

HIGHLIGHTS

- **Participate in the Housing Boom In #1 State and City for In-Migration—Tucson, Arizona.**
 - University Town with 1+MM residents, ample water and land to build on with few restrictions
 - Pandemic started a mass exodus into affordable markets like Tucson offering great lifestyles at affordable prices. Demand subsided in 2023 due to soaring interest rates and prices.
 - Tucson is among the most resilient housing markets in the US with sales bouncing back.
- **Company does the impossible—delivers framing on time and on budget.**
- **Streamlined its Business Model and Bought out a Competitor for \$2 MM, to grow EBITDA 8X, achieving \$16MM on \$80MM+ sales in 2021 & 2022.**
- **2023 Outlook is \$50+MM sales and \$8-\$10MM EBITDA.**

COMPANY OVERVIEW

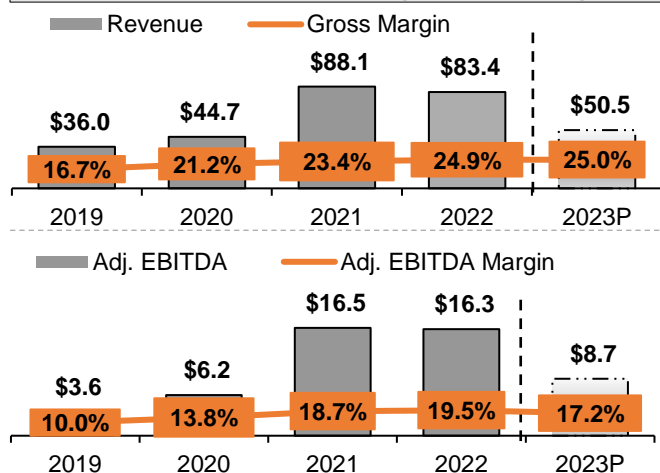
The Company is a leading regional privately-owned framing company serving the needs of large residential developers. The Company is known for its on-time and on budget completion of contracts. Company rapidly absorbed an acquisition and delivered back-to-back years of \$85+MM in sales and \$16MM of EBITDA in 2021 & 2022.

Although mortgage rates and asking prices have increased, Tucson is proving to be the most resilient market in America for 2022.. Streamlined business model generates attractive EBITDA margins of 18% even in 2023's subdued market. Developer's plans should result in gradually increasing throughout the year. Owner loves to work but needs to do a transaction to assure the continuing success of Boardwalk, while setting aside money to secure his young family's future.

MARKET CONDITIONS

- Premiere town for In-Migration with a large university offers world class amenities at affordable prices. Ample water and pro-growth government makes this an alternative to Phoenix & Vegas.
- Nationwide, US needs 3.8 more residences built so that supply and demand get in sync. Demand in attractive secondary cities will continue to grow.

PROFORMA FINANCIALS (\$ IN MILLIONS)



INVESTMENT OPPORTUNITY

Participate in the housing boom ignited by in-office activities being provided by remote workforce. Demand is especially high for these secondary metro areas where there is still land to develop and building restrictions are more relaxed. Framing is often outsourced by developers and is often a bottleneck—with Boardwalk the obvious solution.

TRANSACTION PROCESS OVERVIEW

- Janas / JCC Capital Markets (Janas) has been retained by the Company to identify potential acquirers and conclude a sale transaction to facilitate founder's transition to retirement.
- Parties interested in pursuing discussions with the Company are invited to contact Janas.
- A Confidential Information Memorandum is available upon signing a Confidentiality Agreement.

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