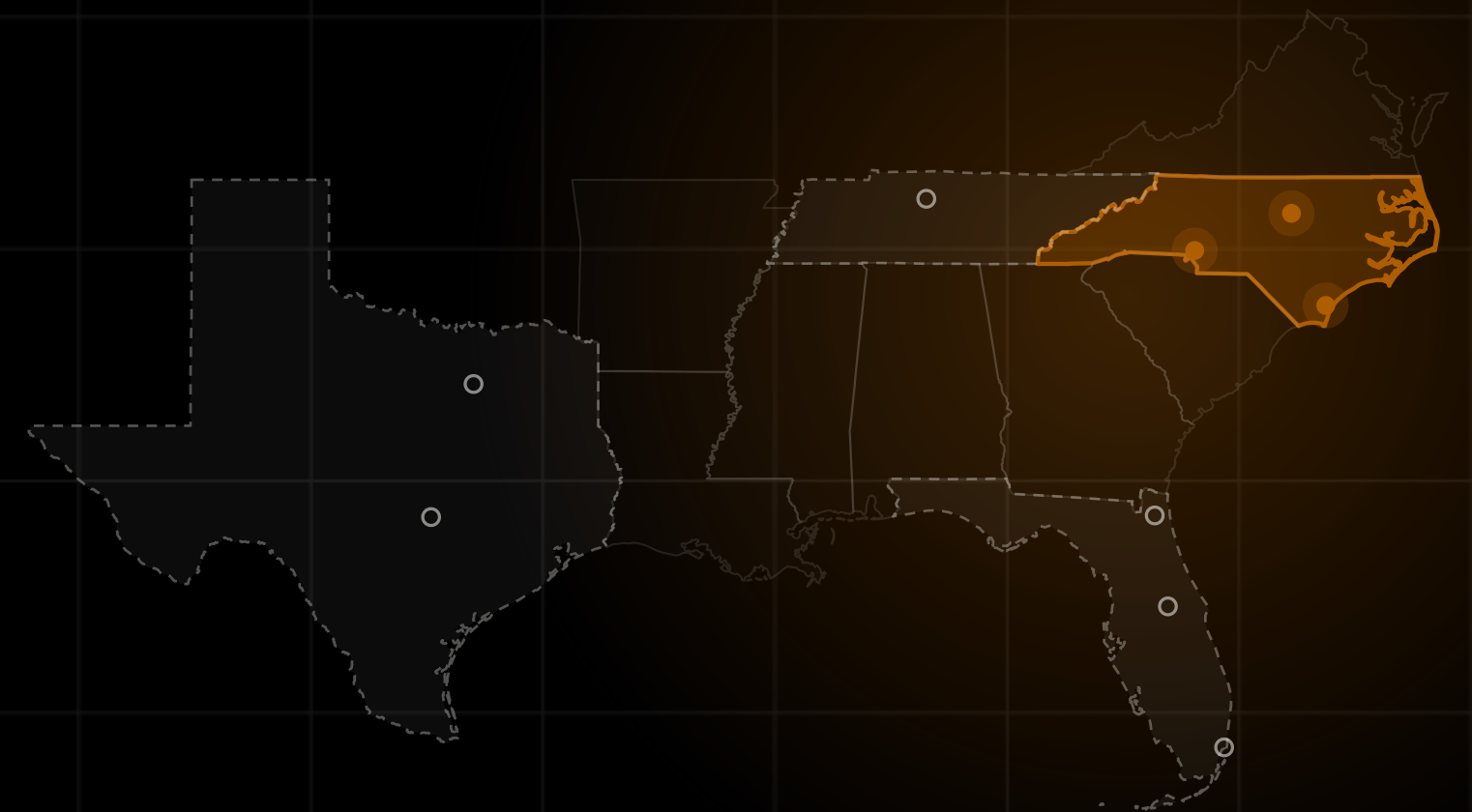




Investor Presentation



service  is a modern services company for painting, cleaning and floor-care.

What We Do

	Multifamily	Commercial	Construction
Painting			
Cleaning			
Floor-Care			

Who We Serve

GREYSTAR



CAMDEN



Ryan
Homes

Hines



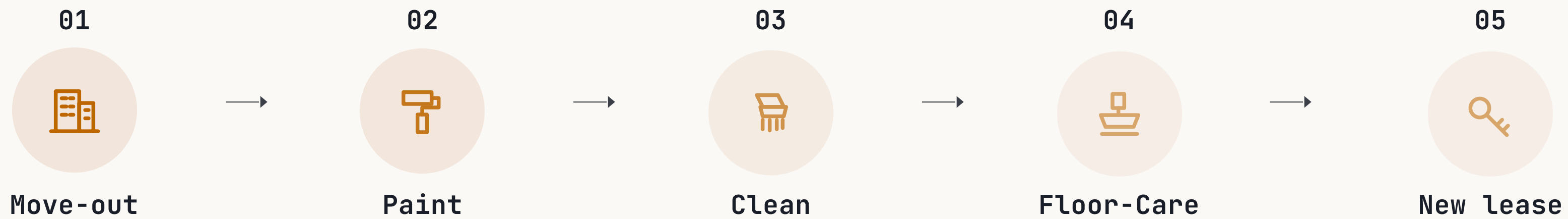
500+
Clients

35,000+
Jobs Complete

200+
Daily Jobs

What is a turn? A turn prepares a vacant unit for a new lease.

Life Cycle of a Turn



50% Units turn annually

33% Turns booked same day

✕ Current Landscape

- Decentralized vendors
- No same-day service
- Archaic Technology
- Mom & pop operators
- Manual scheduling
- Opaque pricing

✓ Turns with Service In

- All-in-one vendor
- Same-day service
- Transparent pricing
- Online scheduling
- Account management
- Quality Control

Service In Portal. We run on software we built.

Used by clients, crews and corporate.

- Book jobs online
- Dispatch jobs
- Job photos
- View upcoming jobs
- Client Profiles
- Contractor Profiles
- Client Notes
- Bid Boards
- Invoicing
- Receivables
- Sales Tools
- Full CRM

SERVICE IN

ENG/ESP

Rina Zepeda

[Edit Profile]

PENDING EARNINGS: \$570.00

PENDING0 Jobs\$0

URGENT0 Jobs\$0

TODAY5 Jobs\$330

UPCOMING4 Jobs\$240

DONE0 Jobs\$0

Today

Turnover

\$80

CLIENT

View Legacy Oaks

ADDRESS

1150 Baxter Ln, Knightdale, NC 27545

UNIT

1210-304

TYPE

Turnover

UNIT TYPE

Apartment

SIZE

2

COMPLETE JOB

PORTAL

ADMINISTRATOR

Search...

Ashley Park

09/01/26

08:00 AM

UNIT

5-203

SIZE

2

JOB TYPE

Redo Turnover

UNIT TYPE

Apartment

COMPLETED?

YES

Clean

RDU

Completed

10300 Pine Lakes Court, Raleigh, NC 27617

ASSIGNED CONTRACTOR

Antonia San Agustin Cabrera

Show Full Info

Rolling Hills

09/01/26

SERVICE IN Allison at Fenton

ACCOUNT EXECUTIVE Alex McKee, alex@getservicein.com

info@getservicein.com

New Booking

Bulk Booking

Upcoming Jobs

Calendar

Job History

All Divisions

Clean

Paint

Floor

Commercial

<

>

Today

June 2026

Month

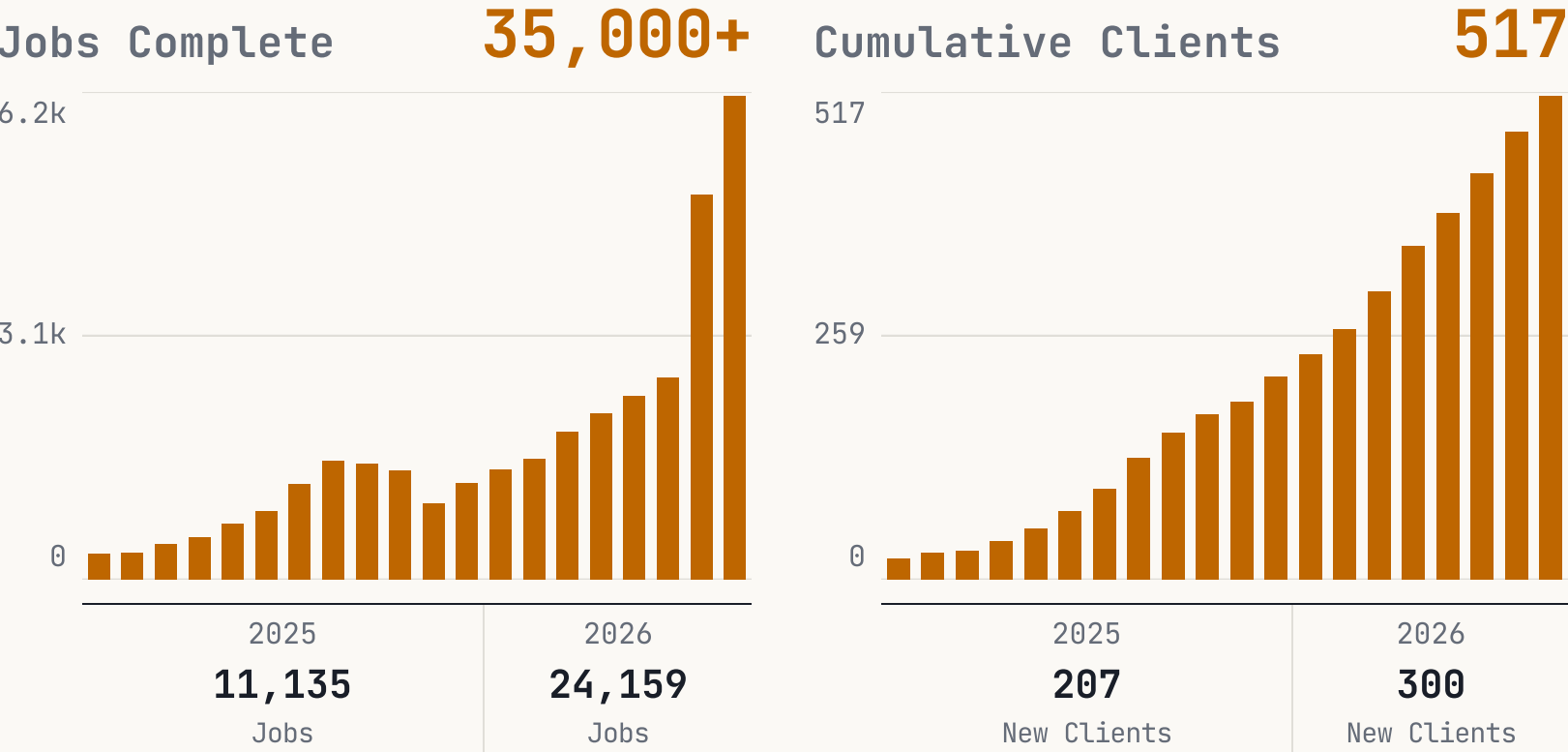
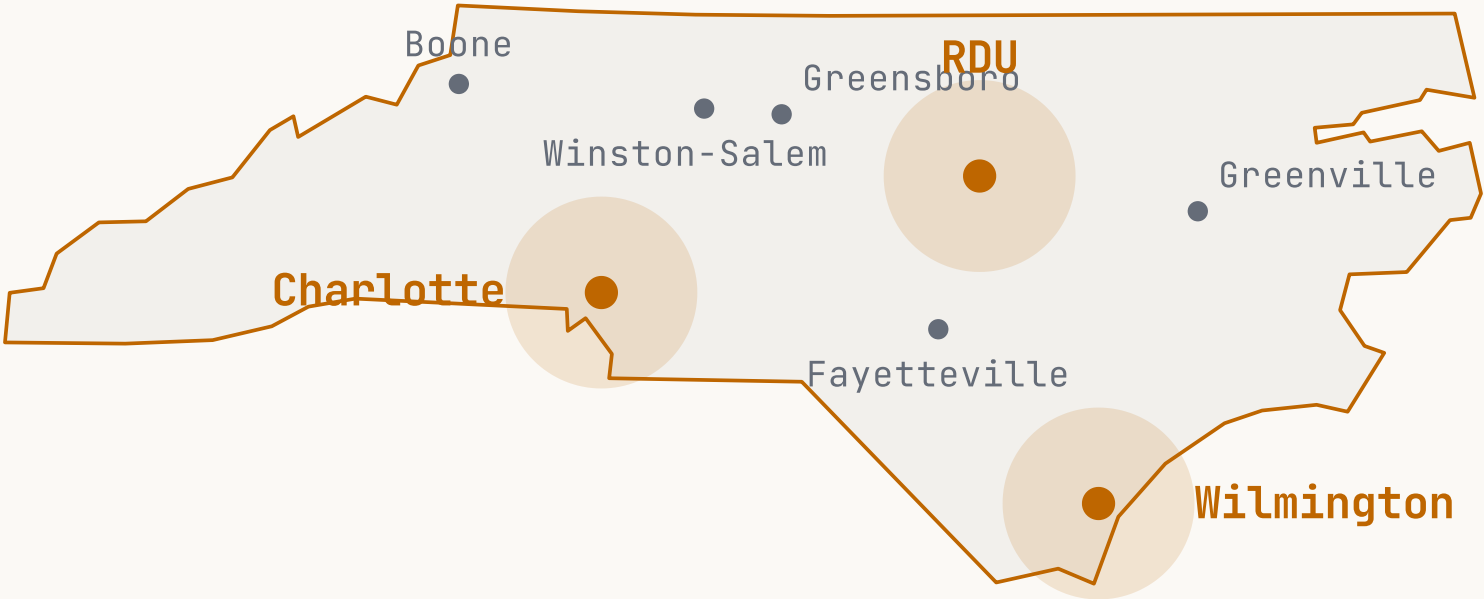
List

Sun	31	Mon	1	Tue	2	Wed	3	Thu	4	Fri	5	Sat	6
		Guest Suite - STR - Clean			512 - Turnover - Clean	289 - Turnover - Clean		512 - Redo Turnover - Clean	538 - Turnover - Clean	569 - Sparkle - Clean			
	7	Guest Suite - STR - Clean	8	9		10		336 - Turnover - Clean	639 - Turnover - Clean		235 - Turnover - Clean		13
	14	226 - Guest Suite - STR - Clean	15	250 - Touch Up - Clean	355 - Touch Up - Clean	17		486 - Turnover - Clean	486 - Redo Turnover - Clean	237 - Touch Up - Clean		20	
		304 - Touch Up - Clean		312 - Touch Up - Clean	522 - Touch Up - Clean								
				544 - Turnover - Clean	544 - Redo Turnover - Clean								
	21	226 - STR - Clean	22		235 - Redo Turnover - Clean	24		409 - Turnover - Clean	226 - Guest Suite - STR - Clean	287 - Turnover - Clean		27	
		530 - STR - Clean								292 - Turnover - Clean			
	28		29	216 - Turnover - Clean	292 - Redo Turnover - Clean	1		2	654 - STR - Clean			4	
				461 - Turnover - Clean									

Existing NC Business: \$3.25M net profit in 2027.

North Carolina Financials & Projection				Implied Valuation Multiple on Net Profit		
Year	Revenue	Net Profit	Net Margin	5x	10x	15x
2025	\$1.4M	\$210K	15%			
2026	\$6.5M	\$1.3M	20%			
2027	\$13.3M	\$3.25M	25%	\$16.3M	\$32.5M	\$48.8M
2028	\$50.7M	\$8.2M	16%	\$41M	\$82M	\$123M
2029	\$81.3M	\$18.6M	23%	\$93M	\$186M	\$279M
2030	\$121.0M	\$33.9M	28%	\$170M	\$339M	\$509M
2031	\$160.9M	\$48.8M	30%	\$244M	\$488M	\$732M

NC Footprint



Use of Funds. Raising a venture round to run a proven pLaybook in new markets.

VENTURE ROUND RAISE TARGET

\$5-10M

Target Fundraising Amount

CURRENT CAP TABLE

100%

Founder Owned & Funded.

Use of Funds

📍 Strategic Growth

Multi-city expansion

🏢 Scale Operations

Expand operational infrastructure

📱 iOS & Android Apps

Pro app build

💰 Working Capital

Fund the ramp

🚀 Corporate Management

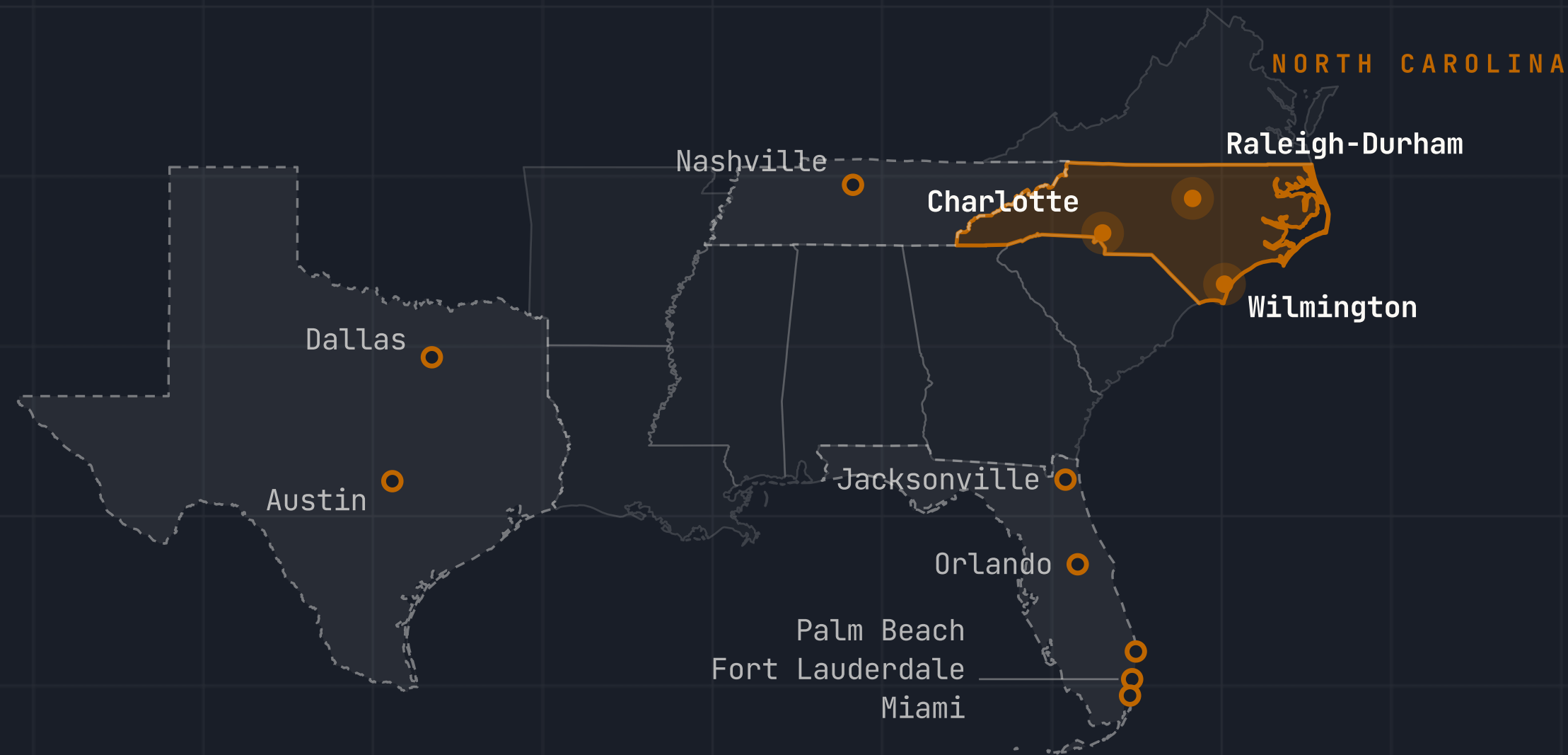
Hire leadership team

📈 Strategic Partner

Path to exit

Expansion Plan. 6 Markets. 1 Proven Playbook.

Dominate NC. Expand across the Sun Belt into Florida, Tennessee and Texas.



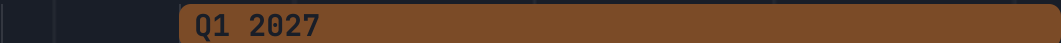
Market Rollout

2026 2027 2028 2029 2030 2031

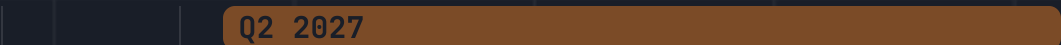
North Carolina



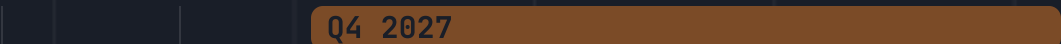
South Florida



Orlando · Jacksonville



Nashville



Dallas · Austin

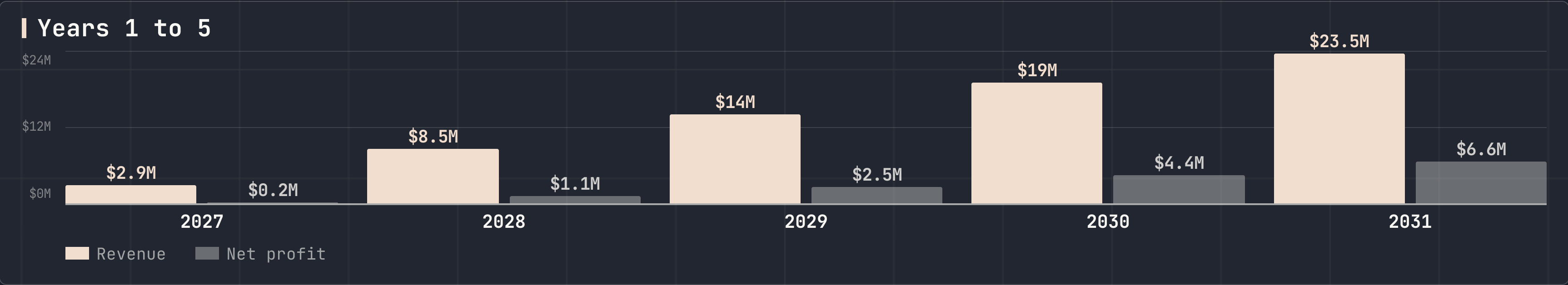
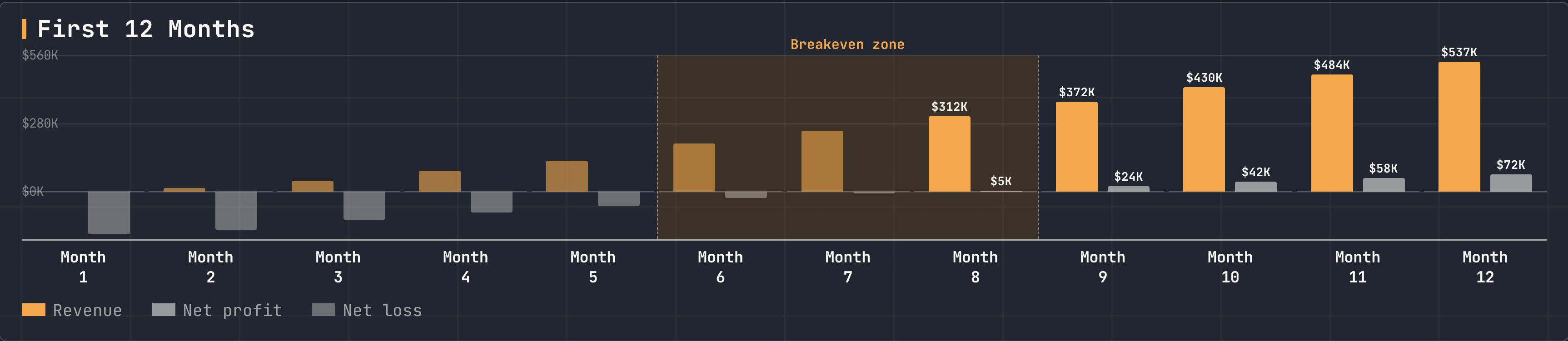


New Market Launch Case Study. South Florida.

\$500K New Market Cost

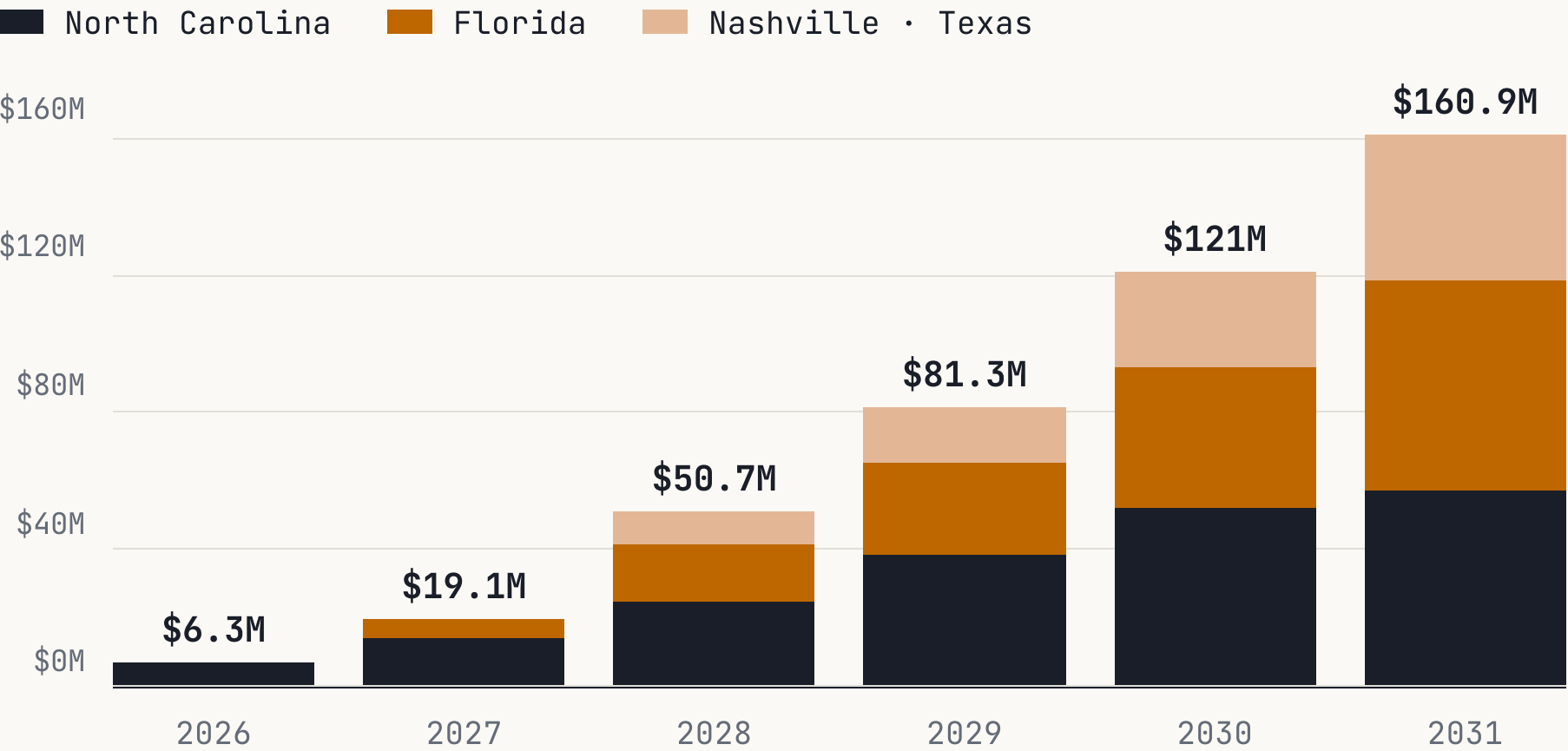
6-8 Months to Breakeven

\$23.5M Year 5 Revenue

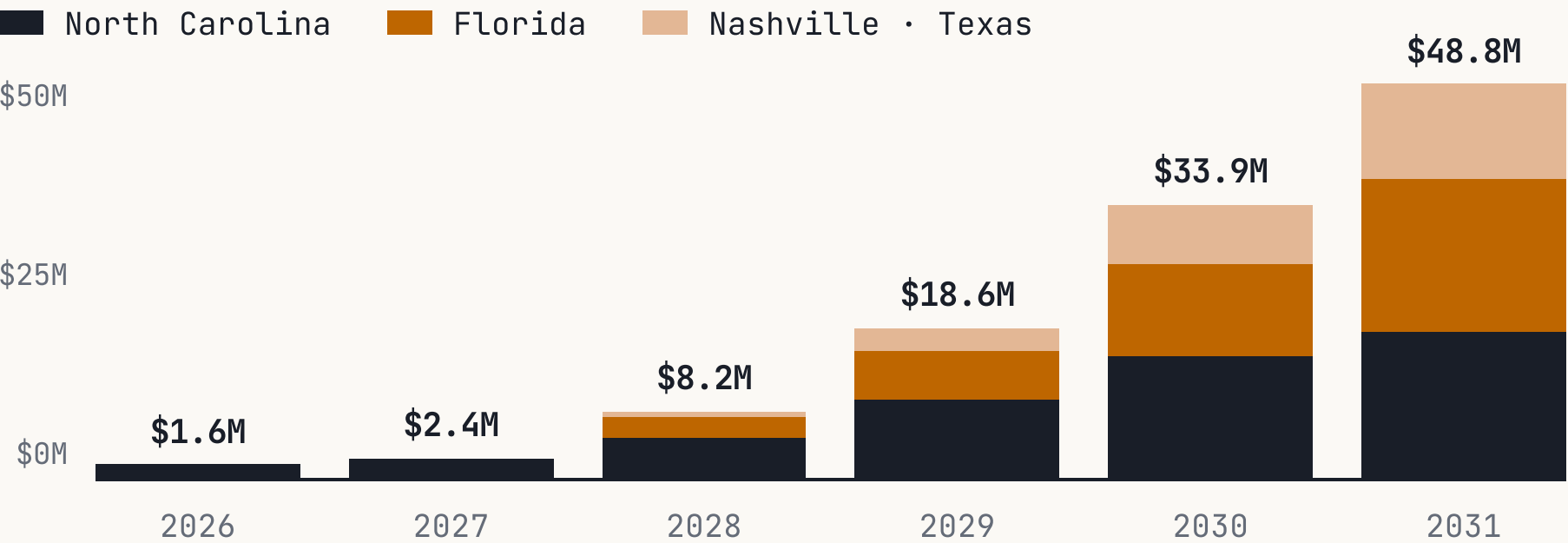


Valuation. Building to a \$500M – \$1B exit.

Revenue



Net Profit



Enterprise Value

Year	Revenue	Net Profit	Net Profit Multiples		
			5x	10x	15x
2027	\$19.1M	\$2.4M	\$12M	\$24M	\$36M
2028	\$50.7M	\$8.2M	\$41M	\$82M	\$123M
2029	\$81.3M	\$18.6M	\$93M	\$186M	\$279M
2030	\$121.0M	\$33.9M	\$170M	\$339M	\$509M
2031	\$160.9M	\$48.8M	\$244M	\$488M	\$732M

Exit Plan. Built to be bought. 3 Buyer Groups.

Strategic Acquirers

National trades and turns consolidators









Property Management

Channel and consolidation upside









Private Equity

Financial sponsors

Platform Anchor

Growth Equity

