**Blackstone Renovations Inc.**

**Joint Venture - Fix & Flip Project #3**

**Investors Waiting List Form**

Blackstone is excited to welcome investors onboard on a ‘first come, first serve’ basis (subject to management approval). Please sign-up to the Investors Waiting List by completing this Form (preferably electronically) and emailing it back to [Warren@BlackstoneRenovations.ca](mailto:Warren@BlackstoneRenovations.ca) to reserve your spot in participating in this deal. Investors may familiarize themselves with the attached files in this webpage <https://www.blackstonerenovations.ca/fix-and-flip-jv-program-members-access> (password: flipper) while completing the form, as well as seek out their own investment advice from their own advisors.

Once sufficient investment capital has been committed to the deal to purchase a house and fund its renovation budget, then Blackstone will release a notification that committed funds can now be forwarded into the Joint Venture, and at that time Blackstone will release the Venture’s holding account banking name that investors cheques can be made payable to.

**Investors: Contact Information**

|  |  |
| --- | --- |
| First Name: | Address (unit #): |
| Last Name: | Address (address #): |
| Phone (house): | Address (street name): |
| Phone (cell): | Address (city): |
| Phone (work): | Address (province): |
| Email: | Address (postal code): |
| Company Name: | Gender (M/F): |

**Investors: Relationship To Blackstone**

How do you know Blackstone? Please delete the Y or N per category as you answer the question as “I am your:”

|  |  |  |  |
| --- | --- | --- | --- |
| Y / N | Client | Y / N | Subcontractor |
| Y / N | Family / Friend | Y / N | Supplier |
| Y / N | Neighbour | Y / N | Professional Partner (engineer, architect, lawyer, accountant, Realtor, banker, etc.) |

|  |  |  |  |
| --- | --- | --- | --- |
| Y / N | Unknown / Other | Y / N | Referred to Blackstone by someone |

If Unknown / Other or Referred to Blackstone then please describe in box below how you know Blackstone.

|  |
| --- |
|  |

How long have you known Blackstone, or the first Blackstone Manager you met? (Best guess is OK).

|  |  |
| --- | --- |
| # Of Years: | # Of Weeks: |
| # Of Months: | Manager’s First Name: |

**Investors: Investment Timing**

What are the earliest and latest dates you would be ready to invest in the deal, please enter it in the boxes formatted to: YYYY/MM/DD. (Best guess is OK).

|  |
| --- |
| Earliest Investment Date: |
| Latest Investment Date: |

**Investors: Investment Kind**

Investors are offered the opportunity to contribute investment capital into the deal via cash or in-kind. Cash contributions will be accepted as a cheque. In-kind contributions will be accepted as an investor who is working on the renovation to defer a portion of their trade / vendor invoice until payment upon sale of renovated house. Both cash and in-kind contributions are dollar for dollar valuations based on a time-weighted investment duration – as such each kind of investment contribution is treated equal to the other. An investor who is a trade / vendor may in addition to deferring a work invoice - invest cash (via cheque) into the deal. Without knowing in advance significant unknown variables such as: which house will be purchased, which renovations Blackstone Management will select, which trades / vendors will be required to perform those renovations, and what those trades / vendors quotes will be based on their proposed scope of work – it is not possible in advance to predict what those trades / vendors invoice amounts will be – let alone if trades / vendors will be interested in the idea of deferring a portion of their invoice(s) until payment upon sale of renovated house. So the question will be asked in two ways, and in-kind investors can answer the question in one or both ways based on the way that makes sense to them.

Both cash and in-kind investors, would you be interested in investing cash (via cheque) into the deal? If so, what is your high / low range? (Best guess is OK).

|  |
| --- |
| High Range: CAD$ |
| Low Range: CAD$ |

Only in-kind investors, if participating in the renovation as a trade / vendor, would you be interested in investing in-kind (via deferred invoice payments until sale of renovated house)? If so, what is your high / low range? Select dollar amount or percentage of invoice or both. (Best guess is OK).

|  |  |
| --- | --- |
| High Range (dollar amount): CAD$ | High Range (percentage of invoice(s)): % |
| Low Range (dollar amount): CAD$ | Low Range (percentage of invoice(s)): % |

**Investors: Private Equity Investment Options**

There are 6 options for investors to participate in this deal. Every investor may select one or many investment combinations. Investors may invest cash or in-kind contributions. Please enter your investment preferences in this chart below. (Best guess is OK).

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | Group A Investors (Preferred Rate Up To Maximum 9% Annualized Return) | Group A Investors (Profit Sharing Up To Maximum 10% Annualized Return) | Group B Investors (Preferred Rate Up To Maximum 12% Annualized Return) | Group B Investors (Profit Sharing Up To Maximum 15% Annualized Return) | Group C Investors (Preferred Rate Up To Maximum 15% Annualized Return) | Group C Investors (Profit Sharing Up To Maximum 20% Annualized Return) |
| Cash Contribution CAD$  High Range: | $ | $ | $ | $ | $ | $ |
| Cash Contribution CAD$  Low Range: | $ | $ | $ | $ | $ | $ |
| In-Kind Contribution CAD$  (dollar amounts)  High Range: | $ | $ | $ | $ | $ | $ |
| In-Kind Contribution CAD$  (dollar amounts)  Low Range: | $ | $ | $ | $ | $ | $ |
| In-Kind Contribution  (percentage of invoices)  High Range: | % | % | % | % | % | % |
| In-Kind Contribution  (percentage of invoices)  Low Range: | % | % | % | % | % | % |

**Investors: Private Mortgage Lending Investment Options**

Investors are offered the opportunity to contribute investment capital into the deal via secured mortgage on title for a 1st mortgage, 2nd mortgage, 3rd mortgage. In most cases, only a single investor will be offered the opportunity to be a private mortgage lender, and therefore will also be solely responsible for funding the entire mortgage amount. There are 3 options for investors to participate in this deal via a mortgage. Every investor may select one or many investment combinations. Investors may invest cash contributions only. Please enter your investment preferences in this chart below. (Best guess is OK).

|  |  |  |  |
| --- | --- | --- | --- |
|  | 1st Mortgage  0-80% Equity To Cost  (Fixed Rate of 9% Annualized Return) | 2nd Mortgage  80%-90% Equity To Cost  (Fixed Rate of 12% Annualized Return) | 3rd Mortgage  90%-100% Equity To Cost  (Fixed Rate of 15% Annualized Return) |
| Cash Contribution CAD$  High Range: | $ | $ | $ |
| Cash Contribution CAD$  Low Range: | $ | $ | $ |

Thank you for your interest in participating in this deal, and for signing-up to the Investors Waiting List by completing this Form (preferably electronically) and emailing it back to [Warren@BlackstoneRenovations.ca](mailto:Warren@BlackstoneRenovations.ca) to reserve your spot in participating in this deal.

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If you have any questions about your investment options with this deal then please reach out to the Blackstone Management team and someone would be happy to help you. Generally, for the quickest response to your investing inquiries, please contact Warren Kowalenko.

Thank you for your consideration,   
  
Warren Kowalenko   
Blackstone Renovations Inc.   
(403) 984-4114 direct

[Warren@BlackstoneRenovations.ca](mailto:Warren@BlackstoneRenovations.ca)

[www.BlackstoneRenovations.ca](http://www.BlackstoneRenovations.ca)