CONFIDENTIAL INFORMATION MEMORANDUM

Project Sentinel

Sentinel Fire & Safety, Inc.

Prepared for prospective acquirers. Strictly private and confidential.

This memorandum is a synthetic illustration prepared to demonstrate the Deal OS diligence workflow. It does not describe a real company.

1. EXECUTIVE SUMMARY

Sentinel Fire & Safety, Inc. is a commercial fire and life-safety inspection, testing and service business serving property owners and facility managers.

The Company combines a recurring inspection base with responsive repair and emergency call-out work, and is offered for sale by its founder.

2. COMPANY OVERVIEW

Founded over two decades ago, the Company performs scheduled inspection and testing of fire alarm, sprinkler and suppression systems under multi-year agreements.

3. SERVICES & OFFERINGS

Core services span inspection, testing and maintenance, deficiency repair, system installation and 24/7 emergency response.

4. MARKET & COMPETITION

Demand is underpinned by fire and life-safety codes that mandate periodic inspection, producing a non-discretionary, recurring service need.

5. FINANCIAL OVERVIEW

Total revenue for the trailing twelve months was $6.21M.

Growth has been driven by net new inspection agreements and modest price increases. A detailed financial summary appears later in this memorandum.

6. REVENUE COMPOSITION

Approximately 78% of revenue is recurring under multi-year inspection agreements, with the balance from repair, installation and emergency call-out work.

Recurring inspection agreements provide visibility into forward revenue, while repair and call-out work varies with building age and incident volume.

7. CUSTOMER BASE

Its customer base is well diversified, with no single customer representing more than 15% of revenue.

The Company serves commercial property groups, healthcare, education and light industrial facilities across its region.

8. CUSTOMER CONCENTRATION

The top ten accounts together represent approximately 61% of revenue.

The five largest accounts by trailing revenue were as follows.

Account A (Northgate Property Group), $1,366,000; Account B, $544,000; Account C, $431,000; Account D, $388,000; Account E, $301,000.

Northgate Property Group represents approximately 22% of total revenue.

Management considers the base appropriately diversified for a business of this size.

9. OPERATIONS

Work is dispatched to licensed field technicians and documented against each customer's inspection schedule and code requirements.

10. FACILITIES & EQUIPMENT

The Company operates from a leased facility with a fleet of service vehicles and calibrated testing equipment.

11. PEOPLE & ORGANIZATION

The workforce is composed of licensed technicians, dispatch and administrative staff, with technicians holding the certifications required for the work performed.

12. MANAGEMENT TEAM

The founder leads the business day to day, supported by an operations manager and an office administrator.

13. OWNERSHIP & LICENSING

The business is owned and operated by its founder, who holds the state-issued fire protection contractor license under which all Company work is performed.

A prospective buyer should evaluate how the licence transfers or is replaced at close, as the Company's ability to perform work depends on it.

14. SYSTEMS & TECHNOLOGY

Scheduling, dispatch and inspection records are maintained in a legacy field-service system first deployed in 2009, supplemented by spreadsheets.

15. DATA & IT CONTINUITY

The Company relies on the 2009 field-service system as its system of record. In connection with a potential transaction, the seller notes that data export from this system has not been tested.

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Continuity of these records through a transition should be confirmed in diligence.

16. LEGAL & COMPLIANCE

The Company reports routine regulatory inspections and one legal settlement in the prior year, recorded as an add-back in the financial adjustments.

17. MATERIAL CONTRACTS

Revenue is governed by written inspection agreements with commercial customers, typically multi-year with automatic renewal terms.

18. CONTRACT ASSIGNMENT & CHANGE OF CONTROL

The seller has not undertaken a review of change-of-control or assignment provisions across the contract base.

Certain customer agreements may contain consent or assignment provisions that could be triggered by a sale; these have not yet been reviewed by the seller.

19. GROWTH OPPORTUNITIES

Opportunities include density expansion within the existing service area, attach of repair work to the inspection base, and selective price optimization.

20. HISTORICAL FINANCIAL SUMMARY

Trailing-twelve-month and two prior full years are summarized here; see the separate financial statements and tax return for detail.

21. DEFINITIONS

Recurring revenue is defined by the Company as all revenue from accounts holding an active inspection agreement, inclusive of any repair or call-out work performed for those accounts during the period.

Prospective buyers should note this definition when comparing recurring-revenue figures to their own conventions.

22. RISK FACTORS

Key risks include owner and licence dependency, customer concentration in the largest account, and continuity of the legacy system of record.

23. TRANSACTION PROCESS & CONTACTS

Indications of interest are requested following review of this memorandum and the accompanying data room. All figures herein are synthetic and illustrative.