



# Vol. 2 NEWSLETTER

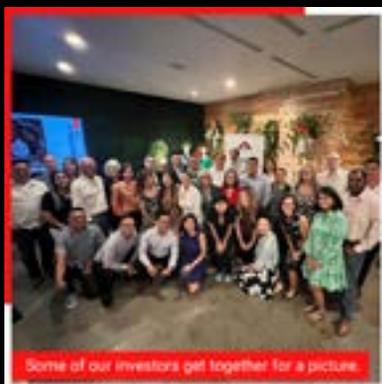
Legacy | Integrity | Community

**We are pleased to bring you the second installment of B.I.G. News!!**

It's been a few months since we last connected and we are excited to share what we have been up to this quarter! Read on to get updated on where we have been, what we have done and what's next for the remaining quarter of 2022!!

As we wrapped our last newsletter, we were gearing up for our Exclusive Investor Appreciation Dinner. I am pleased to report that the event was a Huge success!! This goals. We also share a common desire to give back to the community! Fun Fact! Some of our investors even travelled from out of state to attend!! We are so grateful for our investors!

Everyone had a wonderful time at the dinner, the staff at Hugo's Invitados was wonderful and the food was delicious. Check out the pictures below for a recap!



*We are looking forward to our next Appreciation Dinner which will be held in Houston Texas! Stay tuned for more and feel free to reach out to Maria with our Investor Relations Team for more information!!*

## Event Spotlight - SARE

SARE stands for Subtle Asian Real Estate and according to their website, this organization is a community created by Asian millennials who are passionate about real estate and education.

At Blacksteel Investment Group, we believe that the connections we make, serve not only as a good foundation, but that they are also the catalysts for growth.

As their mission at SARE is to educate, inspire, motivate and empower their communities aligns with Blacksteel Investment Groups core values of Integrity, Community and Legacy, we were excited when our founder Dr. Hoa Nguyen was asked if she was interested in hosting a Ladies' breakfast! The event turnout was phenomenal and many awesome connections were made.

Our team attended the Second Annual SARECON in Long Beach, CA in July 2022 along with over 440+ real estate attendees from all over! Be on the lookout for more information about future events in which Blacksteel Investment Group will participate.

Special Thanks to SARE Founders, Nelson Lin and Annie Liu for inviting us to join you at SARECON 2022 and to SARE Ladies founders, Anita Wong and Tiffany Lee for allowing Dr. Hoa Nguyen to host the breakfast!



Dr. Hoa Nguyen with SARE Ladies Podcast Founders, Anita Wong and Tiffany Lee.



Dr. Hoa Nguyen after signing a copy of her book "Persistence, Pivots and Game Changers" for a SARECON attendee.



Left: Our Founder, Dr. Jaime Gonzalez and Dr. Hoa Nguyen post for a picture with other SARECON Attendees.

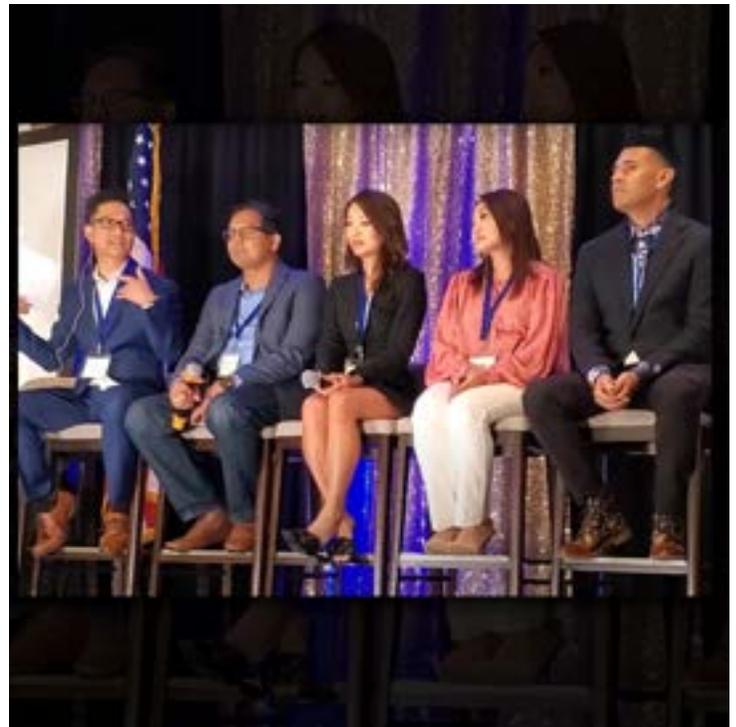
## Blacksteel Investment Group shares benefits of real estate investing with Dental Professionals



Also in July, The Blacksteel Investment Group Team traveled to the Action to Win Dental Festival in Nashville, TN hosted by Dr. Emily LeTran to share their story with dentists looking to diversify into Real Estate. The weekend was an exciting one and a great first visit to Nashville!!

Recently, the team was asked to participate in a Real Estate Investment Summit for Dentists co-hosted by fellow investor Dr. Nathan Ho! We are always grateful for the opportunity to not only share our story, but also meet people who have the desire to grow their wealth, achieve time freedom and give back! What an awesome opportunity to share the stage with other Real Estate professionals. Thank you Dr. Nathan Ho and Dr. Roshan Kalra for inviting Blacksteel Investment Group to speak about multifamily syndications and participate as part of the panel.

Click on the link below for a brief clip.



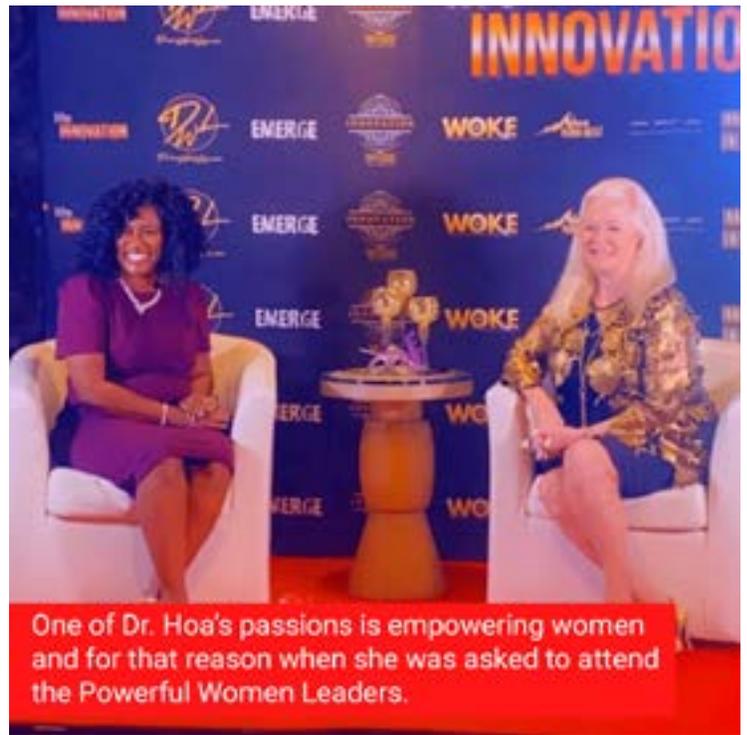
Real Estate Investment Summit for Dentists | **BLACKSTEEL INVESTMENT GROUP**

Link for the video: Real Estate Investment Summit for Dentists | [BLACKSTEEL INVESTMENT GROUP](#)

## Blacksteel Investment Group supports Powerful Women Leaders!!

One of Dr. Hoa's passions is empowering women and for that reason when she was asked to attend the Powerful Women Leaders.

One of the highlights of the event was when Dr. Hoa Nguyen had the honor to present two awards. One to Sharon Lechter Entrepreneur, Speaker and Best-Selling Author and the to Alma Gonzalez, with the WOIII Distinguished Woman of Impact. Dr. Hoa shared that for the 17 years that she has known Alma, she always genuinely loves, uplifts others and has such a beautiful soul to radiate her light upon others. What an absolutely amazing day creating unity for a common mission.

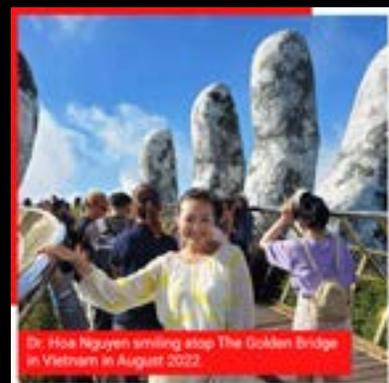




## ***Blacksteel Goes International!***

Top Guns Real Estate Mastermind

When Joseph Lam of Loan Direct reached out to Dr. Hoa Nguyen to have her join the Top Guns Real Estate Mastermind, it was quite a “pinch-me” moment. As a Vietnamese immigrant who was born in a refugee camp, what better way to come full circle than to be invited to speak at an event in her home country and to share hers and Dr. Jaime’s path to success in real estate! What a phenomenal trip and way to connect with other like minded people in such a beautiful place while getting to tour some beautiful places and give back to the local community there. The team is really grateful for the opportunity. Special Thanks to Joseph Lam and Theresa Nguyen for the invitation and their hospitality.





Top Guns Real Estate Mastermind attendees - August 2022



Dr. Hoa speaking in front of Top Guns Real Estate Mastermind attendees in Vietnam in August 2022.

## MULTIFAMILY NEWS!

Shortly after our first instalment of B.I.G. News went live, we celebrated the official closing of The Ranch at Sienna Apartment Homes, a 312 Unit, A-Class Investment located in Southwest Houston's Affluent Sienna Community!! This is our 9th investment in the Houston market and the 23rd in our portfolio. Check out this picture of this beautiful property and stay tuned for future updates!

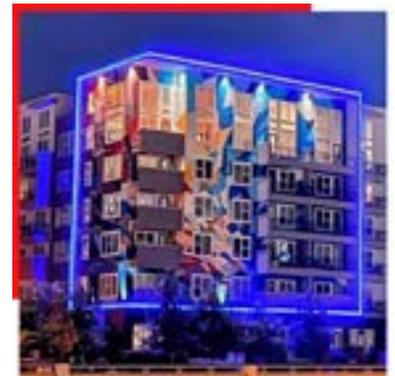


## Another Transformation Update!!

The Uptown at Cole was also featured in the first instalment of B.I.G. News but we wanted to highlight it once again because we wanted to share the massive outdoor transformation of this property! We've commissioned an artist and his team to transform the exterior with beautiful murals on the property. The visibility at night when driving on the freeway is beautiful, and it is located in a premium location. Check out the Before and After pictures below and tell us what you think!



**Before**

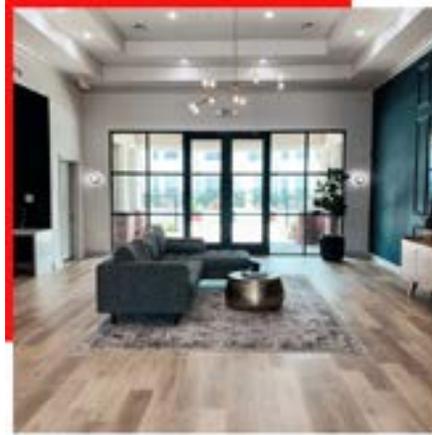


**After**

We recently completed the transformation of our clubhouse at one of our apartment communities in Houston, the Henry at Deerbrook. This is only one of the many areas being improved. Thank you Dustin and Hayden for working with Ruben Ortiz at Sayan Constructions for creating such a radiant and beautiful space for our residents! This is an example of how we are working hard to execute our business plan in an effort to add value and transform the apartment community on behalf of our investors! Check out the before and after pictures of this transformation!



The Henry Clubhouse Before



The Henry Clubhouse After



At Blacksteel Investment Group our strategy for multifamily projects differs from project to project but for the most part the phases include Acquisition, Adding Value, Satisfying the Business Plan (this may mean, hold or refinance) and ultimately the Sell of the same. Though our model tends to be that we can accomplish these steps / have a property go "Full-Cycle" in a matter of 3-5 years on occasion when the market is ideal, the process can be much quicker.

Take for instance Our Property the Lions Gate in Mauldin, South Carolina. In this case, we acquired the property in December 2020, and though it was underwritten for a 5 year hold, after execution of the business plan, we sold the property in a mere 1 year and 8 months!! Again, these results are not typical but we wanted to share this exciting news! Our CEO and Co-Founder, Dr. Hoa Nguyen said it best "Cash flow, Appreciation, Tax advantages with Bonus Depreciation, and the ability to help investors have their money work for them PASSIVELY is all a WIN."

**Sold**  
**Lions Gate Apartments**

PROJECTED RETURNS	ACTUAL RETURNS
• IRR - 16.30%	• IRR - 38.61%
• EQM - 1.95X	• EQM - 1.69X
• Average Annual Return - 19.00%	• Average Annual Return - 39.63%
• Acquisition Price - \$13.5m	• Sale Price - \$20.88m
• Date Acquired - Dec 2020	• Date Sold - Aug 2022

**BLACKSTEEL**  
INVESTMENT GROUP

## Where can you find us until our next Newsletter you ask?!!

Catch us on Social on your preferred platform and let us know if there are any topics that you are particularly interested in and we will be sure to create content around that!



Here is our most recent YouTube Video - [INVEST TO IMPACT | BLACKSTEEL INVESTMENT GROUP](#)

## UPCOMING EVENTS

EVENT NAME	HOST	DATE	LOCATION
Biz Explosion Conference	Dr. Emily LeTran and Robert Raymond	October 21 - 22, 2022	Denver, CO
WIN Global Mastermind	Bill Walsh	November 17-20, 2022	Playa Del Carmen, Mexico
H.E.R.O. Capital Raising Summit	Tim Mai	December 1-3, 2022	Dallas, Texas
Dr. Hoa Nguyen and Dr. Jaime Gonzalez Family Trip		Mid December 2022 - early January 2023	Japan