Blackstone JV
Fix \& Flip Investment Program
Pro Forma Income Statement
Projet Start Date: Fall 2021
$\square$
Revenue

Gross Sales
Less: Returns And Allowances Net Sales
$\qquad$ 750,000 $\$ 0$

Cost of Goods Sold

Beginning Inventory
Add: Purchase
Manufacturing
Freight-in
Direct Labour
Indirect Expenses
Inventory Available
Inventory Available
Cost of Goods Sold
Gross Profit (Loss)

## Expenses

Advertising
Amortization
Bad Debts
Bad Debts
Charitable Contributions
Commissions
Commissions
Commissions
Commissions
Commissions
Commissions
Commissions
Commissions
Commissions
Commissions
Contract Labour
Depreciation
Dues and Subscriptions
Employee Benefits
Insurance
Interest
Interest
Legal and Professional Fees
Licenses and Fees
Miscellaneous
Miscellaneous
Office Expense
Office Expense
Payroll Taxes
Payroll Ta
Postage
Property Tax
Rent
Repairs and Maintenance
Supplies
Telephone
Travel
Utilities
Vehicle Expenses
Wages
Wages
Total Expenses
Net Operating Income

| $\$ 0$ |
| ---: |
| $\$ 500,000$ |
| $\$ 135,000$ |
| $\$ 0$ |
| $\$ 0$ |
| $\$ 0$ |
| $\$ 635,000$ |
| $\$ 0$ |

house acquisition budget
renovations budget (targeting $\sim 1 / 3$ of house acquisition cost)
\$500,00 $\$ 500,000$
\$115,000

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

| Note: Green values in this box are editable. Password: flipper. All other cells are formulated and locked. |  |  |  |  |
| :--- | ---: | ---: | ---: | ---: |
|  | Projected Term (months): | 5.0 |  |  |
|  | House Purchase Cost: | $\$ 500,000$ |  |  |
|  | Renovation Cost (expressed as \% of house purchase cost) | $27 \%$ |  |  |
|  | Investor Groups: | A | B | C |
| Capital Model: | Preferred Rates: | $50 \%$ | $50 \%$ | $50 \%$ |
| Capital Model: | Profit Sharing: | $50 \%$ | $50 \%$ | $50 \%$ |
| Capital Source: | Mortgage: | $0 \%$ | $0 \%$ | $0 \%$ |
| Capital Source: | Equity: | $100 \%$ | $100 \%$ | $100 \%$ |


house ratio targeting: $\sim 1.5 \mathrm{x}$ house purchase cost
$\$ 500.000$ \$750,000


[^0]$\square-\square$


| max loss | distributable <br> loss | max loss | remaining <br> loss | applied loss | show |
| ---: | ---: | ---: | ---: | ---: | ---: |
| $\$ 0$ | $\$ 15,214$ | $\$ 0$ | $\$ 15,214$ | $\$ 15,214$ | $\$ 0$ |
| $\$ 0$ | $\$ \$ 5,214$ | $\$ 0$ | $\$ 15,214$ | $\$ 15,214$ | $\$ 0$ |
| $\$ 0$ | $\$ 15,214$ | $\$ 0$ | $\$ 15,214$ | $\$ 15,214$ | $\$ 0$ |
| $\$ 0$ |  |  |  |  |  |
| $(\$ 10,583)$ | $\$ 4,630$ | $(\$ 10,583)$ | $\$ 15,214$ | $\$ 4,630$ | $\$ 0$ |
| $(\$ 1,984)$ | $\$ 2,646$ | $(\$ 1,984)$ | $\$ 4,630$ | $\$ 2,646$ | $\$ 0$ |
| $(\$ 2,646)$ | $\$ 0$ | $(\$ 2,646)$ | $\$ 2,646$ | $\$ 0$ | $\$ 0$ |
| $(\$ 15,214)$ |  |  |  |  |  |



| max loss | Haircuts \#1 | wipeout |
| ---: | ---: | ---: |
| $(\$ 254,000)$ | 0 | $(254,000)$ |
| $(\$ 31,750)$ | 0 | $(31,750)$ |
| $(\$ 31,750)$ | 0 | $(31,750)$ |
| $(\$ 317,500)$ |  |  |


|  | distributable <br> max loss |  | loss | max loss | remaining <br> loss | applied loss |
| :---: | :---: | :---: | :---: | :---: | :---: | ---: |

Blackstone JV Investors Waterfall: Distribution of Investment Returns and Bonuses
Data is auto-generated from the calculations in the previous worksheet tab. Everything is formulated.


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

## Blackstone Joint Venture

## Co-Venturers' Projected Investment Returns

| Group |  |
| :--- | ---: |
| Investors Yields |  |
|  |  |
| Type of Return |  |
| Equity To Cost (ETC) \% |  |
|  |  |
| Example of Calgary Flames | Principal |
| NHL Legends as Pretend | $\$ 2,500$ |
| Investors | $\$ 5,000$ |
| Robyn Regehr | $\$ 7,500$ |
| Sean Monahan | $\$ 10,000$ |
| Kent Nilsson | $\$ 15,000$ |
| Matthew Tkachuk | $\$ 20,000$ |
| Gary Roberts | $\$ 3,000$ |
| Joe Mullen | $\$ 40,000$ |
| Hakan Loob | $\$ 50,000$ |
| Doug Gilmour | $\$ 60,000$ |
| Mike Vernon | $\$ 70,000$ |
| Johnny Gaudreau | $\$ 80,000$ |
| Mark Giordano | $\$ 90,000$ |
| Lanny McDonald | $\$ 100,000$ |
| Joe Niuwendyk | $\$ 250,000$ |
| Theoren Fleury | $\$ 500,000$ |
| Mikk Kiprusoff |  |
| Al Maclnnis |  |
| Jarome Iginla |  |


| Group A Investors |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 9\% |  |  | 10\% |  |  |
| Preferred Rate: up to $\max 9 \%$ annualized\|0-80\% |  |  | Profit Sharing: up to max 10\% annualized 0-80\% |  |  |
| Cumulative Returns |  |  | Cumulative Returns |  |  |
| Monthly | SemiAnnual | Annual | Monthly | SemiAnnual | Annual |
| \$19 | \$113 | \$225 | \$21 | \$125 | \$250 |
| \$38 | \$225 | \$450 | \$42 | \$250 | \$500 |
| \$56 | \$338 | \$675 | \$63 | \$375 | \$750 |
| \$75 | \$450 | \$900 | \$83 | \$500 | \$1,000 |
| \$113 | \$675 | \$1,350 | \$125 | \$750 | \$1,500 |
| \$150 | \$900 | \$1,800 | \$167 | \$1,000 | \$2,000 |
| \$188 | \$1,125 | \$2,250 | \$208 | \$1,250 | \$2,500 |
| \$225 | \$1,350 | \$2,700 | \$250 | \$1,500 | \$3,000 |
| \$300 | \$1,800 | \$3,600 | \$333 | \$2,000 | \$4,000 |
| \$375 | \$2,250 | \$4,500 | \$417 | \$2,500 | \$5,000 |
| \$450 | \$2,700 | \$5,400 | \$500 | \$3,000 | \$6,000 |
| \$525 | \$3,150 | \$6,300 | \$583 | \$3,500 | \$7,000 |
| \$600 | \$3,600 | \$7,200 | \$667 | \$4,000 | \$8,000 |
| \$675 | \$4,050 | \$8,100 | \$750 | \$4,500 | \$9,000 |
| \$750 | \$4,500 | \$9,000 | \$833 | \$5,000 | \$10,000 |
| \$1,875 | \$11,250 | \$22,500 | \$2,083 | \$12,500 | \$25,000 |
| \$3,750 | \$22,500 | \$45,000 | \$4,167 | \$25,000 | \$50,000 |


| Group B Investors |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 12\% |  |  | 15\% |  |  |
| Preferred Rate: up to max 12\% annualized 80\%-90\% <br> Cumulative Returns |  |  | Profit Sharing: up to max 15\% annualized$80 \%-90 \%$ |  |  |
|  |  |  | Cum | tive Retu |  |
| Monthly | SemiAnnual | Annual | Monthly | SemiAnnual |  |
| \$25 | \$150 | \$300 | \$31 | \$188 | \$37 |
| \$50 | \$300 | \$600 | \$63 | \$375 | \$75 |
| \$75 | \$450 | \$900 | \$94 | \$563 | \$1,12 |
| \$100 | \$600 | \$1,200 | \$125 | \$750 | \$1,500 |
| \$150 | \$900 | \$1,800 | \$188 | \$1,125 | \$2,25 |
| \$200 | \$1,200 | \$2,400 | \$250 | \$1,500 | \$3,00 |
| \$250 | \$1,500 | \$3,000 | \$313 | \$1,875 | \$3 |
| \$300 | \$1,800 | \$3,600 | \$375 | \$2,250 | \$4,500 |
| \$400 | \$2,400 | \$4,800 | \$500 | \$3,000 | \$6,000 |
| \$500 | \$3,000 | \$6,000 | \$625 | \$3,750 | \$7,500 |
| \$600 | \$3,600 | \$7,200 | \$750 | \$4,500 | \$9,0 |
| \$700 | \$4,200 | \$8,400 | \$875 | \$5,250 | \$10,500 |
| \$800 | \$4,800 | \$9,600 | \$1,000 | \$6,000 | \$12,000 |
| \$900 | \$5,400 | \$10,800 | \$1,125 | \$6,750 | \$13,500 |
| \$1,000 | \$6,000 | \$12,000 | \$1,250 | \$7,500 | \$15,000 |
| \$2,500 | \$15,000 | \$30,000 | \$3,125 | \$18,750 | \$37,500 |
| \$5,000 | \$30,000 | \$60,000 | \$6,250 | \$37,500 | \$75,0 |


| Group C Investors |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 15\% |  |  | 20\% |  |  |
| Preferred Rate: up to max 15\% annualized $90 \%-100 \%$ <br> Cumulative Returns |  |  | Profit Sharing: up to max 20\% annualized$90 \%-100 \%$ |  |  |
|  |  |  | Cum | lative Retu | urns |
|  | Semi- |  |  | Semi- |  |
| Monthly | Annual | Annual | Monthly | Annual | Annual |
| \$31 | \$188 | \$375 | \$42 | \$250 | \$500 |
| \$63 | \$375 | \$750 | \$83 | \$500 | \$1,000 |
| \$94 | \$563 | \$1,125 | \$125 | \$750 | \$1,500 |
| \$125 | \$750 | \$1,500 | \$167 | \$1,000 | \$2,000 |
| \$188 | \$1,125 | \$2,250 | \$250 | \$1,500 | \$3,000 |
| \$250 | \$1,500 | \$3,000 | \$333 | \$2,000 | \$4,000 |
| \$313 | \$1,875 | \$3,750 | \$417 | \$2,500 | \$5,000 |
| \$375 | \$2,250 | \$4,500 | \$500 | \$3,000 | \$6,000 |
| \$500 | \$3,000 | \$6,000 | \$667 | \$4,000 | \$8,000 |
| \$625 | \$3,750 | \$7,500 | \$833 | \$5,000 | \$10,000 |
| \$750 | \$4,500 | \$9,000 | \$1,000 | \$6,000 | \$12,000 |
| \$875 | \$5,250 | \$10,500 | \$1,167 | \$7,000 | \$14,000 |
| \$1,000 | \$6,000 | \$12,000 | \$1,333 | \$8,000 | \$16,000 |
| \$1,125 | \$6,750 | \$13,500 | \$1,500 | \$9,000 | \$18,000 |
| \$1,250 | \$7,500 | \$15,000 | \$1,667 | \$10,000 | \$20,000 |
| \$3,125 | \$18,750 | \$37,500 | \$4,167 | \$25,000 | \$50,000 |
| \$6,250 | \$37,500 | \$75,000 | \$8,333 | \$50,000 | \$100,000 |

Bonus Sharing

| Group | Sh |
| :--- | ---: |
| ONLY Profit Sharing Investors | 50 |
| Management | 50 |
| Total | 100 |


| Group A Investors |  |  |
| :---: | :---: | :---: |
| $0 \%$ | $10 \%$ |  |


| Group B Investors |  |  |
| :---: | :---: | :---: |
| $0 \%$ | $20 \%$ |  |


| Group C Investors |  |  |
| :--- | :--- | :---: |
| $0 \%$ | $70 \%$ |  |

[^1]
[^0]:    Note: Please refer to the Business Plan's section titled "Investments" for additional details on this worksheet

[^1]:    Notes
    
    2. Please refer to the Business Plan's section titled "Investments" for additional details on this worksheet.

