

Larson Capital Real Estate Fund II, LLC & Larson Capital Real Estate Fund IIQ, LLC





Larson Capital Real Estate Fund II, LLC (LCREF II) was created for investors seeking a diversified portfolio of commercial real estate assets.

- The fund will invest opportunistically in order to achieve the most optimal returns for our investors' capital given the current environment
- Focus will be on acquiring a combination of properties that offer growth (multifamily and industrial development) and depreciation (office) opportunities, with a key component being shorter hold periods on growth-focused investments
- Potential access to 25% of capital account balance quarterly (after 12 months)
- Liquidity events contemplated utilizing future debt restructuring opportunities and asset dispositions
- LCREF II Blocker accepts IRA funds

Target Fundraise:	\$50 million
Minimum Investment:	\$25,000
Final Close:	TBD
Fund Term:	10 years from final close, subject to two 1-year extensions
Preferred Return:	8% annually, accrued quarterly from the date of investment
Profits Split:	100% to investors until preferred return is reached; 80% thereafter

FUND PROPERTY SUMMARY

The properties listed below are not an exhaustive representation of the expected properties to be offered within the fund; additional properties will be incorporated as we source new investment opportunities. The fund is expected to own a portion of each of the properties shown.

	 Montage at Hawk Ridge Lake St. Louis, MO	 Hambricht Junction Huntersville, NC	 Flats on Felty Rochester, MN	 Banner at Sterling Farms Jackson, TN
Estimated Project Cost	\$109,863,452	\$81,954,212	\$56,873,421	\$52,216,158
Cost / Unit	\$269,273	\$273,181	\$243,049	\$217,567
Total Equity Required	\$41,646,510	\$34,128,692	\$12,309,592	\$15,976,966
Expected Construction Loan	\$68,714,829	\$49,172,527	\$34,500,000	\$37,000,000
Financed Amount	60% LTV	60% LTV	60% LTV	75% LTV
Expected Hold Period	3-5 Years	3-5 Years	3-5 Years	3-5 Years
Yield on Cost (Stabilized NOI / Project Cost)	6.89%	7.41%	7.07%	6.52%
Projected Returns*	24.88%	23.13%	19.08%	26.80%

Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates. - Criteria and Assumptions- how a sponsor approaches the underwriting process (conservative, moderate, aggressive) may change the assumptions of the model which include targeted: cash yield, equity multiple, IRR, investment period and distribution rates

*Targeted returns shown are the XIRR, or Extended Internal Rate of Return, which is a time-weighted performance calculation that measures the actual return of an investment with irregular cash flows

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.

info@larson-capital.com 14567 North Outer 40, Suite 500 | Chesterfield, MO | 63017 314.787.7226

¹ Preferred equity is a class of ownership that has repayment priority ahead of common equity and behind debt positions.

² Blocker fund distributions will be net of taxes and may differ from those of the main fund.

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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