driven visibility over finance, equipment, KPIs

4



Estimating Scalability

- High-volume accurate estimating
- Efficient bidding processes
- Capture missed opportunities

5



Financial Efficiency

- Hedge commodity risk
- Captive insurance
- Resource sharing - CFO, Back Office, Tech, Purchasing, AI

Proven systems for sustainable blue collar business growth

PREVIOUS BLUE COLLAR BUSINESS SUCCESSES



ALPHAPEX

WATERPROOFING • JOINT SEALANTS
AIR BARRIERS • FIRESTOPPING

Founded in 2015 by Charles Covey, 135 employees, and **200+ projects completed**, setting new industry standards with high quality installation and technology integration. Grew revenue 14,000% in 4 years.

THE INDUSTRY LEADER
IN TECHNOLOGY
DEVELOPMENT &
INTEGRATION

LARGEST CONTRACT
\$3.5M

BONDING CAPACITY

\$6M
SINGLE

\$40M
AGGREGATE



#1
IN

**SAFETY • QUALITY
COMMUNICATION**

**THE FIRST WATERPROOFER
IN THE NATION TO BE**

100%
OSHA 30
TRAINED



400,000
MAN HOURS
NO LOST TIME

ACQUISITION PIPELINE

Piedmont Crescent Area, NC



OPPORTUNITY GALAXY

COMPANY OVERVIEW

Steel Building Erection Company

- **Overview:** 51-year-old commercial steel erector
- **Team:** 25 employees
- **Financials:** \$15.6M 2024 Revenue , \$3.6M EBITDA
- **Purchase Price:** \$12.5M (\$10.5M cash + \$2M note, 10 yrs at 6%)
- **Stability:** Profitable business with loyal clients

GROWTH POTENTIAL

Boost revenue through more projects, tech-driven efficiency, dedicated sales, and scaled material cost management.

GOALS

Projected \$37.6M+ revenue and \$35M+ valuation in five years with regional expansion and scalable leadership development.

OPPORTUNITY LYRA

COMPANY OVERVIEW

Concrete Bridge Contractor

- **Overview:** 47-year family business
- **Focus:** Prime contractor for public/private projects up to \$6M
- **Financials:** \$4.7M FY2025 Revenue, \$1.1M adj. EBITDA
- **Purchase Price:** \$2.8M (\$2.3M cash + \$500K note, 10-yr term)
- **Stability:** Profitable, low turnover, strong client relationships

GROWTH POTENTIAL

Implement software, expand production, and grow customer base through marketing.

GOALS

Projected \$10M+ revenue and \$7M+ valuation in five years with seller support for a smooth transition.

ACQUISITION PIPELINE

Dallas, TX



ACQUISITION PIPELINE

Shreveport, LA



OPPORTUNITY AURORA

COMPANY OVERVIEW

Steel Building Fabrication and Erection Company

- **Overview:** 44-year old business
- **Team:** 35 employees
- **Financials:** \$14.2M 2024 Revenue, \$1.9M EBITDA, 16% margin
- **Purchase Price:** \$10MM (\$8.5M debt & equity, \$1.5M note, 10 yrs at 6%)
- **Stability:** Trusted by loyal clients with repeat business

GROWTH POTENTIAL

Three divisions—Structural, Miscellaneous, General Contracting—expanding into PEMB/institutional projects with standardized assemblies and premium pricing.

GOALS

Projected \$28.9M+ revenue and \$5.4M+ EBITDA by Year 5 through BU accountability, ERP/PM, standardized “kit” SKUs, and school partnerships for labor.

TEAM



Charles C.
Founder

- Experienced Leader, built multiple businesses, built and managed teams of 130+ people
- Over \$5B in construction and development projects as construction company owner



John R.
CFO

- Overseen capital raises and funds totaling over \$600M
- CFO for over 10,000,000SF of RE opportunities worth of \$2.5B
- As principal performed 25 acquisitions over \$200M+ in value.



Brock L.
Dir. Acquisitions

- 20+ years in sales and acquisitions
- Sources and negotiates buyouts for PE firms
- Strong broker and investor network



Matthew M.
General Counsel

- 16+ years in corporate law and M&A
- Former President & General Counsel for multi-industry venture studio
- Executive experience with \$500MM firms



Bill R.
Sr. Analyst

- Underwritten \$2.6B+ in completed transactions
- Involved in 11 acquisitions and 5 exits, including Kraft Heinz
- Key role in \$1.5B TPx Communications take-private



Jordan L.
Dir. Operations

- Extensive experience in private equity capital raising and syndication
- Apple B2B enterprise and world-leadership experience
- Background in biochemistry and molecular biology



Stephen H.
Dir. Investor Relations

- Raised \$1B+ in real estate and private equity investments
- Military Officer in Special Ops Community who led 300+ personnel across deployments to Afghanistan and Africa
- 18+ years experience scaling early-stage ventures into high-growth organizations



FUND TERMS

	CLASS D
Minimum	\$200,000
Preferred Return	8%
IRR*	41.9%
Equity Multiple*	4.35x
Distribution Timing	Quarterly
Bonus Timing	Yearly & At Exit
Hold	5 years
Annual Depreciation*	7-14%
Fund Size	\$20M
Fees / Capital Calls	None.

HOW TO GET STARTED

1



Register for our
data room/portal.

2



Review and
sign documents.

3



Fund your investment.
We can help with your
SDIRA custodian.

4



Regular updates.
Receive returns.

Join today and start making secure, passive, dependable income!

ValoremCapital.CashFlowPortal.com



Investing in the Heart of America

Valorem Capital

valoremcapital.cashflowcapital.com

☎ 469-838-7044 call/text

✉ investors@valoremcapital.com

Presented by



The websites, content and videos of Blue Collar Business Fund 1 LLC and Valorem Capital LLC are for informational purposes only and do not constitute an offer to sell or a solicitation of an offer to buy securities in the Company or any related entity. Any offer or solicitation will be made exclusively through the appropriate 506(c) offering materials, which include detailed information about the investment, risks, fees, and expenses. Investments are open only to accredited investors as defined by the Securities and Exchange Commission (SEC). This material does not constitute legal, tax, or financial advice. Prospective investors should consult their advisors before making any investment decisions. For more information, visit www.valoremcapital.com

COMMON QUESTIONS

Is there risk? → The SEC requires us to tell you all investments are have risk. That being said, we only buy strong, successful businesses that have a 20+ year track record and are already making money, no complex business plan implementation is needed to generate cashflow to start your distributions .

What if I need my money back? → There's a 5-year hold, but we have ways to exit the investor early if needed, in an event you need an emergency liquidation, contact our team as soon as possible so we can see what can be done.

When should I expect first distributions to start? → Returns expected to start about 60 days after a business is acquired.

I have more money to invest, can I get a better preferred return rate? → Yes! We have 2 distinct share classes.

- Class A, \$200,000 minimum: \$200,000 minimum, 12% preferred return.
- Valorem Capital Premier Partner: \$500,000 minimum, 14% preferred return. Available to qualified investors. Inquire for details.

Who is part of the due diligence team? → The fund uses a range of both in-house and out-of-house staff to underwrite and conduct due diligence on the entities being targeted for acquisition. Our DD team has overseen billions of dollars of business acquisitions

What is the fee structure? → Valorem Capital and the Blue Collar Business Fund have zero fees of any kind. The sponsors only makes money after the investor makes money.



FUND TERMS

	CLASS A	Valorem Capital Premier Partner Program
Minimum	\$200,000	\$500,000
Preferred Return	12%	14%
IRR*	21.0%	38.2%
Equity Multiple*	2.15x	3.15x
Distribution Timing	Monthly	
Bonus Timing	Yearly & At Exit	
Hold	5 years	
Annual Depreciation*	7-14%	
Fund Size	\$20M	
Fees / Capital Calls / Waterfall	None.	

Want to become a Valorem Capital Premier Partner?

Investors deploying more than \$500,000 could be eligible for the Valorem Capital Premier Partners Program grants access to special reporting, exclusive events and can amplify returns.

**projected return metrics dependent upon project performance.*