



BEARSVILLE LLC

SERIES A \$15M REAL ESTATE INVESTMENT OFFERING

This summary shows Bearsville LLC’s initial investment, development plans, funding requirements, and projections including plans for facilities upgrades, combined heat & power (CHP) development, IT services infrastructure, and Data Center. Bearsville has invested over \$17.5 Million (USD) in the property and is seeking \$15M funding to complete buildout of the industrial complex located in Colebrook NH. With further development, the Company will diversify its services and dramatically increase revenue offering new services while increasing energy supply to onsite tenants with excess energy to retail customers and the grid.

BEARSVILLE INDUSTRIAL COMPLEX

- Triple Net Long Term Leases
- 22.4 Acres Total Site Area
- Two 100,000 s.f. Buildings, Total Interior Space 200,000 s.f.
- Includes 7.4-acre Adjoining Property with Natural Gas Tap (2400 MMBTU/10MW Day)
- Onsite Water Well & Treatment Facility

Debt, Common
And Preferred

\$15M Raise

3-7 YR Exit



Ten Year - \$15.6 Million Projected Revenue

Onsite Tenants and Prospective Customers

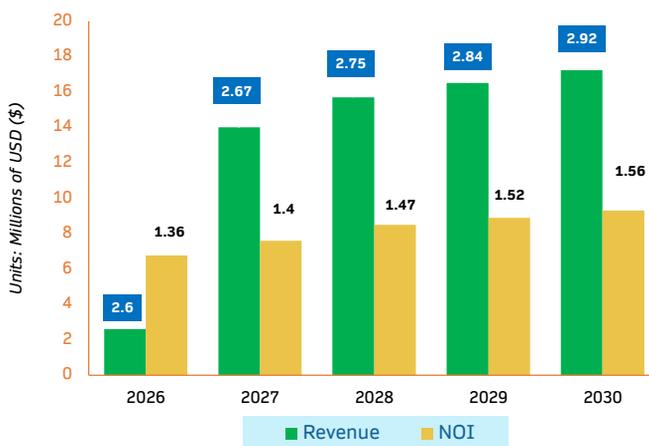
“Bearsville LLC has invested over \$17.5 M in its Industrial Complex and is seeking funds for further development to diversify and maximize profitability”. **Richard Renehan, President Bearsville, LLC.**



Funding Detail

FUNDING TARGET	GEOGRAPHIC FOCUS
SERIES A TARGET \$15M	Colebrook NH
Pre-Money Valuation \$17.5M Post-Money Valuation \$32.5M	
\$5M Debt Offering	COMMON AND PREFERRED EQUITY
TARGET NUMBER OF INVESTMENTS	\$10M
6	PRE-MONEY VALUATION
MINIMUM INVESTMENT	\$17.2M
\$2.5M	TARGET HOLDING PERIOD
	3-7 YEARS

Pro-Forma Revenue and NOI (2026-2030)



Series A funding Milestones

Modernize Infrastructure

Secure Data Center Tenants



Funds Usage



Investment Summary of Bearsville LLC. This offering represents an excellent opportunity to participate in diversifying the Company’s offerings including further development of the on-site 10MW natural gas facility, new data center clients for Bitcoin Mining/AI / and new IT services platform to support high performance computing (HPC). This project offers a high-return potential, and partners could achieve a 30% CAGR over the next five years. For more information visit our [Investor Relations Page](#) or contact Lew Williams, CFO: Lew@rencogloves.com, or call Richard Renehan 978-884-8494



BEARSVILLE LLC \$15M INVESTMENT OFFERING

COMMON, CLASS A SHARES AND DEBT OFFERING

SUMMARY

This investment and development plan represents an excellent opportunity with extensive facilities, robust infrastructure, and strategic development plans. The site's eligibility for various economic incentives further enhances, its hub zone, opportunity zone, and foreign trade zone attractiveness for agile clean MedTech manufacturing, data center, energy, and related enterprises. This is an excellent growth and income opportunity that supports the states growing demand the state's growing demand for economic and community development with a strategic location, and existing natural gas pipeline infrastructure located on a 22 Acre Industrial Complex. This project offers stable return potential with long-term revenue streams.

Note: Proforma estimates are subject to variation based on market conditions.

Investment Highlights

Predictable Revenue Streams: Triple Net Leases (NNN) offer several advantages for landlords in commercial and industrial real estate. Tenant is responsible for property taxes, insurance, and maintenance allowing a steady stream of net rent without unexpected costs cutting into profits. Long term triple net leases (10+ Years) with 3% annual escalation. Increased potential for long-term energy supply agreements (PPAs) to tenants, industrial partnerships, and peak power demand pricing supports consistent returns. Bearsville is ideal for investors who prefer a hands-off approach to property management. Since the tenant covers property-related expenses protecting Bearsville, LLC from cost inflation, such as tax increases, insurance hikes, or rising maintenance costs. Funding for diversification of business segments allows **Scalability & Expansion Potential:** Future property capacity expansions and grid integration opportunities increase long-term value.

Strategic Location: New onsite natural gas tap infrastructure maximizes profitability while minimizing grid dependency with ability to substantially increase CHP production. (Current 2400 MMBTU/Day -5 MW). **Market Advantages:** High profit margins driven by a \$0.10/kWh differential between production and selling price supported by growing energy demand in New Hampshire. Favorable regulatory environment for energy efficient projects. New electric transformers have been installed for 5MW of current power from the grid.

Capital Expenditure Incentives : 30-40% green incentives for Co-Gen/CHP. Potential Eligibility for state & federal energy incentives includes tax benefits, and infrastructure grants. Includes 30-40% Co-Gen/CHP Rebates

Series A Financial Projections

- Projected Revenue: \$2.48M annually, averaged over 10 years
- Operating Expense: \$2 million/year (fixed).
- CAGR 30%

Future Funding Opportunity - Series B

The Company is planning the Ren-DC data center in the second building which is 80 percent completed and ready for rapid deployment for Collocated secure data processing, and crypto. Renco is also planning to expand its natural gas facilities to 40-60 MW.

