



## Executive Summary

Launched in early 2018, Clothier Springs Capital Partners was formed to make direct investments in real estate debt and equity on behalf of partner/clients. The partnership seeks to provide the **superior returns** that arise from capturing the illiquidity premium of private investments combined with the yields on non-traditional real estate lending and the value-added activities of real estate developers and direct project (build-rehab) contractors, enhanced by the leverage of the typical capital stack.

## Managing Member and Investment Advisor

Partnership is operated, invested and managed by Thomas F. McKeon, CFA, Principal and Founder of Clothier Springs Capital Management, LLC.

## Portfolio Management

- *Investment Deal Evaluation and Investment*
- *Portfolio Management*
- *Cash Management and Re-investment*
- *Portfolio Accounting and Partner Reporting*

## Portfolio Investments Include:

- *Multi-family apartment rehab (equity)*
- *Multi-family apartment develop (equity)*
- *Single-family rehab or develop (equity)*
- *Multi-family-commercial develop (equity)*
- *Triple net lease (equity)*
- *Construction Hard-Money Lending (debt)*
- *First Trust Deeds (debt)*
- *Construction Lending Partnerships (debt)*

## Risk Management

Risk management comes in two forms: the risk reduction that comes from the partnership portfolio diversification, and the overall risk reduction that comes from adding a private partnership investment not subject to public market volatility to a portfolio of traditional investments.

## Full Pass-Through

The CSCP partnership is structured to pass through to the partners all the net economic benefit of partnership operations (returns less expenses), minus a flat 1.0% annual management fee with no incentive fee, in proportion to their ownership.

## The Security of Tangible Assets

100% of portfolio investments (equity and debt) are secured by tangible, income producing real estate assets.

## Investment Diversification

- *Deal Diversification*
- *Debt-Equity Diversification*
- *Project Type Diversification*
- *Geographic Diversification*
- *Time Diversification*

## Uncorrelated Returns & Price Stability

Partnership returns are uncorrelated to market-based investments (stocks, bonds, funds) and partnership value (NAV) not subject to market volatility and quotation.

## Low Minimum Investment & Fees

Minimum investment of \$25,000 for individual investors | \$250,000 for institutional investors. Partnership pays advisor a flat 1.0% annual fee.

## Tax Reporting & Partnership Audit

Partnership accounting and consolidated tax reporting. Members receive a single K-1 from the partnership. Annual audit verifies member's capital accounts, portfolio holdings, values, cash flows, etc.

## Who Can Invest

Investment is open to accredited investors (personal or self-directed IRA monies) and institutional investors: employee benefit plans, foundations and endowments. [See Accredited Definition Here.](#)

## Return Target

We are targeting blended total returns for the partnership of 16% to 22% annual over time, from both equity and debt investments from a combination of interest income, preferred dividends and gains.

## For More Information:

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