



Copperstone Foods

TURNKEY MANUFACTURE ACQUISITION

101 N WRIGHT STREET, EUSTIS, NE 69028

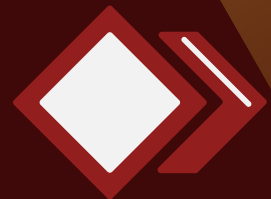


Executive Summary

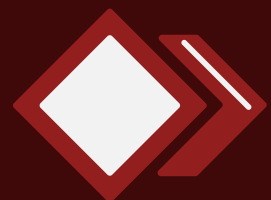
Scalable Halal Protein Production



A pristine, recently modernized food processing facility in Eustis, Nebraska, specifically re-engineered to capture the rapidly growing global Halal protein sector.



Zero historical exposure to pork contaminants, offering an uncompromised, fully certified Halal framework that satisfies strict regulatory and consumer standards.



Completely updated through a multi-million dollar renovation and backed by a \$5 Million Nebraska Enterprise Fund (NEF) grant allocation.

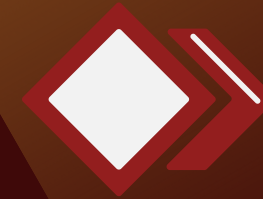


Production & Workforce Capabilities



Advanced Scale

Plant design accommodates flexible, high-volume production lines tailored for domestic and international meat product markets.



Operational Readiness

Retained, highly skilled core manufacturing staff ensures seamless operational continuity and immediate post-acquisition output.



Community Integration

Robust operational support from the Eustis community and local economic development groups, providing a reliable long-term labor foundation.





Acquisition Pricing & Advantageous Capital Structure



Total Purchase Price: \$6,000,000.00



Below-Market Assumable Financing

Includes a \$4.8 Million assumable note locked at an exceptional 4% fixed interest rate, shielding buyers from high modern interest expenses.



Flexible Transaction Structures

Ownership is prepared to provide secondary seller financing on a portion of the remaining balance for qualified strategic or financial buyers.

FACILITY OVERVIEW & PRODUCTION CAPACITY

Advanced Plant Infrastructure

- Comprehensive facility transformation funded by a multi-million dollar capital improvement initiative.
- Upgraded infrastructure featuring a custom 2,500-square-foot commercial refrigeration and freezer expansion.
- Maintained under strict hygienic protocols with regular, meticulous updates to all processing floors.
- 8,000 total square footage of facility space situated on 2 acres of prime commercial land, allowing ample room for logistics and future expansion.

High-Volume Production Output Capabilities

- Line engineering is designed to scale up to 9,000 pounds of finished product daily.
- Integrated with advanced material handling lines to minimize manual labor costs and maximize output speed.
- Configured to easily source and process standard bulk cuts (such as short plates) into high-value consumer products.

Regulatory Compliances & Facility Security

- Houses a fully integrated, active USDA inspection site to enable rapid, on-site product clearance for regional or national distribution.
- Built exclusively to meet rigorous, non-pork segregation rules, streamlining ongoing Halal verification.
- Partnered with robust local public power infrastructure to ensure consistent electrical load capacity for continuous plant operations.

Conclusion & Next Steps



Acquisition Summary

- CopperStone Foods presents a turnkey opportunity to acquire a fully updated, non-pork segregated processing asset optimized for the high-growth Halal market.

Immediate Action Path for Buyers

1. Execute Confidentiality Agreement: Sign the Non-Disclosure Agreement (NDA) to gain access to proprietary operational, financial, and facility data.
2. Schedule Site Inspection: Coordinate a private, guided walkthrough of the Eustis facility to inspect production lines, view the advanced refrigeration infrastructure, and meet local operational leadership.





CopperStone Foods

Thank You



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www.copperstonefoods.com

