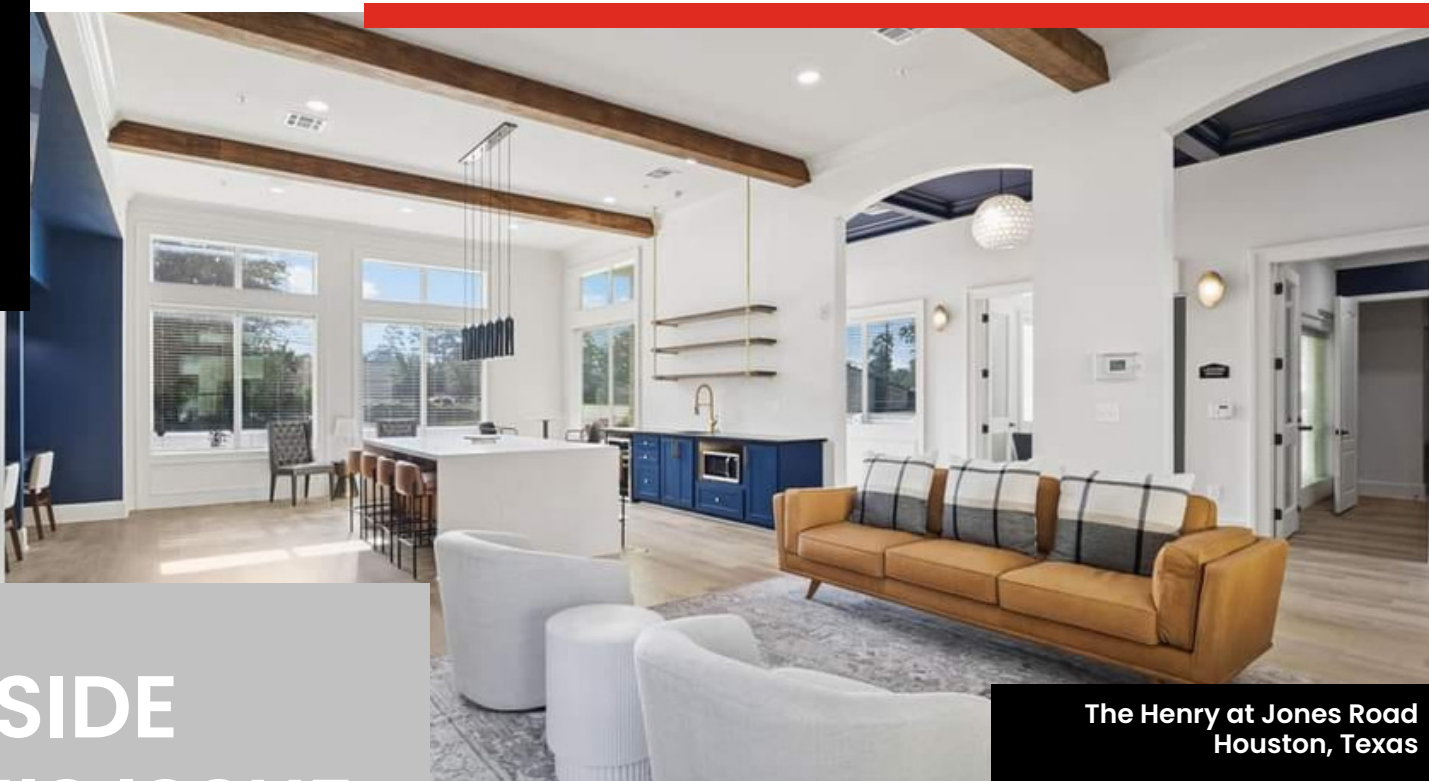


FIFTH EDITION
JULY 2023



The Henry at Jones Road
Houston, Texas

INSIDE THIS ISSUE

- Property News – From new names to new furniture! Check out the updates!
- Multifamily Syndication Glossary Term: Capital Call
- What do Paula Abdul and Dr. Jaime and Dr. Hoa have in common?
- Where has Blacksteel Investment Group and where are we headed?



The beauty of a transformation!

Along with our investors and partners at The Henry at Jones Road, we are excited to share some pictures of the transformation of the clubhouse and a few of the units! Check out page 2 to learn more!



The Ranch at Sienna gets a new name!

Recently, part of the team visited Houston, Texas to take a look at some of our properties. We captured a few candid shots and in this picture you catch a glimpse of The Ranch at Sienna's new name. Prior to our acquisition, it was called The Ranch at Sienna Plantation. The new sign looks beautiful, doesn't it?



A Warm Welcome

During the most current update, we shared with our Partners of The Henry at Jones Road some improvements to the property. The clubhouse has been transformed to a modern and comfortable space to relax and socialize in. Updates include new furniture, computers, paint, flooring, fixtures, decorations and more!

We have also completed renovations to some of the units with updates that include new paint, fixtures, flooring, quartz countertops and finishes!





Multifamily Syndication

Glossary Term: Capital Call

What role do Capital Calls play in Multifamily Syndications?

When embarking on an investment journey in multifamily syndication it's essential to familiarize yourself with some key glossary terms that will empower you to navigate this dynamic field with confidence. Today, let's shine the spotlight on one term that's garnering significant attention: "capital call." Let's explore what it means and why it's so important in the multifamily syndication landscape!

When unforeseen circumstances or unexpected expenses arise during the lifecycle of a multifamily property investment, the general partners (GPs) may need to access additional capital beyond what was initially raised. In such cases, they may issue a "capital call", requesting the limited partners (LPs) to contribute their pro-rata share of additional funds to meet the investment's requirements. This proactive approach ensures that the investment remains resilient, adaptable, and capable of overcoming challenges that may arise throughout its lifecycle, ultimately protecting and maximizing the interests of all investors involved.

While the phrase "capital call" may initially sound daunting, it's important to view it as a mechanism that empowers investors and safeguards their investments. Capital calls provide multifamily syndication projects with the agility, flexibility, and resilience needed to navigate unexpected circumstances and capitalize on new opportunities.

Let's delve into why Capital Calls are gaining prominence

- 1 Flexibility in Unforeseen Situations:** Capital calls allow multifamily syndication projects to adapt and respond effectively to unexpected circumstances that may arise during the investment lifecycle. By having this mechanism in place, investors can have peace of mind knowing that their investment will be adequately supported, even when faced with unforeseen challenges.
- 2 Mitigating Risk and Enhancing Returns:** Capital calls provide an opportunity for investors to capitalize on potential value-add initiatives, renovations, or unforeseen opportunities that can enhance the property's performance and overall returns. This flexibility allows syndicators to optimize their investments and unlock greater value for all partners involved.
- 3 Strengthening Investor Relations:** Although capital calls involve requesting additional funds from investors, they also foster stronger relationships and communication between syndicators and limited partners. By keeping investors informed and involved in the decision-making process, capital calls demonstrate transparency and a commitment to maximizing the project's success for the benefit of all stakeholders.
- 4 Long-Term Stability:** By embracing the concept of capital calls, multifamily syndication projects are better positioned for long-term stability and success.

By understanding this glossary term and recognizing its potential benefits, you're equipped with the knowledge to actively participate in multifamily syndication projects. Embrace the journey with confidence, knowing that capital calls can pave the way for long-term stability and the pursuit of exceptional returns!

If you have any questions about Capital Calls or if you would like to have another glossary term featured, please reach out to Maria at maria@blacksteel23.com

www.blacksteel23.com



The Royal Order of Constantine the Great and Saint Helen

PRINCIPALITY OF CAPPADOCIA

So, what do Paula Abdul and Blacksteel Investment Group founders, Dr. Jaime Gonzalez and Dr. Hoa Nguyen have in common? All are part of the The Royal Order of Constantine the Great and St. Helen! In June, Dr. Jaime and Dr. Hoa were knighted into The Royal Order of Constantine by Prince Rafael Andujar Vilches in the Royal House of Cappadocia.

According to their website, the vision of The Royal Order of Constantine the Great and St. Helen is: *To perpetuate and expand knightly virtues, to encourage intellectual rigorousness, to recognize exemplary conduct and achievement, to enhance society through leadership which nurtures, develops and inspires the innovators of tomorrow. We believe in the power of Faith, Hope, and Charity. Faith in Chivalry, Hope in our Members, Knights, Dames and Nobles; and in Charity.*

There are 8 Categories in which a person can be honored and they are: 1) Arts (Painting, Sculpture, Literature, Music, Dance, Performing or Cinema), 2) Architecture, 3) Entrepreneurship or Innovation, 4) Heroism (Individual, Armed Forces, First Responders or Healthcare), 5) Medicine or Physiology, 6) Philanthropy (Strategic, Investment or Charitable Giving), 7) Sciences (Formal, Natural or Social), 8) Sports (National, Olympic Exploration or Expeditions). Both Dr. Jaime and Dr. Hoa were honored for their contributions in both Entrepreneurship and Philanthropy.

Join me in congratulating Sir Dr. Jaime Gonzalez and Lady Dr. Hoa Nguyen on a job well done and wish them the best as they continue on their journey to be of service.





BLACKSTEEL
INVESTMENT GROUP

WHERE HAVE WE BEEN AND WHERE ARE WE HEADED?

TOP GUNS REAL ESTATE MASTERMIND 2023

For the second year, Dr. Jaime and Dr. Hoa represented Blacksteel Investment Group in Asia at the Top Guns Real Estate Mastermind. They shared their knowledge with other Real Estate Professionals and were able to enjoy some down time as well!



Dr. Hoa and Dr. Jaime sharing their wisdom and adding value!



Dr. Hoa and Dr. Jaime enjoying some downtime in the romantic city of Ha Noi

FUTURE EVENTS

If you are in the area, we encourage you to join us in Houston at Tim Mai's Hero Capital Raising Summit or in Orange County where Dr. Hoa will be presenting on the following topic:

"What I Wish I Had Known About Syndications: Finding Opportunities During All Economic Times"

**SARE
CON**

FEATURED SPEAKER



HOA NGUYEN

CEO & Co-Founder



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Jaime



Hoa



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