



[www.BlueInkEquityPartners.com](http://www.BlueInkEquityPartners.com)

# Invest in the Extraordinary:

Beyond Traditional Real Estate

At Blue Ink Equity Partners, we don't just create investment opportunities; we curate extraordinary experiences. Step into a world where strategic alliances and seasoned expertise perfect a unique skill: crafting timeless investments in real estate.

Venture into a realm where real estate is elegantly designed, sustainable, and impressively attainable.

**Refined Living:** With our esteemed team, we craft homes that combine thoughtful design and high-end elements in a smaller, more liveable footprint—a symphony of quality and practicality.

**Future at Your Fingertips:** Alongside our visionary partners, we build homes that aren't merely living spaces but dynamic canvases, designed to evolve with tomorrow's lifestyle trends.

**Invest with Assurance:** In these fluid times, our collective strength offers more than just stability; it promises prosperity. Partner with us, and your investment flourishes, often yielding between 15% to 22% annually.

**Timeless Appeal:** Your investment with us becomes an enduring bridge, linking vibrant communities and generations together in a future of sustainable living.

Ready to step beyond the ordinary? Venture into our universe, where your investment intertwines with the promise of tomorrow...

Turn the page and immerse yourself in the sophisticated allure of sustainable real estate investment with Blue Ink Equity Partners...

[www.BlueInkEquityPartners.com](http://www.BlueInkEquityPartners.com)

# The Confluence of Elegance and Pragmatism:

Unveiling a New Chapter in Real Estate Investment

Our alliances aren't just partnerships – they're strategic symphonies. With over two decades of experience under our belts, we've navigated global terrains, honing the art of crafting timeless real estate investments amidst shifting economic landscapes.

**Our secret?** A harmonious ensemble of seasoned industry mavens who orchestrate "pocket communities" and creative infill – residential and commercial spaces imbued with vision, quality, and sustainable practices.

**Our shared philosophy?** Affordable luxury.

In a fluctuating market, we don't just stay afloat—we sail ahead, anticipating evolving homeowner needs, crafting more than just investments but blueprints of future value. Our creations are tailored for discerning homeowners, who demand nothing less than affordability, quality, and comfort.

At Blue Ink Equity Partners, you're not just an investor—you're our cherished partner on a voyage that cherishes your input and understands your aspirations. Our promise? Luxury isn't an extravagance—it's a right. Your investment isn't just secure—it's future-proof.

## Elegant Living, Exceptional Returns:

Your Real Estate Investment Redefined

# Sustainable Sophistication:

## Your Investment Journey Begins Here

**Strategic Collaboration:** Partner with Blue Ink Equity Partners and our esteemed team of advisors. Together, we'll master the game of real estate, capitalizing on market trends and collective expertise. Your Benefit: Harness the power of unity for smarter, stronger investment decisions.

**Impressive Returns:** Secure your wealth with our timeless real estate investments, offering potential returns of 15-22% per annum. Your Benefit: Consistent, attractive returns that fortify your financial foundation.

**Affordable Luxury:** Experience the essence of 'affordable luxury' as we redefine real estate investment. Our unique approach delivers high-end living without the extravagant price tag. Your Benefit: Revel in luxury that doesn't compromise your budget.

**Sustainable and Versatile:** Our smaller, amenity-rich properties cater to a diverse demographic of homebuyers. From Millennials to Baby Boomers, we build homes that resonate. Your Benefit: Capitalize on broader market appeal for heightened investment security.

**Economic Resilience:** In an ever-shifting economy, our resilient real estate investment opportunities stand firm. We're not swayed by the storm; we're the lighthouse guiding you through it. Your Benefit: Navigate market volatility with confidence, keeping your investment portfolio secure and thriving.

## CURRENT PROJECTS



### THE ENCLAVE AT TROUT RIVER

number of units  
3

average square footage  
1,100

sales price starting at  
\$209,950.00

projected gross profit  
\$350,000



### SILHOUETTE AT TROUT RIVER

number of units  
5

average square footage  
800

sales price starting at  
\$189,000.00

projected gross profit  
\$680,000



### THE QUADS AT WEST 26TH

number of units  
4

average square footage  
1,032

sales price starting at  
MARKET RENT

projected gross profit  
CASH FLOW + EQUITY



A UNIQUE PARTNERSHIP  
OPPORTUNITY FROM  
BLUE INK EQUITY



# SILHOUETTE

AT TROUT RIVER

A Pocket Community of Affordable Luxury Single-Family Homes  
**Join Us On this Incredible Opportunity**  
PROJECTED ANNUAL RETURNS ESTIMATED BETWEEN 15 - 22%

[www.BlueInkEquityPartners.com](http://www.BlueInkEquityPartners.com)



## Area & Community Features

- ✓ Rapidly improving region w/ both new construction & home renovation projects
- ✓ Lush greenery & old growth foliage & trees
- ✓ Strategically located near the 295 & 95 corridors
- ✓ Very low HOA fees
- ✓ Positioned for exceptional appreciation
- ✓ Proximity to major employers & growing corporation
- ✓ Close to excellent shopping, dining, entertainment & outdoor activities
- ✓ Strong upside for both long & short term holds

## Home & Lot Features

- ✓ Featuring our "affordable luxury" unique selling proposition
- ✓ Easy-maintenacne yards
- ✓ Optional attached greenhouses
- ✓ High-end fit & finish
- ✓ Layouts for both GenZ & empty-nesters alike
- ✓ Eat-in kitchens & office/flex-spaces
- ✓ Extraordinarily low cost of ownership
- ✓ Carport parking for 2 cars per household
- ✓ Thoughtfully landscaped, merging indoors & outdoors
- ✓ EV charging ports on each home
- ✓ cluster style courtyard community

**4-6 Homes**

**850sf +/-**

**2-3 Bedrooms**

**2-Car Carport**





A UNIQUE PARTNERSHIP  
OPPORTUNITY FROM  
BLUE INK EQUITY

A photograph of a modern, two-story building with a dark, vertically-slatted facade and large windows. The building is surrounded by lush greenery and trees. In the foreground, a yellow SUV is parked on a paved area, and a red car is visible on the left. The scene is set during the day with soft lighting.

# THE QUADS

## AT MONCRIEF

An Expertly Branded Affordable Luxury Multi-Family Community  
**Join Us On this Incredible Opportunity**  
PROJECTED ANNUAL RETURNS ESTIMATED BETWEEN 15 - 22%

[www.BlueInkEquityPartners.com](http://www.BlueInkEquityPartners.com)



## Area & Community Features

- ✓ Rapidly improving region with single & multifamily growth
- ✓ Nearby parks & greenspaces
- ✓ Strategically located between 95 & the expressway
- ✓ Professionally managed (exit strategy dependant)
- ✓ Proximity to major employers & growing corporations
- ✓ Direct access to downtown & central business districts
- ✓ Strong upside for both long & short term holds
- ✓ Great opportunity for incredible YoY growth

## Home & Lot Features

- ✓ Featuring our "affordable luxury" unique selling proposition
- ✓ "Hands Free" upkeep & maintenance
- ✓ Semi-permeable outdoor surface areas
- ✓ Above-standard interior fit & finishing
- ✓ Optimized living for low-cost lifestyles
- ✓ Eat-in kitchens & office/flex-spaces
- ✓ Courtyard-style cluster for privacy & tranquility
- ✓ Pad parking for 2 cars per household
- ✓ Landscaped, side yards & seating areas
- ✓ EV charging ports for each unit.

**4 Units**

**1,039sf**

**3 Bedrooms**

**2+ Cars/Unit**







A UNIQUE PARTNERSHIP  
OPPORTUNITY FROM  
BLUE INK EQUITY



Both Long & Short Term - Residential & Commercial Projects  
**Join Us On this Incredible Opportunity**  
PROJECTED ANNUAL RETURNS ESTIMATED BETWEEN 15 - 22%

[www.BlueInkEquityPartners.com](http://www.BlueInkEquityPartners.com)

**Introducing our Collaborative Investment Partnership:** where discerning investors step into a realm of exclusive opportunity. With a transparent 70/30 profit-sharing arrangement, your financial resources find purpose in the lucrative world of real estate projects. **Sit back, relax, and let our expertise guide the way.** As a valued partner, your role is passive, yet your returns are anything but. Join us on this journey and witness your capital become the driving force behind transformative development, creating a legacy of wealth and prosperity. **Together, we'll make a mark that echoes through time and sets a new standard in the industry.**



**LLC CREATION**



**BLUE INK EQUITY**



**LAND ACQUISITION  
& IMPROVEMENTS**



**THE INVESTMENT  
TEAM**



# Building Beyond Boundaries:

The New Standard in Real Estate Investment.

"In the theatre of real estate investment, Blue Ink Equity Partners crafts more than just properties; we build stages upon which life's greatest moments play out. We don't simply construct walls and roofs; we curate spaces that breathe, adapt, and grow with the times. We beckon you to join us in this grand production, to shape narratives of success and longevity in an evolving world. Let's create more than just wealth; let's craft timeless tales of innovative investment. Let's write the script for the future, today. The curtain is about to rise on a new era. Are you ready to play your part?"



*Julian Armstrong*

**Julian Armstrong**

Owner · Founder

Blue Ink Equity Partners

"Within this intricate dance of real estate, two things have always been constant: change and opportunity. Change creates new landscapes, demands innovation, and urges us to adapt. And it's amidst these shifting sands that the seeds of opportunity are sown. What we do isn't just about building homes—it's about creating sanctuary spaces that embody luxury in a size that fits real life.

In the heart of this relentless market tide, we've found a niche—a sweet spot—that perfectly marries affordability with quality. By creating luxurious, yet attainable, homes, we've not only crafted a product that resonates with homeowners of all generations, but also a compelling investment opportunity that offers impressive returns. My international real estate journey has taught me this: security and prosperity are not always where you expect them to be. Sometimes, they're nestled in the inviting glow of a smaller footprint, in the very heart of community. And that, my friends, is where the magic truly shines."




*Trevor Barzee*

**Trevor Barzee**

Owner · Founder

Wild Compass Homes



In an unpredictable world, experience is the compass that guides us. Our collective expertise in building communities, navigating market fluctuations, and adapting to societal changes is our North Star. Yet, as seasoned as we are, we're not offering guarantees or securities - we're offering partnership.

The promising projects and potential returns we've highlighted are informed projections, not definitive promises. They are guided by the wisdom of past journeys and steered by an unwavering commitment to adapt and evolve.

And now, we invite you to join us. To stand side-by-side as we weather any storm and seek out the sunny shores of prosperity. Are you ready to navigate the future with us? Let's start charting our course together.

As always, do consult with your legal team to ensure the correct compliance with industry and jurisdictional regulations.

## **BLUE INK EQUITY PARTNERS**

Julian Armstrong

(404) 797-4699

Julian@BlueInkEquityPartners.com

www.BlueInkEquityPartners.com

www.BlueInkEquityPartners.com