SERVICE DEPOT HOLDINGS

35 years running cleaning companies. Now buying one to lead.

A search fund to buy one solid, founder-built commercial cleaning company (healthcare first) from an owner ready to hand it on, then grow it through add-ons.

$500K	24 months	1.5×	3–5
Search capital	Search period	Step-up at acquisition	Companies, one at a time

01 · THE THESIS

One solid base company. Then add-ons, one at a time.

1 Buy one solid base company

A credentialed healthcare cleaning business, sound on its own, from a founder with no internal successor who will stay through the handover.

2 Run it well

Keep the crews and the customer relationships. Use AI to take administrative drag out of scheduling, billing and estimating.

3 Add on with discipline

Three to five companies in total, acquired serially, each integrated before the next, from owners Paul already knows.

THE SPREAD IS THE RETURN



Underwritten at a 10% EBITDA margin. Exit benchmarked to the sector leader's five-year median multiple; any premium is upside.

WHY HEALTHCARE FIRST

- **Credential-gated.** Audited protocols and badged, medically cleared staff take months to qualify.
- **Contracted and recurring.** Multi-year janitorial agreements you can underwrite.
- **Risk before price.** A failed inspection is a clinical event, so customers keep the contractor that never fails.

Not an offer to sell or a solicitation of an offer to buy securities. Any offering will be made only to accredited investors through a private placement memorandum. Figures are modeled projections, not audited results.

02 · THE SEARCHER

Raised in the business he's now buying into.



Paul Mederos
Founder & CEO

Grew up in his family's hospital-cleaning company in Northern Virginia and was running it by 23. Then two decades as a senior executive at a national facilities contractor, most recently Executive Vice President.

35+	300+	150+	5,000+	$100M+
years in facilities services	sites operated	healthcare facilities	people led	budgets

- **Federal and institutional:** NIH, U.S. Coast Guard, and the Dulles Airport custodial win against 12+ bidders including ABM.
- **The industry specialist is the searcher.** Which supervisors are load-bearing, which add-backs are real, what a hospital contract costs to service: that diligence is his own.

PIPELINE
32 founder-led companies, screened for credentials, contracts and succession

BASE-COMPANY CANDIDATE
Founders Paul knows have asked him to come back in Q1 2027 to talk terms

COMMITMENT
Full-time and exclusive from the first close of search capital

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03 · THE SEARCH

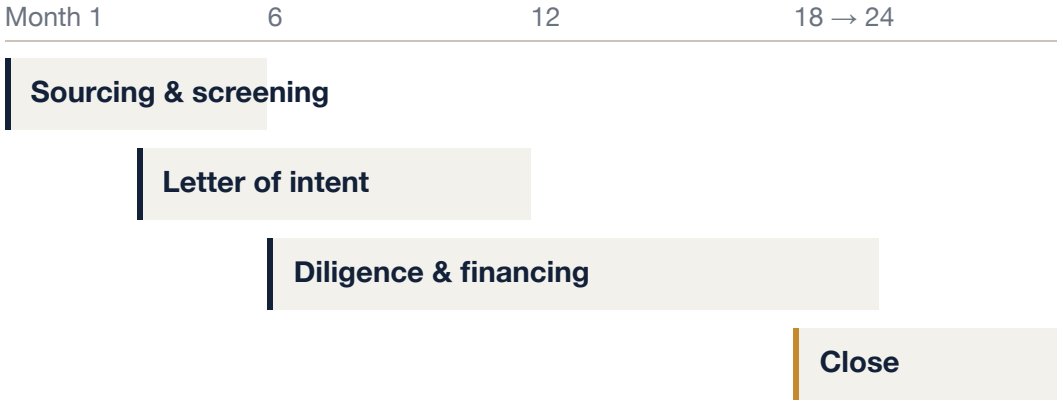
$500K. 24 months. One solid base company.

SEARCH BUDGET



Searcher salary · $162.5K/yr, full-time	65%	**$325,000**
Due diligence · commercial, tax, financial, legal	13%	**$80,000**
Travel & owner outreach	7%	**$45,000**
Fund formation & administration	5%	**$30,000**
Research stack · AI tooling, data, CRM	3%	**$20,000**
Total search capital	**100%**	**$500,000**

24 MONTHS FROM FIRST CLOSE



Signed LOI to close alone runs six to eight months, so the plan budgets the full two years. Diligence on the deal that closes is a transaction expense; this budget covers the work before that, including deals that don't close.

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04 · TERMS & THE ASK

Classic search terms. Join the search.

- **1.5× step-up.** When the base company closes, search capital rolls into acquisition equity at 150% of the amount invested.
- **Pro-rata first right on the acquisition.** Search investors get the first opportunity to fund the acquisition raise ($10–20M for the base company). Participation is each investor's choice.
- **Accredited investors, Reg D.** Offered only through a private placement memorandum. The draft PPM is under review by securities counsel.
- **The category is live.** Blue Sage Capital invested in Clean Team (18 branches, 13 states) on Sept 30, 2026. Rainier (Kleen-Tech), Angeles Equity (Xanitos) and Littlejohn (Pritchard) are building here too. The edge is an operator leading the search into credentialed niches.

$500K

Search capital to buy one solid base company, then grow it through add-ons.

8–12	$50K	24 mo
investors	minimum	search period

Paul Mederos, Founder & CEO

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