

May 30, 2025

SEQUOIA EQUITIES SECURITIES CORPORATION – RELATIONSHIP SUMMARY

Who are we? Sequoia Equities Securities Corporation (“SESC”) is a broker-dealer registered with the U.S. Securities and Exchange Commission. It is a member of the Financial Industry Regulatory Authority (FINRA). Free and simple tools are available to research our firm and financial professionals at www.investor.gov/CRS which also provides educational materials about broker-dealers and investment advisers, and investing. Services and fees for assisting you as a broker-dealer or as an investment adviser differ and it is important to know the difference.

What investment services and advice can you provide me? We offer brokerage services solely to high-net-worth, accredited, retail investors interested in investing in apartments purchased by limited partnerships organized and sponsored by the owner and president of the firm, R. Ken Coit. Interests are first offered to persons who have already invested in Coit-sponsored partnerships. He himself has always invested and currently invests a minimum of \$1,000,000 in each one. We offer recommendations to retail customers for whom we believe a recommendation can be made. You make the ultimate decision regarding purchase or sale.

We rely upon the general partner of the limited partnership, of which Coit is a principal, to monitor performance of the underlying properties and to provide reports to investors. We pass on this information. We will answer questions regarding that information.

There is no public market for the interests and we may be unable to help you if you wish to sell. There is a minimum amount you must invest to do business with us because Coit-sponsored limited partnerships have a minimum investment amount.

Given my financial situation, should I choose a brokerage service? Why or why not?

You may be better off choosing the services of an investment adviser or of a broker-dealer who offers more choices, more diversification, more liquidity, fewer conflicts of interest. You should only choose our brokerage services if you are interested in purchasing an interest in a limited partnership that invests in apartments and can offer no alternatives.

How will you choose investments to recommend to me?

We will always choose investments sponsored by our owner and CEO, R. Ken Coit. He will select apartments he wants to invest in. We will furnish you with an offering memorandum with information about the interests being offered. Depending upon your investment profile, we may recommend the investment based on your profile. For example, if it would permit you to defer taxes on proceeds received from the sale of another investment in a tax deferred exchange, it might be in your best interest to make the investment after taking into account all other aspects of your investment profile.

What is your relevant experience, including your licenses, education and other qualifications? What do these qualifications mean?

All of our representatives have passed an examination that permits them to offer the securities that they offer. Mr. Coit’s background and experience is in the offering material that will be available. In addition, ask him and any other financial professional you encounter about their qualifications.

What fees will I pay?

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?

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. Commissions on the sale of interests offered by us range from 4% to 5% and are paid from the proceeds of your investment. You should refer to the offering memorandum to see the commissions and other costs of an offering.

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?

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

When we provide you with a recommendation, we have to act in your best interest and not put our interest ahead of yours. At the same time, 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 recommendations we provide you. Here are some examples to help you understand what this means. We only offer Coit-sponsored limited partnerships in which he has a financial interest in that he will invest \$1,000,000 to \$10,000,000 in each partnership, he will receive a commission on the interests he sells, and he will receive fees for management and advisory services to the partnership in which you invest. Our other representative also receives commissions on her sales and she is related to Coit.

To make a recommendation specifically to you, we must consider your investment profile – your age, other investments, financial situation and needs, tax status, investment objectives and experience and time horizon, liquidity needs, risk tolerance and any other information we have -- and whether in light of those considerations, we are acting in your best interest in recommending the investment. This is difficult to do because we offer no alternative investment with which it can be compared. Also, industry standards may counsel against our recommending that you hold more than a certain percentage of illiquid investments.

How do your financial professionals make money? One of our financial professional, Ken Coit, owns the firm and receives all of the profits after expenses earned by the firm from the commissions paid to the firm. The other representatives receive a portion of the commissions paid to the firm. The commissions come from the proceeds of retail customers' investments in the partnerships. Coit also makes money as a principal of the general partner of the limited partnerships and for advisory services to the limited partnerships.

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

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

Yes. In 1998, the firm was fined \$2,400 for failing to timely file a form.

Visit Investor.gov/CRS for a free and simple search tool to research the firm and R. Ken Coit.

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

Additional Information: Call and ask us. More information about SESC can be found at brokercheck.finra.org. You can contact our principal office for additional information about our services and to request a copy of our relationship summary. 1655 North Main Street, Suite 270, Walnut Creek, CA 94596. (925) 943-6080