



VELOCI CAPITAL

ACQUIRE AND SCALE PROVEN, CASH-FLOWING BUSINESSES

Who We Are

HPS Capital Group is a vertically integrated real estate and business acquisitions company. We acquire real estate and service-based businesses that directly support our real estate operations, creating a single ecosystem where both strategies strengthen each other.

Founded by David Nguyen, Founder and CEO

30+ completed real estate projects across San Francisco, Washington DC, Maryland, and Baltimore

Now acquiring established, profitable service-based businesses that integrate into our real estate operation

One fund, one vertically integrated strategy

We don't run two separate strategies. We run one vertically integrated system.

Our Track Record

30+

Completed Real Estate Projects



\$20M+

**In Real Estate Acquisitions
and Transactions**



\$5M+

**In Revenue Generated
Through Paid Advertising**



14 to 16%

**Consistent Annualized
Returns for Investors**



Markets: San Francisco, Washington DC, Maryland, Baltimore
Investor experience: Completely hands-off.

Proven execution. Consistent returns. Capital protected on every project.

Why We Win in Service Businesses



Proven Acquisition Experience

- **30+ completed real estate acquisitions** across multiple markets
- Experience **sourcing, underwriting, and operating** cash-flowing assets



Revenue Growth Engine

- **\$5M+ generated** through digital marketing and paid advertising
- Systems to consistently **increase leads, bookings, and revenue**



Operational Execution

- Focus on **hiring, systems, and process optimization**
- Track record of **improving efficiency and profitability** across assets

The same systems used to scale real estate and marketing are applied to service-based businesses like salons

Strategic Team Members



David Nguyen

Founder & CEO,
Real Estate Investor

- **\$20M+** in real estate acquisitions and transactions
- Generated **\$5M+** through digital marketing and paid advertising



Stephen Alonso

Senior Consultant &
Strategic Partner

- Advisor across multiple industries generating eight-figure client revenue
- Experience working with high-net-worth investors and institutional partners



Taha Asadi

Acquisitions &
Operations

- Harvard graduate with strong analytical and investment background
- Experience in sourcing, underwriting, and scaling service-based businesses



Ryan Del Rosario

Acquisitions &
Growth Operator

- Closed 7 figures in real estate acquisitions
- Generated 7 figures in eCommerce revenue and managed high-level operations

Case Study: Marin County Salon



Marin County, San Francisco Bay Area

30+ Years in Operation

~ \$300K Annual Revenue

6-Figure Annual Profit

**Established, cash-flowing business
with long-term operating history**

Value Creation Plan: Salon Growth

Growth Drivers



Digital Marketing

Increase inbound demand through targeted campaigns



Hiring Stylists

Expand capacity and service volume



Paid Advertising

Scale customer acquisition with proven channels.



Social Media

Build brand presence and recurring clientele.



Operational Improvements

Streamline systems to improve efficiency and margins

Double Revenue Through Strategic Execution

Replicate this model across 10–15 salon locations, creating a portfolio of cash-flowing businesses

Portfolio Scale & Exit Potential



Single Salon

**~\$200K
Annual Profit**

Stable, cash-flowing
business



Portfolio (10-15 Locations)

**\$2M-\$3M+
Annual Profit**

Built through replication
and operational scale



Portfolio Exit Potential

**\$20M-\$30M+
Valuation**

Larger portfolios attract
higher institutional multiples

Investors benefit from ongoing cash flow and long-term equity upside

Investor Returns & Structure

Cash Flow	Equity Upside	Aligned Structure
<ul style="list-style-type: none">• Monthly or quarterly distributions from operating profits• Targeting consistent returns from cash-flowing assets	<ul style="list-style-type: none">• Participation in long-term portfolio growth• Value created through scaling and multi-location expansion	<ul style="list-style-type: none">• Capital deployed into real, income-producing assets• Operator incentives aligned with investor performance

Investors benefit from both **ongoing income** and **long-term value creation**

How Your Capital Is Protected

Structural safeguards designed to protect principal and align incentives

1

Promissory Note



Formal debt instrument
outlining repayment terms

Defines preferred return and
repayment priority

2

Personal Guarantee



Sponsor-backed personal
guarantee

Aligns operator incentives
with investor outcomes

3

Collateral on Assets



Real estate investments secured by
deeds of trust on physical property

Business investments secured by
liens on acquired business assets

Provides downside protection in
both strategies

Every dollar invested is backed by real assets, legal protections, and aligned incentives.

Next Steps

A clear, aligned process from start to finish

1

Review Materials

Deal structure and economics

2

Confirm Allocation

Capital amount and equity participation

3

Deploy Capital

Funds invested into a cash-flowing acquisition

4

Ongoing Updates

Monthly performance and reporting

5

Transparent Communication

Direct access and full visibility

We look forward to the conversation.

✉ Email: info@hpscapiitalgroup.com