

Blackstone Renovations Inc.
Fix & Flip Program: Joint Venture 2
Table of Contents & Executive Summary

For webpage: <https://www.blackstonerenovations.ca/fix-and-flip-jv2-program-members-access>

Password: flipper

TABLE OF CONTENTS

Section 1: Investment Documents

1. Table of Contents & Executive Summary
2. Investment Invitation
3. Investors' Waterfall
4. Investment Features Sheet
5. Business Plan
6. Joint Venture Agreement
7. Investors Waiting List Form
8. Investment's Excel Spreadsheets

Section 2: Sales & Marketing Documents

1. Previous Fixed & Flipped House

2. Houses Gantt Chart

3. HaystackHouses.ca/About

4. HaystackHouses.ca/FAQ

5. HaystackHouses.ca/Disclosure

Section 3: Real Estate Investing Resources

1. REIN's Economic Indicators

2. REIN's Property Goldmine Scorecard

Section 4: Real Estate Market Reports

1. REIN's Calgary Market & Cycle Update Q4/2021

2. CREB Calgary Market Reports

EXECUTIVE SUMMARY

1. Opportunity: Invest alongside an experienced Calgary General Contractor in a Fix & Flip Investment Program of Calgary and area houses, earning an attractive and steady return on investment (ROI).
2. Objective: Acquire cosmetically outdated (ugly) house, preferably at a discount on or off the MLS, renovate to updated designs and styles, sell on or off the MLS for a profit.
3. AWARD: \$1000 per house Finder's Fee will be awarded to the first individual that emailed an acquisition candidate house address to Warren@BlackstoneRenovations.ca if purchased. The Finder's Fee will be payable to the Finder upon the purchase date of that house, and the email's time and date stamp will confirm the winner. To increase chances of winning the Finder's Fee please see Sections 1 and 2 at the beginning of the Business Plan for investment criteria of a candidate house. Happy House Hunting!
4. Blackstone is concurrently preparing a Limited Partnership (LP) to offer investors an opportunity to participate in a 'fund' that holds multiple Fix & Flip houses over a XX period of time. This Joint Venture (JV) allows investors to participate in a one-off Blackstone Fix & Flip house before the LP is finalized and ready to be released. There are similarities between the LP and JV, so if you have discussed the LP with Blackstone Management previously, then please be advised that features of the JV are indeed similar but not identical to the LP.
5. Investment opportunities should be reviewed with your professional investment advisors.

Thank you for your consideration,

Warren Kowalenko

Blackstone Renovations Inc.

(403) 984-4114 direct

Warren@BlackstoneRenovations.ca