

TIDE · KITCHEN

SOUTH SHORE · CHICAGO  
PITCH DECK · APRIL 2026

— HIGH-GROWTH WEALTH PLATFORM

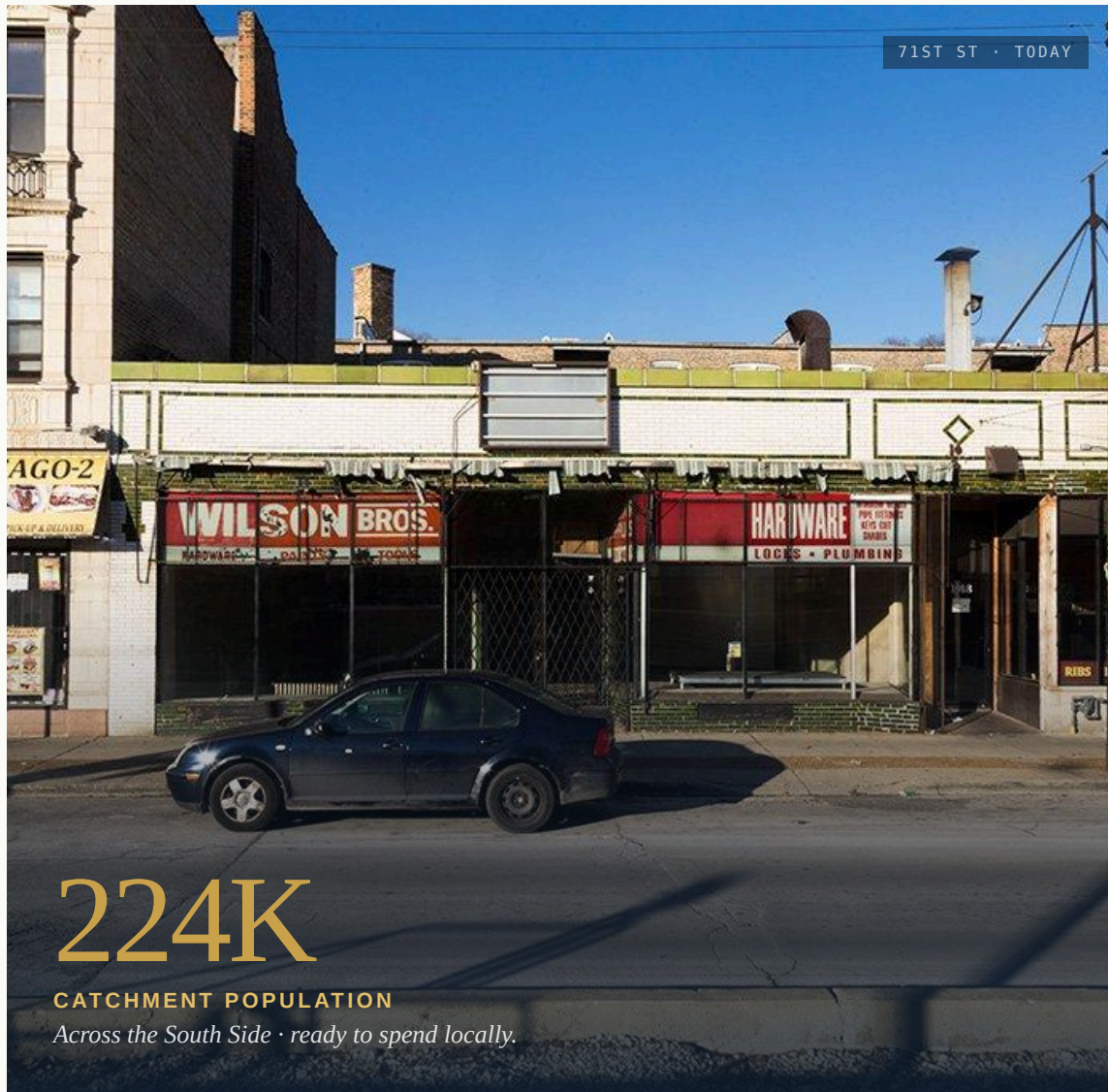
# TIDE Kitchen.

The Incubator for QSR Dining Entrepreneurs.

*"A rising tide  
lifts all boats."*

INVESTMENT, ADVISORY &  
PARTNERSHIP OPPORTUNITIES  
NOW OPEN

# \$29M leaks out of South Shore *every year.*



71ST ST · TODAY

## — UNTAPPED DEMAND

A massive gap in **high-quality fast-casual dining** on the corridor's primary arteries.

## — UNTAPPED TALENT

High-potential operators restricted by the lack of **institutional infrastructure**.

## — REVENUE RETENTION

Reclaiming spend currently leaking to **non-local chains** and adjacent neighborhoods.

## — MOMENTUM

Leveraging the reinvestment influx to secure "**early-in**" community wealth and asset appreciation.

# A place-based incubator *engineered for scale.*

TIDE Kitchen prepares QSR entrepreneurs for franchise-grade scale while adding exciting new dining assets to the 71st Street corridor — creating wealth in the community and supporting redevelopment.

## — CORE THESIS

*For-profit, with purpose. Doing well by doing good — at institutional scale.*

<p>— 01</p> <p><b>The Facility</b></p> <p>A state-of-the-art facility with three independent professional-grade kitchens in a shared dining environment.</p>	<p>— 02</p> <p><b>Anchor Strategy</b></p> <p>Cultivating local brands ready to serve as anchor tenants in redevelopment projects, underwriting corridor rejuvenation.</p>	<p>— 03</p> <p><b>Franchise-First</b></p> <p>Operators build for franchise from Day 1 — concepts are turnkey whether they stay local or scale nationally.</p>
<p>— 04</p> <p><b>Momentum Advantage</b></p> <p>Leveraging the influx of public and private investment for "early-in" positioning ahead of speculative pricing.</p>	<p>— 05</p> <p><b>For Profit, with Purpose</b></p> <p>Creating wealth for operators, partners, and the communities they serve — striving to do well while doing good.</p>	<p>— 06</p> <p><b>Non-Profit Partnerships</b></p> <p>Workforce development, philanthropic capital, and tax-aware investments routed through aligned partners.</p>

# Three inputs. *Four outcomes.*

By providing infrastructure, expertise, and capital — TIDE Kitchen cultivates fresh new concepts, builds them as scalable brands, supports redevelopment, and creates pathways to wealth for the people who built them and live near them.

— WHAT WE PROVIDE

**Infrastructure**  
*Shared HR, supply chain, accounting, marketing — driving unit-level EBITDA.*

**Expertise**  
*Industry-leader partnerships ensuring concepts are built to scale from inception.*

**Capital**  
*Ongoing investment to operationalize and scale standalone QSR businesses.*

— WHAT GETS BUILT

**Fresh new concepts**  
Sourced from founders the conventional pipeline overlooks.

**Brands ready to scale**  
Built for franchise from inception, not retrofitted later.

**Corridor redevelopment**  
Capitalized anchor tenants unlock adjacent development.

**Wealth in the community**  
For operators, residents, and the neighborhood itself.



# TIDE Pool

*The Incubator*



— THE FLIGHT SIMULATOR

Three kitchens. One stage. *Zero existential risk.*

**DEVELOP & REFINE**

Work alongside operators to craft fresh QSR concepts that resonate with the community.

**FRANCHISE-READY SOPS**

Every brand built with institutional-grade systems from Day 1 — engineered for multi-unit replicability.

**DE-RISKING MODEL**

A tiered 8–10% sales participation fee simulates real occupancy costs without crushing early margins.

**BUILT TO SCALE**

Concepts graduate as turnkey franchise candidates — proven, documented, and ready to replicate.

# TIDE Anchor

## Corridor Integration

– THE STRATEGIC CATALYST

## A capitalized anchor *unlocks the next building.*

### OPERATIONAL READINESS

Demonstrating capacity to manage not just a kitchen — but a standalone, multi-functional business.

### UNDERWRITING THE CORRIDOR

Audited Incubator performance data de-risks "Local Hero" brands for developers and lenders.

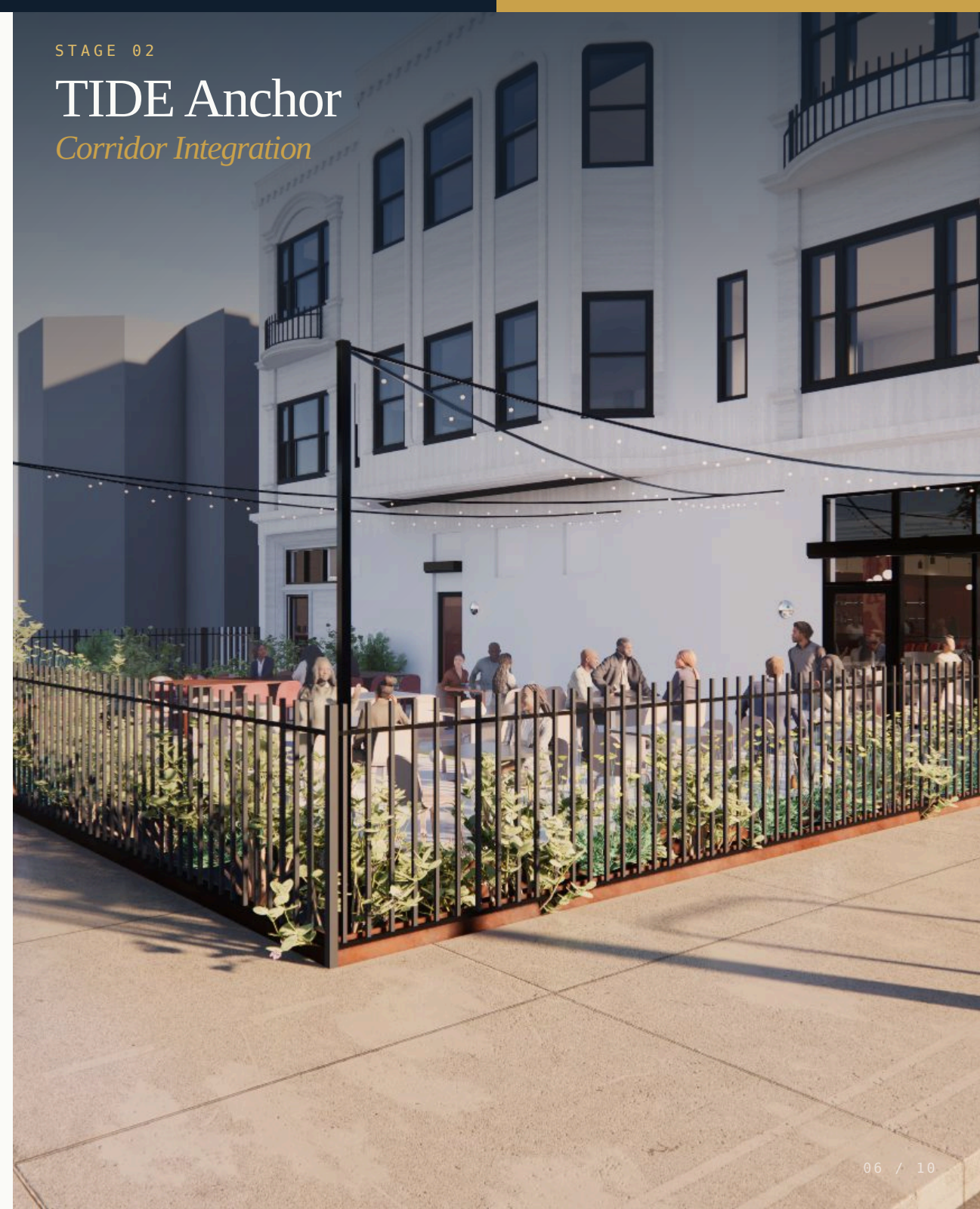
### CORRIDOR INTEGRATION

Sales density and engagement metrics justify TIDE's "Gap Equity" investment.

### SOCIAL ROI

Stabilizing the corridor, increasing local asset values, and offsetting staff costs through workforce partnerships.

| *Each anchor lease unlocks ~\$2–4M of adjacent development that would not otherwise pencil.*



# TIDE Current

Multi-Unit Scale



## – MULTI-UNIT EXPANSION

Stress test before you franchise. *Scale before you exit.*

### CAPITAL & INFRASTRUCTURE

TIDE connects operators with equity for expansion plus operational, marketing, and industry expertise.

### MANAGING UP

Operators demonstrate executive capacity and brand excitement to manage multiple locations.

### MAXIMIZE CORRIDOR SUPPORT

Proven concepts scale into adjacent communities, supporting more redevelopment projects.

### SOCIAL ROI MULTIPLIER

Expanding the TIDE platform's reach to additional disinvested communities.

# From cash flow to *Category Killer*.

For concepts with breakout potential, TIDE deploys growth capital to execute the franchise model — established in the Pool, refined in the Anchor, validated in the Current.

#### — SCALABLE INFRASTRUCTURE

Growth capital deployed to execute the franchise model.

#### — EQUITY ALIGNMENT

Strategic ongoing partnership between TIDE and operators driving national appreciation.

#### — THE WEALTH MULTIPLIER

Neighborhood brands transitioned into regional powerhouses with life-changing exits.

#### — ENTERPRISE VALUATION

Focus shifts from unit cash flow to exponential 8×–20× EV/EBITDA expansion.



# An agile structure that *adapts to the operator*.

A strategic blend of grant, debt, and equity — structured as a convertible vehicle that scales with the operator's trajectory across the four stages.

## — TIDE CAPITAL PATHS

### Anchor Path

BDC CONVERTIBLE  
DEBT

*Functions as a convertible note secured against equity — operators can pay down for total independence or convert if the brand breaks out.*

### Scale Path

TIDE VENTURE  
EQUITY

*Direct equity to fund multi-unit expansion through the TIDE platform — unlocking the operator wealth multiplier.*

### Recycling

PERPETUAL CAPITAL

*A share of profits, interest, and exit proceeds is systematically recycled back into the fund — financing the next cohort.*

## — STRATEGIC FOLLOW-ON & COMMUNITY

### Follow-On

OZ · ROBS · FAMILY  
OFFICE

*Opportunity Zone funds, retirement rollovers, philanthropic capital, and family office investment routed into community-born brands.*

### Resident Investment

SDIRA · REG CF

*South Shore residents invest directly in the operators next door — sharing in the upside as owners, not just patrons.*

### Public & Tax

NMTC · NOF · SBIF ·  
CLASS 7/8

*Federal tax credits, municipal grants, and Cook County property tax incentives provide non-dilutive gap equity.*

# 100%

**Path to ownership and wealth.** Every instrument in the stack is engineered toward the same outcome: operators retaining meaningful equity through a real liquidity event — and residents sharing in the upside of the corridor they helped activate.

# Join the *TIDE*.

Investment, advisory, and partnership opportunities are open to those who want to build category-defining brands and a more equitable South Shore — at the same time.

— FOR INVESTORS

## Capital that compounds.

*Institutional, family office, and OZ-fund capital across debt, equity, and convertible vehicles.*

— FOR PARTNERS

## Build the platform with us.

*Industry expertise, non-profit collaboration, developer alignment, and corporate sponsorship.*

— FOR THE COMMUNITY

## Own a stake next door.

*SDIRA and Reg CF pathways for South Shore residents to invest directly in local operators.*

— GET IN TOUCH

hello@tide.kitchen

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