

Blackstone Fix & Flip JV 2
Investment Features Sheet

Features			Group A Investors	Group B Investors	Group C Investors
Category	Sub-Category	Description			
Amount		One or many individual Investors (per respective Groups) may supply equity equal to the max figure shown (per respective Groups). These figures are capital brackets of the venture, which fund a Fix & Flip deal. Example: \$500,000 house cost + \$135,000 reno budget (~1/3 of house cost) + \$75,000 transactional expenses, will resell for \$750,000 (house cost x 1.5) after renovations. Investors are welcome to invest in any individual Group A / B / C, and in any combinations of Groups, and in any dollar amounts per Group(s), on a 'first come, first serve' basis.	\$568,000 of \$710,000 in total costs	\$71,000 of \$710,000 in total costs	\$71,000 of \$710,000 in total costs
Investors Equity To Cost (ETC)		The dollar amounts shown above are derived using these max ETC per centage capital brackets of the venture.	0%-80%	80%-90%	90%-100%
Return On Investment (ROI) - available in any combination of either option	Preferred Rate Option	Investors (per respective Groups) are offered respective annualized preferred rate (up to max % shown here) on their individual investment contribution amount. This preferred rate is applied to any combination of either equity contribution types of: 1) cash, OR 2) deferral of payment on portions of their trades / vendors invoices until re-sale of the fixed house.	9%	12%	15%
	OR	OR	OR	OR	OR
	Profit Sharing Option	Investors (per respective Groups) are offered respective annualized profit sharing (up to the max % shown here) on their individual investment contribution amount. This profit sharing return is applied to any combination of either equity contribution types of: 1) cash, OR 2) deferral of payment on portions of their trades / vendors invoices until re-sale of the fixed house.	10%	15%	20%
Payout Sequence		Distributable profit waterfall is paid out (up to max % per return) in this sequence: 1) Group A Preferred Rate 9%, 2) Group B Preferred Rate 12%, 3) Group C Preferred Rate 15%, 4) Group A Profit Sharing 10%, 5) Group B Profit Sharing 15%, 6) Group C Profit Sharing 20%. And if the venture fails to break even, then a distributable loss is applied in the reverse order as the distributable profit payments.			
Mortgage Loan To Cost (LTC)		If Investors (per respective Groups) do not supply sufficient equity respective to the full max LTC capital brackets of this venture, then a private 1st mortgage or 2nd mortgage or 3rd mortgage with respective similar rates offered to the Investor Groups may be required to supplement in part or in full the balance of the respective max LTC capital brackets of the venture. Per centages show the mortgaged funds filling up the venture from 0% to 100% LTC (on an as needed basis).	0%-80%	80%-90%	90%-100%
Cost of Raising Capital	Mortgages		3%	4%	5%
	OR		OR	OR	OR
	Equity		5%	5%	5%

Note: Please refer to the Business Plan's section titled "Investments" for additional details on this worksheet.