



# Larson Capital Opportunity Zone Fund IV, LLC

Larson Capital Opportunity Zone Fund IV (LCOZ IV), LLC has been created for investors who have recently sold real estate, stock, or businesses at a gain and wish to reinvest the gains.

Placement of the gains into the LCOZ IV Fund creates the potential for:

- **Capital Gain Tax Deferral:** Defer your capital gains until 2026
- **Exclusion of Additional Gains:** If qualified fund interest held for more than 10 years, additional gain is tax free

At Larson Capital Management ("LCM"), we invest in **Opportunity Zones** because we believe that, chosen carefully, these can be exceptional properties that help rejuvenate economically distressed areas while providing tax advantages and returns to our investors.

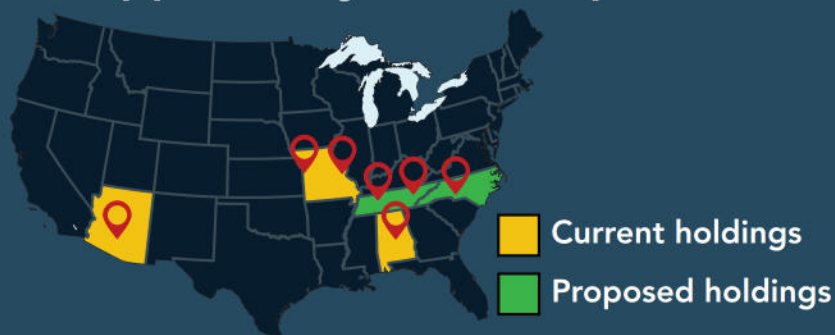
## Larson Capital Opportunity Zone Properties<sup>1</sup>

LCOZ IV will acquire properties located in targeted Opportunity Zones in the U.S.

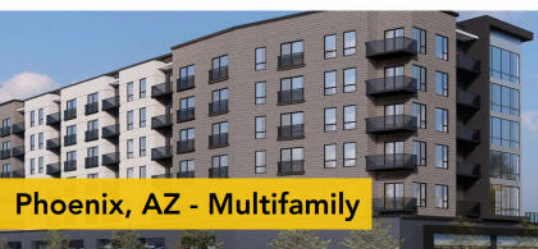
As manager of the fund, LCM will apply the same underwriting standards used for non-Opportunity Zone properties.

<sup>1</sup>Properties represented are acquisitions by Larson Capital Management

## Locations of LCM's Opportunity Zone Properties



## LCOZ IV Planned Property Investments



Phoenix, AZ - Multifamily

### 5th & Lincoln

Prime Downtown Phoenix location in the center of the Warehouse District, a popular destination for restaurants, bars, and music venues and just steps away from area sports venues.



Knoxville, TN - Multifamily

### 701 E. Hill

Located in the highly walkable Downtown Knoxville, with astounding river views, and just a 5 minute drive to University of Tennessee.



Charlotte, NC - Multifamily

### Statesville

Located in the quickly developing North End submarket with convenient access to major highways, the airport, and Charlotte's central business district.



# Who is Larson Capital Management?

**Larson Capital Management** is a real estate private equity firm that offers investments in institutional-grade, commercial property with a focus on income-producing commercial office properties, multifamily development, and industrial development in targeted U.S. markets. Our leadership brings a combined 20+ years of experience to 1,400+ investors. Since February 2014, we have acquired over \$1.2B of commercial real estate property, including \$725M of ground-up developments.



Larson Capital Management uses data-driven analytics to acquire highly functional assets that present unique investment opportunities to investors.



Our funds are comprised of quality properties with stable tenants, favorable lease agreements and the potential to improve operating efficiencies to increase value.



**Paul Larson** CEO and Managing Partner | 314.438.2073 | Paul.Larson@Larson-Capital.com  
Paul Larson is the founder and CEO of Larson Capital Management. Paul holds a degree in Finance from Northwestern College. Paul is responsible for business development, capital raise, capital deployment, asset profitability and strategic direction for the firm.



**Jon White** President | 636.445.0648 | Jon.White@Larson-Capital.com  
Jon White is the President of Larson Capital Management. Since joining Larson Capital Management in May 2017, Jon has led the acquisition of property with purchase prices totaling \$363.5 million and oversees approximately \$165 million in assets under management. Before joining LCM, Jon served as President of Hoffman Commercial Real Estate (HCRE) and Operating Partner at Osprey Capital, a large family office private equity firm based in Chicago, IL, where he was responsible for the deployment of private equity through strategic acquisitions of office, retail, industrial and multi-family assets.

During his tenure at HCRE, Jon executed in excess of \$1.5 billion of transactions. As an Operating Partner at Osprey Capital, Jon was responsible for business development, lender sourcing/management, project finance, capital raise, capital deployment, asset/portfolio profitability, M&A underwriting/financial, deal flow and strategic direction.

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Investment advisory services are provided by Larson Capital Management, LLC, an investment advisor registered with the Securities and Exchange Commission. Larson Capital Management, LLC and its representatives do not provide legal or tax advice or services. Please consult the appropriate professional regarding your legal or tax planning needs.

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