



RE: IMPROVING YOUR INVESTMENT OUTCOME with
Clothier Springs Capital Partners, LLC

Your Objectives = Our Mission

As an Investment Advisor, fiduciary and entrepreneur, it is vital to evolve and adapt to remain relevant to our clients in a dynamic investment world. And our overriding purpose is to help our clients meet their own unique objectives as directly and efficiently as possible. To that end, and after several years of market research, we have formed **Clothier Springs Capital Partners, LLC** to build a portfolio of investments in direct real estate projects and related direct private market opportunities.

Private Capital Markets

There is a large, thriving and robust market for private capital and investment. The Securities and Exchange Commissioner stated in a speech last summer that capital raised in the private markets in 2014 was 1.5 times more than capital raised in the public markets. Since we began—several years ago—to conduct due diligence on a potential investment in real estate on behalf of clients, we have been introduced to a number of private market entrepreneurs seeking capital to fund their businesses. Our thinking has expanded and evolved to the point where a portfolio of investments in private real estate and closely related deals makes great sense for our clients.

Outsized Return Potential

The returns in the private markets and deals we have examined range from **12% to more than 40% annually**. These returns are attractive and likely to be far better than public market (stocks, bonds, ETFs) investments. Our research indicates these superior private market returns are reliable and durable. The tradeoff is that investors in private markets typically have to accept that private investments are less liquid than public investments. This is ideal for IRA and other retirement accounts where the need for liquidity is lower. We believe that all our clients would benefit by including some exposure to private market investments and returns in their asset allocation. Clothier Springs Capital Partners has been created to do just that.

The Power of a Portfolio

As with all investments, the prudent way to access the private markets is with a portfolio. A portfolio minimizes risk through diversification, investments in multiple deals and business models and can also create liquidity more readily than investments in individual deals. As well, many of the private investments or projects we have vetted have minimums or require \$100,000 or more. A portfolio/fund with a modestly low minimum of \$25,000 overcomes this high minimum hurdle.



Portfolio Investments

Clothier Springs Capital Partners expects to build a portfolio of investments in direct real estate projects and related private market opportunities, including: direct investment in commercial real estate, short-term lending to developers, investments in related LLCs pursuing private investment or real estate development and direct investment in alternative lending businesses. Investment in the Clothier Springs Capital Partner LLC is open to our current Clothier Springs Capital Management clients as well as new private and institutional investors.

Have a Look: The Investor Presentation

We invite you to examine the brief Investor Presentation on our website. It expands upon this introductory letter and anticipates your questions. We seek to raise \$2 million to fund Clothier Springs Capital Partners and build a portfolio of direct investment in private deals and projects. We will commence investing once committed assets reach \$500,000. We expect to be underway by 12/31/2017.

The Window is Open

The investment window is now open. Investment is accomplished through executing our subscription document. And remember, this opportunity is ideal for investors with IRA, 401(k) and other retirement accounts through the IRS approved “Self-Directed IRA.” Ask us how.

We will be in touch shortly to discuss the opportunity. In the meantime, if you want more information or wish to invest and want a subscription package, please email:
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To view the Investor Presentation: www.clothiersprings.com

Sincerely,

Thomas F. McKeon, CFA
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