

# BUILDING LEGACIES THROUGH REAL ESTATE

Newsletter of Iowa Realty Commercial



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## THE JOURNEY OF THOMAS AND JENNIFER FAWCETT

Dear Esteemed Clients,

We are thrilled to share the remarkable journey of Thomas and Jennifer, who embarked on their real estate investment voyage in 2016, crafting a portfolio that now comprises just under 200 units. Beginning with the acquisition of a duplex, they implemented the BRRRR method—buy, rehab, rent, refinance, and repeat—to enhance the property’s value and hold it as a long-term investment. Shortly after, they expanded their holdings with additional single-family homes purchased off-market and through sheriff sale discounts. A major turning point came when they shifted their focus from



residential to the multifamily sector, enabling them to significantly amplify the scale of their efforts. In 2021, they joined the nationally recognized Michael Blank Mentorship Program, where they worked one-on-one with an experienced syndicator and several multifamily experts, gaining experience and valuable insights. Soon after, they collaborated with partners and successfully closed their first large multifamily deal in their hometown.

“From humble beginnings to multifamily mastery, Thomas and Jennifer Fawcett embody the essence of perseverance, family values, and community impact in their real estate journey. ”



Thomas and  
Jennifer Fawcett

## NAVIGATING GROWTH, COMMUNITY, AND FAMILY VALUES IN REAL ESTATE INVESTING

Thomas and Jennifer are now focused on the acquisition and asset management of large apartment buildings, honing their expertise in syndicating deals. As co-founders of Vine Capital Partners, a real estate investment company, their mission is centered around acquiring

multifamily B and C class assets with value-add components in thriving, growth-oriented markets. They are dedicated to consistently delivering competitive and stable returns for their investors while simultaneously making positive contributions to the communities in

which they invest. In 2023, recognizing the demand for a networking group for investors interested in multifamily real estate, they started a monthly meetup. The group aims to educate and provide resources for those interested in large multifamily real estate transactions.



## Family and Community Involvement

In addition to real estate investing, Thomas works in Agriculture, and Jennifer works from home, homeschooling their children and managing their personal portfolio of properties.

On a personal front, Thomas and Jennifer enjoy the efforts and rewards of parenting five active children. The couple regularly brings practical knowledge and life experiences into their home. They consistently engage their children in renovation projects, apartment turnovers, back-end accounting tasks, and various aspects of the rental property management business. Thomas and Jennifer acknowledge that, "Involving our kids may not always be the easiest or most efficient approach. However, letting them witness us navigate the intricacies of owning a business – from successes to challenges – is incredibly rewarding! It exposes them to the determination needed to overcome obstacles and allows them to share in the satisfaction of delivering excellent products and services to our investors and tenants. Ultimately, our motivation for involving them is to model hard work, perseverance, and integrity." The couple has not only instilled an entrepreneurial spirit in their children but has also played a vital role in assisting their eldest sons in launching a successful lawn and landscaping business.

Thomas and Jennifer, who currently reside in Ankeny, IA, are actively involved members of their local church and dedicated volunteers in their community. Every month, the entire family, including their children, volunteers in an afterschool program together. In this program, they not only serve meals but also engage in Bible study lessons, play games with the kids, and read with them. These volunteer opportunities significantly impact their family dynamics, emphasizing the significance of

selfless service in shaping their children, addressing the needs within their communities, and fostering stronger bonds within their nuclear family as they engage in service together. The couple attributes the strength of their family and the success of their business ventures to their unwavering faith in God and the example of His son, Jesus Christ.

### Explore VCP investment community



Vine Capital Partners

<https://www.vcpiowa.com/>

Thank you for taking the time to read our newsletter and learn about Thomas and Jennifer Fawce's inspiring journey with Vine Capital Partners. We hope their story has provided you with valuable insights and motivation for your own real estate ventures. Their dedication to both their family and community serves as a wonderful example of how to balance personal and professional commitments. We look forward to sharing more success stories and helpful real estate tips with you in future editions. Stay tuned and stay inspired!

Best wishes,  
Joanne M. Stevens and Dan Dempsey

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### WHAT IS YOUR PARK WORTH?

I am always happy to do a FREE, NO OBLIGATION, Real Estate Review for your park(s). You ought to know today's market value of your real estate investments.

If this is something you would like, simply give me a call at 319-378-6786, email me at [joannestevens@iowarealty.com](mailto:joannestevens@iowarealty.com), or visit <http://joannemstevens.com/>

Joanne Stevens is a specialist in listing and selling mobile home parks and manufactured housing communities throughout the U.S. With her 20 plus years of experience in developing, zoning, owning, retailing, managing, turning around and brokering parks, she can maximize your sale price.