

T Capital Funding, LLC (“TCF”) is a registered broker-dealer with the SEC and is a member of FINRA. We are a broker dealer and provide limited investment banking services rather than brokerage account or advisory account services. It is important to understand the differences and fees charged for such. For your convenience, free and simple tools are available to research firms and financial professionals at Investor.gov/CRS, which also provides educational materials about broker-dealers and investing.

What investment services and advice can you provide me?

T Capital Funding, LLC is a private, broker-dealer operation which is 100% wholly owned by the investment issuer and sponsor firm, Taurus Investment Holdings, LLC (TIH). TCF sells this issuer's limited partnership interests. The limited partnership investment product remains the same, though the underlying real estate assets may be different. Examples of the different underlying real estate assets can include, but are not limited to, office buildings or office complexes, multi-family apartment complexes, or development projects.

The limited partnership interests TCF sells are private, unregistered securities sold only to qualified investors and have a stated minimum investment amount of \$250,000.00 with lower amounts being accepted under the discretion of the investment sponsor firm, Taurus Investment Holdings, LLC.

As a private, limited broker-dealer, TCF does not accept or hold custody of any customer funds or securities. All funding received for the securities sales is held in bank escrow accounts and not in the name of TCF. TCF does not provide tax related advice or tax advisory services.

T Capital Funding, LLC provides interested investors with the sponsor's securities Offering Memorandum information and the investor is considered able to make their own independent investment decision.

Some questions you might ask one of our representatives

<i>Given my financial situation, should I invest in a private placement? Why or why not?</i>
<i>What is the due diligence process on the issuers of the privately placed securities you offer?</i>
<i>What is your relevant experience, including your licenses, education and other qualifications? What do these qualifications mean?</i>

What fees will I pay?

T Capital Funding, LLC investors do not pay any direct fees. Fees are paid by the Limited Partnership as outlined with each investment Offering Memorandum. For the broker services provided, TCF charges an Equity Placement fee to the Limited Partnership.

Indirectly, you will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying.

A question you might ask one of our representatives

<i>Help me understand how these fees and costs might affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs, and how much will be invested for me?</i>
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What are your legal obligations to me when providing recommendations? How else does your firm make money and what conflicts of interest do you have?

We *do not* provide recommendations. The way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the services we provide you. Here is an example to help you understand what this means. T Capital Funding, LLC sells only proprietary products: investments that are issued, sponsored, or managed by our affiliate, Taurus Investment Holdings, LLC.

A question you might ask one of our representatives

How might your conflicts of interest affect me, and how will you address them?

How do your financial professionals make money?

The Chief Executive Officer and Chief Compliance Officer for T Capital Funding, LLC each receive compensation which is not based on T Capital Funding, LLC revenues. Each Registered Representative for T Capital Funding, LLC works under an Independent Contractor relationship and receives a commission payment from the Equity Placement fee, and per the terms of their contractor agreement.

Do you or your financial professionals have legal or disciplinary history?

No.

[Investor.gov/CRS](https://investor.gov/CRS) can be used as a free and simple search tool to research us and all our financial professionals.

A question you might ask one of our representatives

As a financial professional, do you have any disciplinary history? For what type of conduct?

Additional Information

You can request additional information about our services, up-to-date information about our firm, as well as a copy of our relationship summary by reaching out to:

Amber Clarke, CCO & CEO
Email: tcfac@tcapitalfunding.com
Phone: (321) 280-5235

TCF Compliance Group
Email: tcfcompliancegroup@tcapitalfunding.com
Phone: (321) 280-5235

A question you might ask one of our representatives

Who is my primary contact person? Is he or she a representative of an investment adviser or a broker-dealer? Who can I talk to if I have concerns about how this person is treating me?