

OFFERING MEMORANDUM

MARCH 1, 2025

ENGAGEMENT ID: 55893

**Offer to Sell or License the Manufacturing and Distributions Rights
to the CEME-TUBE Line of Concrete Forming Tubes**



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This Offering Memorandum, along with the accompanying video, is being made available to parties who may be interested in acquiring the Manufacturing and Distribution rights to the CEME-TUBE Line of Concrete Forming Products and its sole purpose is to assist the recipient in deciding whether to proceed with an in-depth study of the CEME-TUBE Product Line and the Portfolio of Patents thereto. Jim Bradac, Owner of the Patent Portfolio, and True North Mergers & Acquisitions have endeavored to include herein the information they believe to be relevant and reliable. Neither Jim nor True North makes any representation or warranty as to the accuracy or completeness of such information or any other written or oral communication transmitted or made available to a Prospective Acquirer. During the due diligence process it is the responsibility of the Prospective Acquirer to independently verify all representations that have been made.

No dealer, broker, salesman, or other person has been authorized to make any representations or give any information with respect to the CEME-TUBE Product Line or the Portfolio of Patents thereto, other than the representations and information set forth in this Offering Memorandum and any other documents and/or information to be furnished upon request, as described herein. The information and opinions expressed herein are subject to change without notice.

TRUE NORTH MERGERS & ACQUISITIONS EXCLUSIVELY REPRESENTS JIM BRADAC, OWNER OF THE SUBJECT PATENT PORTFOLIO, IN THIS TRANSACTION.

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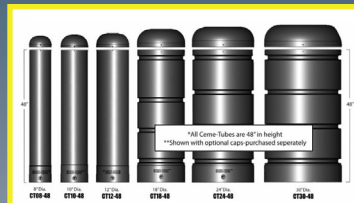
Preamble

True North Mergers & Acquisitions has been engaged by James Bradac, inventor of the CEME-TUBE, to sell or license a portfolio of patents for using plastic forming tubes to create various types and sizes of concrete piers.

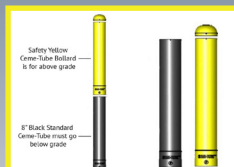
The portfolio consists of three patents and two pending applications, and covers the following products:

- The **STANDARD CEME-TUBE**, which replaces the traditional cardboard concrete forming tube.
- The **BOLLARD CEME-TUBE**, which replaces the traditional steel bollard.
- The **LIGHT POLE CEME-TUBE**, which replaces pre-cast or traditionally formed concrete bases most commonly used in parking lots.

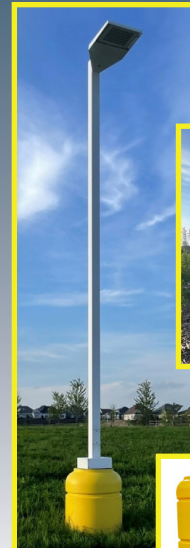
STANDARD CEME-TUBE



BOLLARD CEME-TUBE



LIGHT POLE CEME-TUBE



The CEME-TUBE is a blow molded product. Blow molding is, to some degree, a commodity that can be readily sourced. A robust sales and distribution network will be of paramount importance in evaluating potential purchasers of the patents.

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Background Information

Jim Bradac (“Jim”) owns CEME-TUBE LLC in Hudson, Wisconsin, which is the entity he established to manufacture and distribute the full line of Ceme-Tube products. Sales so far have come primarily from the Bollard and Light Pole products. These products are sold primarily through architects and engineers, who often specify the use of Ceme-Tube products on drawings they distribute to contractors.

The Standard CEME-TUBE line has been gaining traction recently among big box retailers. Menards is currently selling the product online and having enough success that they are considering stocking the product in their stores. Similar discussions are going on at Home Depot and Lowe’s. The challenge for Jim will be keeping up with demand as he has limited production capacity.

While Jim is extremely passionate about CEME-TUBE, he recognizes that he is not the right person to take his product to the next level and lacks the financial resources necessary to build the infrastructure required to support the rapid growth trajectory, that he believes lies just ahead.

Investment Thesis

The cardboard concrete forming tube is somewhat of a ubiquitous product. You see them on construction sites worldwide. Sonoco (Sonotube®), Greif (Easy Pour™ and Weathershield™), Quikrete (QUIK-TUBE®), and Sakrete (a wholly owned subsidiary of Oldcastle APG) are the primary distributors of cardboard concrete forming tubes. Sonoco at \$6.8 billion in annual sales and Greif at \$5.4 billion in annual sales are public companies, neither of which disclose specific revenue figures for individual product lines.

So, while It’s difficult to put a number on the total worldwide market for cardboard concrete forming tubes, our best guess is in excess of \$500 million annually. Whatever the number is, it’s significant. The next question becomes just how much of the market the CEME-TUBE can capture over time. The same scenario plays out for the Bollard and Light Pole CEME-TUBE products.

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The Offering

This is an offer to sell or license the manufacturing and distribution rights to five separate patents for using plastic forming tubes to create various types and sizes of concrete piers.

Offers will be evaluated based on multiple factors, including:

- Should the portfolio be **SOLD** as a whole or in part, buyer selection criteria would be limited primarily to price and terms.
- Should the portfolio be **LICENSED** as a whole or in part, buyer selection criteria would include the amount of any advance on future royalty payments or other cash paid up front, royalty percentages on product sales, and minimum annual royalty payments. Of particular interest will be a buyer's commitment to promoting the product, along with a detailed marketing plan and budget.

The ideal buyer will have: **1)** established commercial and retail channels of distribution into the current marketplaces for the products and **2)** the infrastructure and financial resources necessary to support a robust marketing and sales campaign, along with a demonstrated commitment to do so.

The Process

The subject patents will be offered through the month of April, at which time we will be seeking Letters of Intent from all interested parties. Instructions for submitting letters of intent will be provided to interested parties, prior to calling for them.

Upon request, in-person or Zoom meetings are **ENCOURAGED** and can be arranged with Jim Bradac, owner of the subject patent portfolio. Requests for meetings and/or information are to be channeled through True North Mergers & Acquisitions.

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