Pacific Mergers and Acquisitions Inc.

PRE-NDA BUSINESS SUMMARY

BUSINESS FOR SALE

Project Heatseeker - Mechanical Contractor with $20M+ of Active Projects

The Company is an established mechanical contractor serving planned projects in Western Canada. Core plumbing and gas fitting services are self-performed, while complementary mechanical trades are coordinated and managed through trusted partners. This approach allows the Business to deliver complete mechanical scopes while maintaining a lean permanent workforce that can scale with project requirements.

Customers include developers, property owners, and general contractors in multi-family residential and commercial construction. The majority of revenue is generated from repeat customers, with these established relationships providing access to pre-qualified and limited-competition bidding opportunities.

The Business has progressively developed its workforce, field leadership, and project management capabilities by retaining experienced technical personnel and delegating responsibility for day-to-day project execution. Together with established operating practices and flexible labour resources, this organizational evolution has enabled the Company to undertake larger and more complex mechanical scopes.

COMPANY PROFILE

Listing ID:	26081023
Location:	Western Canada
Type of Entity:	Corporation

INVESTMENT HIGHLIGHTS

- **Established industry relationships** generate repeat business and access to limited-competition project opportunities.
- **Experienced technical leadership** manages day-to-day project execution, reducing ownership's direct involvement in the field.
- **Scalable labour resources** allow field capacity to adjust with project requirements without maintaining a proportionately larger permanent workforce.
- **Contracted work underway** totals more than $23 million and extends into early 2028.
- **Demonstrated increase in scale** is reflected in recent financial performance and the successful execution of larger, longer-duration projects.

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SUMMARY OF HISTORICAL PERFORMANCE IN CAD

Note: TTM financial figures reference the 12-month period from August 1, 2025 - July 31, 2026.

Fiscal Year: November - October

TTM Revenue: $10M+

TTM EBITDA: $3M+

GROWTH OPPORTUNITIES

- **Urban Densification & Building Renewal:** Population growth, increasing housing density, and continued investment in new development and existing building renewal provide opportunities for continued growth within the Company's established construction and renovation markets.
- **Geographic Expansion:** The Company has deliberately concentrated on its existing service region, leaving the potential to replicate its business model in unexplored markets throughout Western Canada.
- **Adjacent Service Lines:** The Company's existing plumbing, gas fitting, and network of mechanical expertise can be applied to preventative maintenance and emergency service work, providing an avenue to expand beyond its historical focus on planned construction projects.

SALE INFORMATION

Type of sale: Share / Stock sale (cash-free and debt-free).
Inclusions: All operational assets and a normal level of working capital.
Ideal Buyer Profile: Seeking growth through geographic expansion, broadening of service offerings, and/or acquisition of an established platform with demonstrated capacity for large-scale projects.
Reason for Sale: Retirement.
Facilities & Operations: Field-based operation with leased office, meeting, and storage space.
Revenue Mix: Fixed-price planned construction, major renovation, and tenant improvement projects.
Client Mix: Developers, property owners, and general contractors.
Process & Next Steps: Interested parties may request our Process Letter and NDA prior to receiving additional information.

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Vancouver, Toronto, Victoria, and **Kelowna**

Head Office: Suite 1920 - 1177 Hastings Street W.
Vancouver, BC Canada V6E 2K3
Tel: (604) 696-6111 | **Web:** pacificmergers.com

For more information on this business, please contact:
DANIEL GREIG | CBI, MBA, P.Eng. (Non-Practising)
Direct: (778) 329-9571
E-mail: dgreig@pacificmergers.com