

# Larson Strategic Capital, LLC

## Short-Term Promissory Note Offering

### OVERVIEW

Larson Strategic Capital, LLC ("LSC") is a short-term promissory note offering designed to provide current income to accredited investors through defined maturities.

### ISSUER

LSC is the issuer of the unsecured promissory notes.

### INVESTOR POSITION

Investors participate as lenders to LSC and do not acquire any equity or ownership interest in LSC or its underlying investments.

### USE OF CAPITAL

Proceeds from the Notes may be used for general corporate and investment purposes, including investments in real estate and real estate-related opportunities sponsored or managed by affiliates of Larson Capital Management, LLC.

### GUARANTY

Repayment of principal and accrued interest under the Notes is guaranteed by Larson Financial Holdings, LLC pursuant to a separate guaranty agreement

### KEY CHARACTERISTICS

#### 3 Terms Available

- 3-month (6% annual interest)
- 6-month (7% annual interest)
- 9-month (8% annual interest)

#### \$5,000 Minimum

- Low entry point for accredited investors
- \$250,000 maximum investment

#### Monthly Interest

- Paid on the 30th of each month

#### LFH Guaranty

- Guaranteed by Larson Financial Holding, LLC

## Payment Mechanics

Monthly interest paid on the 30th of each month

### ISSUANCE

Day 1

### MONTHLY INTEREST

30th of each month

### MATURITY

3, 6, or 9 months

### PRINCIPAL RETURNED

At maturity, with  
30 days' notice

### Interest Accrual

Interest accrues daily on the outstanding principal balance at the rate indicated on the Note, calculated on an actual/360 basis.

### Principal Repayment

Note is automatically renewed at the same term and interest rate, unless redeemed earlier or 30 days' notice of intent to redeem at maturity

### Prepayment & Redemption

LSC may prepay principal and accrued interest at any time. Investors may request redemption with at least 30 days' prior written notice.

For more information, please scan the QR code.

- LCM Information
- FAQs
- Illustrative Returns
- Term Summaries
- Much More!



# Who is Larson Capital Management?

Larson Capital Management is a Registered Investment Advisor (RIA) with a focus on real estate private equity offerings. Our primary goal is to acquire income producing commercial property to produce optimal returns for our investors. To accomplish this, we target premium quality properties in high growth, secondary and tertiary markets throughout the United States, including opportunity zones. Our leadership brings a combined 20+ years of experience to 1,700+ investors. Since February 2014, we have acquired over \$1.7B of commercial real estate property, including \$1.2B+ 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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<sup>1</sup> Preferred equity is a class of ownership that has repayment priority ahead of common equity and behind debt positions.

<sup>2</sup> 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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