

Blackstone Renovations Inc.

Joint Venture

Attention: Investors, Subcontractors, Vendors and Professional Partners.
Blackstone is excited to invite you to bid on this upcoming project, as well as participate in the project financing by earning attractive investment returns.

NEW

New Reno!

Construction

Start: Fall 2021

Finish: Spring 2022

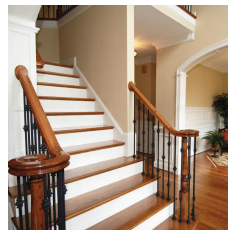
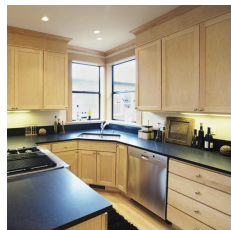
New Listing:

*\$949,000**

Calgary SW



Exceptional NEW Fix & Flip Family Home



Your Project Participation Opportunities

Would your company (or yourself personally) be interested in:

- Bidding on this project for your respective required construction services/materials?
- If awarded the bid, then deferring a portion of your invoice(s) until completion and sale of the renovated house?
- Contributing an equity investment (cheque)?
- NOTE: house images and listing price are conceptual illustrations only, and only serve to represent the investment opportunity as a marketing resource. Please review the Table of Contents on the following page for additional investment information.



Blackstone Renovations Inc.

403-984-4114

www.BlackstoneRenovations.ca

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

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

Password: flipper

Investment Documents

1. Investment Invitation & Table of Contents
2. Investment Features Sheet
3. Pro Forma Income Statement
4. Business Plan
5. Joint Venture Agreement

Sales & Marketing Documents

1. Previous Fixed & Flipped House
2. Houses Gantt Chart
3. Private Mortgage Rates Sheet
4. Private Equity Rates Sheet
5. REIN's Economic Indicators
6. HaystackHouses.ca/About
7. HaystackHouses.ca/FAQ
8. HaystackHouses.ca/Disclosure

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 Objective: Acquire cosmetically outdated (ugly) houses, preferably at a discount, on or off the MLS, renovate them to updated designs and styles, sell them on or off the MLS for a profit, repeat.
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. 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. This Joint Venture (JV) allows investors to participate in a one-off Blackstone Fix & Flip house(s) 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 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