



CRESSET.

CRESSET PARTNERS, LLC

# Form ADV 2A Disclosure Brochure

444 West Lake Street, Suite 4700 | Chicago, IL 60606  
312.429.2400 | [info@cressetpartners.com](mailto:info@cressetpartners.com)

July 17, 2023

[www.cressetpartners.com](http://www.cressetpartners.com)

# **Cresset Partners LLC**

## **Form ADV Part 2A – Disclosure Brochure**

**Effective: July 17, 2023**

This Form ADV Part 2A (“Disclosure Brochure”) provides information about the qualifications and business practices of Cresset Partners LLC (“Cresset Partners” or the “Adviser”). If you have any questions about the content of this Disclosure Brochure, please contact us at (312) 429-2400 or by email at [info@cressetpartners.com](mailto:info@cressetpartners.com).

Cresset Partners is a registered investment Adviser with the U.S. Securities and Exchange Commission (“SEC”). The information in this Disclosure Brochure has not been approved or verified by the SEC or by any state securities authority. Registration of an investment Adviser does not imply any specific level of skill or training. This Disclosure Brochure provides information about Cresset Partners to assist you in determining whether to retain the Adviser.

Additional information about Cresset Partners and its Advisory Persons is available on the SEC’s website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov) by searching with our firm name or our CRD# 306449.

**Cresset Partners LLC**  
**444 West Lake Street, Suite 4700**  
**Chicago, IL 60606**  
**Phone: (312) 429-2400**  
[www.cressetpartners.com](http://www.cressetpartners.com)

## Item 2 – Material Changes

---

Form ADV 2 is divided into two parts: *Part 2A (the "Disclosure Brochure")* and *Part 2B (the "Brochure Supplement")*. The Disclosure Brochure provides information about a variety of topics relating to an Adviser's business practices and conflicts of interest. The Brochure Supplement provides information about the Advisory Persons of Cresset Partners.

Cresset Partners believes that communication and transparency are the foundation of its relationship with Clients and will continually strive to provide its Clients with complete and accurate information at all times. Cresset Partners encourages all current and prospective Clients to read this Disclosure Brochure and discuss any questions you may have with us.

### Material Changes

There were no material changes made to this Disclosure Brochure since the last filing and distribution to Clients.

Additionally, there were no material changes made to this Disclosure Brochure within the last twelve months which we are required to disclose to you.

### Future Changes

From time to time, we may amend this Disclosure Brochure to reflect changes in our business practices, changes in regulations and routine annual updates as required by the securities regulators. This complete Disclosure Brochure or a Summary of Material Changes shall be provided to each Client annually and if a material change occurs.

At any time, you may view the current Disclosure Brochure on-line at the SEC's Investment Adviser Public Disclosure website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov) by searching with our firm name or our CRD# 306449. You may also request a copy of this Disclosure Brochure at any time by contacting us at (312) 429-2400 or by email at [info@cressetcapital.com](mailto:info@cressetcapital.com).

**Item 3 – Table of Contents**

---

**Item 1 – Cover Page..... 1**

**Item 2 – Material Changes..... 2**

**Item 3 – Table of Contents ..... 3**

**Item 4 – Advisory Services ..... 4**

**Item 5 – Fees and Compensation ..... 5**

**Item 6 – Performance-Based Fees and Side-By-Side Management ..... 6**

**Item 7 – Types of Clients..... 6**

**Item 8 – Methods of Analysis, Investment Strategies and Risk of Loss ..... 8**

**Item 9 – Disciplinary Information..... 11**

**Item 10 – Other Financial Industry Activities and Affiliations ..... 11**

**Item 11 – Code of Ethics, Participation or Interest in Client Transactions and Personal Trading .....13**

**Item 12 – Brokerage Practices ..... 14**

**Item 13 – Review of Accounts..... 15**

**Item 14 – Client Referrals and Other Compensation ..... 15**

**Item 15 – Custody ..... 15**

**Item 16 – Investment Discretion ..... 16**

**Item 17 – Voting Client Securities ..... 16**

**Item 18 – Financial Information ..... 16**

## **Item 4 – Advisory Services**

---

### **A. Firm Information**

Cresset Partners, LLC (“Cresset Partners”) is a registered investment Adviser with the U.S. Securities and Exchange Commission (“SEC”), which is organized as a limited liability company (“LLC”) under the laws of the State of Delaware. Cresset Partners was founded in July 2017 and is a majority owned subsidiary of Cresset Capital Management, LLC (fka Cresset Intermediate Holdco, LLC) Cresset Capital Management, LLC is a majority owned subsidiary of Cresset Manager, LLC (fka Cresset Capital Management, LLC), which was founded by Avy Stein and Eric Becker. Cresset Partners is operated by Avy Stein, Co-Chief Executive Officer, Eric Becker, Co-Chief Executive Officer, William Rudnick, Executive Managing Director, Chief Legal Officer, Randall Conte, Chief Operating Officer, Michael Costabile, Chief Financial Officer, Chris Boehm, Executive Managing Director, Mike Miller, Executive Managing Director, Jessica Malkin, Chief Marketing Officer, and Robert Pagliuco, Chief Compliance Officer. This Disclosure Brochure provides information regarding the qualifications, business practices, and the Advisory services provided by Cresset Partners.

Cresset Partners acts as investment adviser to many of its funds under a sub-advisory agreement and has filed an umbrella registration, which also consists of Cresset RE SF MM LLC, Cresset Private Capital WMC Manager LLC, Cresset PEA MM, LLC, Cresset Partners BDC Fund I Manager, LLC, CPAMF I MM, LLC, Cresset PCA MM, LLC, Cresset-Diversified QOZ GP II, LLC, Cresset Wells Place MM, LLC, Cresset Diversified QOZ GP, LLC, Cresset Diversified Hospitality Fund I MM, LLC, Cresset Private Capital CSC MM, LLC, Cresset Private Capital WMC II Manager LLC, and CRE Logistics MM I, LLC, which are herein collectively referred to as the “Relying Advisers”. The Relying Advisers are organized as limited liability companies under the laws of Delaware and are subsidiaries of Cresset Partners.

The Disclosure Brochure provides information regarding the qualifications, business practices, and the Advisory services provided by Cresset Partners and the Relying Advisers (collectively “the Adviser”).

### **B. Advisory Services Offered**

The Adviser provides portfolio and investment management services to pooled investment vehicles including private equity funds (“PE Funds”) and real estate funds (“RE Funds”) (each a “Fund” and collectively the “Funds”). These services are detailed in the offering documents for each Fund, which include as applicable, operating agreements, private placement memorandum and/or term sheets, subscription agreements, separate disclosure documents, and all amendments thereto (“Offering Documents”).

The Adviser manages each Fund based on the investment objectives, policies and guidelines as set forth in the respective Offering Documents and not in accordance with the individual needs or objectives of any particular investor therein. Each prospective investor interested in investing in a Fund is required to complete a subscription agreement in which the prospective investor attests as to whether or not such prospective investor meets the qualifications to invest in the Fund and further acknowledges and accepts the various risk factors associated with such an investment.

In general, investors in the Funds are not permitted to impose restrictions or limitations. However, the Adviser may enter into side letter agreements with one or more investors that may alter, modify, or change the terms of interest held by investors. Certain types of side letters create a conflict of interest among the Adviser and investors, and/or between investors themselves.

For more detailed information on investment objectives, **policies**, and guidelines, please refer to the respective Fund's Offering Documents.

### **C. Wrap Fee Programs**

The Adviser does not manage or place assets into a wrap fee program. Portfolio management services are provided directly by the Adviser.

### **D. Assets Under Management**

The Adviser manages \$4,009,868,629 in Fund assets based on the most recent valuations available at the time of filing including as of September 30, 2022, December 31, 2022, and April 30, 2023. Clients may request more current information at any time by contacting the Adviser.

## **Item 5 – Fees and Compensation**

---

The following paragraphs detail the fee structure and compensation methodology for services provided by the Adviser.

### Cresset Private Capital Funds (Private Equity, Venture Capital, and Private Credit)

Management fees for Private Capital Funds ("PCF") are typically paid quarterly in advance pursuant to the terms of the Adviser's agreement with the PCF Funds and the Offering Documents for each PCF Fund. Management fees are based on the invested capital amount at the end of the previous quarter and are at an annual rate of up to 2.00%. If an investor withdraws from a PCF Fund, the Adviser will refund any unearned portion of any advance payment back to the fund.

The PCF Funds will bear all costs and expenses related to the management and operation of the PCF Fund, including: all organizational expenses (expenses incurred in connection with the formation of the PCF Fund, the investment manager and the special member and offering of the interests), costs related to acquiring, holding and disposing of investments, third-party legal, accounting, tax and other consulting fees, fees paid to the administrator, costs associated with preparing and distributing tax documents and reports, premiums for insurance and taxes. Notwithstanding the foregoing, the PCF Fund will not bear organizational expenses in excess of 1.5% of the targeted capital commitments.

### Cresset Real Estate Funds

The Adviser will receive a fixed annual operations and oversight fee from RE Funds, payable quarterly in advance. If an investor withdraws from a RE Fund, the Adviser will refund any unearned portion of any advance payment back to the fund.

The RE Funds will bear all costs and expenses related to the organization, management and operation of the RE Funds, including: (i) all underlying company fees and expenses, the operations and oversight Fee; (ii) all organizational expenses (expenses incurred in connection with the formation of the RE Fund and the investment manager and the offering of the Interests); (iii) costs related to acquiring, holding monitoring and disposing of the RE Funds interest in the underlying company and, indirectly, the portfolio investment; (iv) third-party legal, accounting, tax and other consulting fees; (v) fees paid to the administrator; (vi) costs associated with preparing and distributing tax documents and reports; (vii) premiums for insurance; and (viii) taxes.

### Other Cresset Partner Funds

The Adviser may acquire funds, typically from other SEC registered investment advisers, from a transaction through one of its affiliates. In addition, many of the investors in these funds become clients of the Adviser's wealth management affiliate, Cresset Asset management, LLC, an SEC registered investment adviser, as part of the acquisition transaction. These funds are primarily investment access vehicles to other third-party funds that may require higher minimums, and which may otherwise be inaccessible to individual qualified investors or require too large of a minimum investment to be in the investors best interest. These funds typically do not charge a management fee or carried interest as long as the investor remains a client of Cresset Asset Management, LLC.

***For more detailed information on the fees and compensation received by the Adviser and its affiliates, please refer to the respective Fund's Offering Documents.***

The Adviser does not buy or sell securities, other than the recommendation of interests in the Funds, and does not receive any compensation for securities transactions in any client account, other than the management fees noted above and performance-based fees noted below.

### **Item 6 – Performance-Based Fees and Side-By-Side Management**

---

The Adviser charges a performance-based fee for certain Funds. The amount of the performance-based fee and how it is calculated varies by Fund and is fully disclosed in the applicable Fund's Offering Documents. Investors should understand that the receipt of performance-based fees creates a conflict of interest as the Adviser has the potential to receive higher compensation. Performance-based fees creates an incentive for the Adviser to make investments that are riskier or more speculative than might otherwise be the case in the absence of such arrangement. Additionally, the Adviser is incentivized to favor and devote more time and effort to managing investments when there is a potential for receipt of performance-based compensation.

The Adviser seeks to mitigate these conflicts through disclosures in this Disclosure Brochure; additional disclosures in the applicable Offering Documents, as well as through the Adviser's Code of Ethics and policies and procedures contained in the Compliance Manual.

### **Item 7 – Types of Clients**

---

The Adviser offers portfolio management services to pooled investment vehicles. The Funds are not registered under the Investment Company Act of 1940 (the "Company Act"), as amended, in reliance on the exemptions provided in Sections 3(c)(1) and 3(c)(7) thereunder, as applicable. Additionally, the interests, shares or units (as applicable) are not registered under the Securities Act of 1933, as amended, and the rules and regulations promulgated thereunder (the "Securities Act") pursuant to an exemption from registration under Regulation D of the Securities Act.

Generally, the investors in the Funds meet the definition of "accredited investor" as defined in the Securities Act and "qualified client" as defined in the Advisers Act and includes individuals, entities, trusts, estates, other corporations or business entities, or family offices. In addition, owners, principals and other related persons of the Adviser can and have invested in one or more of the Funds.

The various requirements for investing in a Fund, including the minimum investment size, are set forth

in each Fund's Offering Documents. The Adviser has the ability, in its sole discretion, to permit commitments below the minimum amounts set forth in the Offering Documents.

Who is a "Qualified Client"?

Rule 205-3(d)(1) of the Adviser's Act defines a "Qualified Client" as:

- I. A natural person who, or a company that, immediately after entering into the contract has at least \$1,100,000 under the management of the investment Adviser;
- II. A natural person who, or a company that, the investment Adviser entering into the contract (and any person acting on his behalf) reasonably believes, immediately prior to entering into the contract, either:
  - a. Has a net worth (together, in the case of a natural person, with assets held jointly with a spouse) of more than \$2,200,000.
  - b. Is a qualified purchaser as defined in section 2(a)(51)(A) of the Investment Company Act of 1940 (15 U.S.C. 80a-2(a)(51)(A)) at the time the contract is entered into; or
- III. A natural person who immediately prior to entering into the contract is:
  - a. An executive officer, director, trustee, general partner, or person serving in a similar capacity, of the investment adviser; or
  - b. An employee of the investment adviser (other than an employee performing solely clerical, secretarial or administrative functions with regard to the investment adviser) who, in connection with his or her regular functions or duties, participates in the investment activities of such investment adviser, provided that such employee has been performing such functions and duties for or on behalf of the investment adviser, or substantially similar functions or duties for or on behalf of another company for at least 12 months.

Who is an "Accredited Investor"?

Rule 501 of the Securities Act defines an "Accredited Investor" as any person who comes within any of the following categories, or who the issuer reasonably believes comes within any of the following categories, at the time of the sale of the securities to that person:

Any bank as defined in section 3(a)(2) of the Act, or any savings and loan association or other institution as defined in section 3(a)(5)(A) of the Act whether acting in its individual or fiduciary capacity; any broker or dealer registered pursuant to section 15 of the Securities Exchange Act of 1934; any insurance company as defined in section 2(a)(13) of the Act; any investment company registered under the Investment Company Act of 1940 or a business development company as defined in section 2(a)(48) of that Act; any Small Business Investment Company licensed by the U.S. Small Business Administration under section 301(c) or (d) of the Small Business Investment Act of 1958; any plan established and maintained by a state, its political subdivisions, or any agency or instrumentality of a state or its political subdivisions, for the benefit of its employees, if such plan has total assets in excess of \$5,000,000; any employee benefit plan within the meaning of the Employee Retirement Income Security Act of 1974 if the investment decision is made by a plan fiduciary, as defined in section 3(21) of such act, which is either a bank, savings and loan association, insurance company, or registered investment adviser, or if the



employee benefit plan has total assets in excess of \$5,000,000 or, if a self-directed plan, with investment decisions made solely by persons that are accredited investors;

- I. Any private business development company as defined in section 202(a)(22) of the Investment Advisers Act of 1940;
- II. Any organization described in section 501(c)(3) of the Internal Revenue Code, corporation, Massachusetts or similar business trust, or partnership, not formed for the specific purpose of acquiring the securities offered, with total assets in excess of \$5,000,000;
- III. Any director, executive officer, or general partner of the issuer of the securities being offered or sold, or any director, executive officer, or general partner of a general partner of that issuer;
- IV. Any natural person whose individual net worth, or joint net worth with that person's spouse, exceeds \$1,000,000
- V. Any natural person who had an individual income in excess of \$200,000 in each of the two most recent years or joint income with that person's spouse in excess of \$300,000 in each of those years and has a reasonable expectation of reaching the same income level in the current year;
- VI. Any trust, with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the securities offered, whose purchase is directed by a sophisticated person as described in §230.506(b)(2)(ii); and
- VII. Any entity in which all of the equity owners are accredited investors.

## **Item 8 – Methods of Analysis, Investment Strategies and Risk of Loss**

---

### **A. Methods of Analysis and Investment Strategies**

The Adviser serves as the investment manager to each Fund. Each Fund has specific investment strategies, which are detailed in the respective Offering Documents.

Opportunities are typically screened or evaluated using both qualitative and quantitative analyses. After an opportunity has gone through an analysis, then the opportunity is either rejected or taken to the Investment Committee for that particular fund. The Investment Committee will hold a vote on whether to pursue the opportunity.

### **B. Risk of Loss**

Each existing and prospective investor should be aware of certain risk factors, which include, but are not limited to, the below. In addition to the list below, there are risks specific to the investments made by each Fund. The risks associated with each Fund and its underlying investments are outlined in their respective Offering Documents, which should be read fully in order to understand all applicable risks. Following are some of the risks associated with the Funds:

**General Risks** – Pooled investment vehicles are normally an investment in securities, companies or sectors that are not publicly traded. These investments are normally very illiquid and can be volatile; therefore, they are not ideal for investors with frequent or unknown cash needs. There is normally no public market for alternative investments. If investors need to sell their shares they will do so mostly like at a substantial discount. Further, depending on the terms of the investment, the investor may not be able to transfer or sell his/her shares. The risk of investing in alternative investments is the majority or complete loss of invested funds depending on the underlying assets. In addition, investors may not see any return on investment for some time depending on the type of investment; these investments should be seen as a long-term investment subject to high risk of loss.

***Underlying Investments*** – Pooled investment vehicles are subject to risks incident to the ownership of the underlying investments, including: changes in general economic or local conditions; changes in investment preferences that reduce the attractiveness of a pooled investment vehicle's underlying investments to investors; increases in maintenance, insurance and other operating costs; changes in tax laws and rates; and changes in the laws and regulations applicable to any one or more underlying investments.

***Economic Conditions*** – A significant market downturn could cause significant uncertainty in the valuation of, or in the stability of the value of, certain pooled investment vehicle's possible investments, and the fair values of such investments as reflected in a pooled investment vehicle's results of operations may not reflect the prices that a pooled investment vehicle would obtain if such investments were actually sold. As a result, there can be no assurance that a pooled investment vehicle will be able to make investments that will generate the returns that are being targeted. Pooled investment vehicles may also be required to hold illiquid investments for several years before any disposition can be affected. Prospective investors are urged to take a potential downturn into account in deciding whether or not to make an investment in a pooled investment vehicle.

***Lack of Liquidity of Investments*** – Pooled investment vehicles are generally highly illiquid. Given the nature of these investments, pooled investment vehicles may be unable to realize its investment objectives by sale or other disposition at attractive prices within any given period of time or may otherwise be unable to complete any exit strategy for its investments. In some cases, pooled investment vehicles may be prohibited by contract from selling investments for a period of time, or there may be contractual rights or obligations that may otherwise significantly affect price and/or liquidity. In addition, it is expected that investments will not be sold until a number of years after they are made. The types of investments held by pooled investment vehicles may be such that they require a substantial length of time to liquidate. In the event a loan repayment or other funding obligation arises at a time in which a pooled investment vehicle does not have sufficient cash assets to cover such payment, a pooled investment vehicle may have to liquidate certain investments at less than their expected returns to satisfy the obligations thereby, resulting in lower realized proceeds to a pooled investment vehicle than might otherwise be the case.

***Due Diligence and Analytic Risks*** – There is generally limited publicly available information about certain types of underlying investments, and pooled investment vehicles must therefore rely on due diligence conducted by the manager and/or other third-party providers. Should the managers, and/or such third parties': (i) pre-acquisition evaluation of the real and financial condition of each new investment fail to detect certain issues; (ii) estimates of the costs of acquiring, repositioning or developing an acquisition prove too low; or (iii) estimates of the time required to achieve the desired return prove too optimistic, the profitability of the investment may be adversely affected.

***Fixed and Variable Cost Risks*** – Many costs associated with a pooled investment vehicle's underlying investment are not reduced at any time. These fixed costs intensify the risk to a pooled investment vehicle, and some costs associated with certain investments may be subject to cost increases beyond the control of the pooled investment vehicle. Variable rate debt in a time of rising interest rates could also result in unanticipated costs increases.

***Tenant Default and Bankruptcy*** – A tenant's default in performing its lease obligations, or the tenant's bankruptcy, could adversely affect cash flow from a real estate investment and cause a pooled investment vehicle to incur legal costs and other costs that would not likely be recouped. An early termination of a lease by a bankrupt tenant would result in unanticipated expenses to re-let the premises. In addition, a

pooled investment vehicle may encounter additional risks and uncertainties with respect to the treatment of tenants under the laws of the various jurisdictions in which a pooled investment vehicle may invest, including, without limitation, in circumstances involving a tenant's bankruptcy.

***Non-Renewal of Leases*** – A pooled investment vehicle's real estate investments are subject to the risks that, upon expiration, leases for space may not be renewed, the space may not be re-leased, or the terms of renewal or re-lease, including the cost of required renovations or concessions, may be less favorable than current lease terms. In the event of any of these circumstances, cash flow from a pooled investment vehicle's, real estate investments and, therefore, the value of an investment in a pooled investment vehicle, could be adversely affected. These risks may be particularly acute for single-tenant properties.

***Refinancing Risks*** – Loans to underlying investments may be subject to relatively short maturities, which may require refinancing. There is no assurance that replacement financing can be obtained by an underlying investor, if it is obtained, that interest rates and other terms would be as favorable as for the original loans made to such underlying investments. Inability to refinance a loan on favorable terms may compel a pooled investment vehicle to attempt to dispose of an investment or the investments on terms less favorable than might be obtained at a later date.

***Risk of Uninsured Losses*** – While pooled investment vehicles tend to carry customary comprehensive liability and casualty insurance, certain insurance policies may not be available or may be available only at prohibitive cost. In addition, losses may exceed insurance policy limits, and policies may contain exclusions with respect to various types of losses or other matters. Consequently, all or a portion of a pooled investment vehicle's investments may not be covered by insurance, and insurance may not cover all losses.

***Concentration Risk*** – Because pooled investment vehicles have the ability to concentrate its investments in few investments, the overall adverse impact on a pooled investment vehicle of adverse movements in the value of a single investment (including as a result of market conditions, such as an economic downturn) will be considerably greater than if a pooled investment vehicle were not permitted to concentrate its investments to such an extent. In addition, pooled investment vehicles may make investments in some transactions with the intent of refinancing or selling a portion thereof, and in such cases, there will be the risk that a pooled investment vehicle will be unable to complete the refinancing or sale, which could lead to increased risk as a result of a pooled investment vehicle having an unintended long-term investment and reduced diversification.

***Risks of Development Projects*** – Real estate development projects generally have a higher degree of risk when compared to existing income generating properties.

**Past performance is not a guarantee of future returns. Investing in pooled investment vehicles involve a risk of loss that each existing and prospective investor should understand and be willing to bear. Existing and prospective investors are reminded to read fully and carefully understand these risks as outlined in Offering Documents and to discuss these risks with the Adviser.**

## **Item 9 – Disciplinary Information**

---

**There are no legal, regulatory, or disciplinary events involving the Adviser or its management.** The Adviser values the trust you place in us. As we advise all Clients, we encourage you to perform the requisite due diligence on any Adviser or service provider with whom you partner. Our backgrounds are available on the Investment Adviser Public Disclosure website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov) by searching with our firm name or our CRD# 306449.

## **Item 10 – Other Financial Industry Activities and Affiliations**

---

### **Financial Industry Affiliations - Section 7.A. of Form ADV Part 1**

#### **FlowStone Partners, LLC**

The Adviser is affiliated and under common control with FlowStone Partners, LLC (Flowstone). Flowstone is a registered investment adviser with the SEC. FlowStone provides advisory services to a single client, the FlowStone Opportunity Fund: a closed-end fund registered under the Investment Company Act of 1940, as amended, with the primary investment objective of generating appropriate risk-adjusted long-term returns by investing in a diversified portfolio of private equity investments. The Fund typically invests in funds, either through a secondary acquisition or a primary commitment. The Fund may invest directly in companies through equity and debt securities. The Adviser does not receive any direct or indirect economic benefit due to this affiliation. Additionally, there is no requirement for the Adviser to recommend these products to investors, nor are investors obligated to invest into these products.

#### **Cresset Asset Management, LLC**

Cresset Asset Management, LLC (“CAM”), an affiliated entity through common control, is also a registered investment adviser with the SEC. CAM offers investment Advisory, financial planning and family office services to individuals, high net worth individuals, trusts, estates, retirement plans, charitable organizations, corporations, other business entities and pooled investment vehicles. The Adviser may refer investors to utilize the Advisory services of CAM. Due to the affiliation, owners will benefit financially in their individual capacity if investors utilize the Advisory services of CAM.

Any investor that is referred to CAM will receive additional disclosure information which will include relevant details regarding material financial interests and compensation surrounding the utilization of these services. There is no requirement for the Adviser to recommend the services of CAM, nor are investors obligated to utilize CAM’s services in order to invest in the Funds.

#### **Cypress Advisors, LLC**

Cypress Advisors, LLC (“Cypress Advisors”), is the general partner to the Cypress Funds, for which Cresset Asset Management, LLC, an affiliated entity, is the investment advisor. Cypress Advisors is managed by Cresset Management Services LLC, an affiliated entity under common control with the Adviser. See Cresset Management Services LLC included in this section for further information associated with this relationship.

#### **Willis Stein & Partners Management III, L.P.**

The Adviser is affiliated, through common ownership with Willis Stein & Partners Management III, L.P., a

Delaware limited partnership and general partner of several private equity funds (herein “Management III”). Investors in the Funds will not be offered private equity funds of Management III. The Adviser shares premises with Management III, however, Management III has no other business dealings in connection with the Adviser’s Advisory business or services provided to the Funds, and the Adviser has no reason to believe that sharing premises with Management III creates a conflict of interest. All appropriate and necessary security policies and procedures are in place to ensure security of Fund information.

#### **Caretta Partners, LLC**

The Adviser is affiliated, through common ownership, with Caretta Partners, LLC (“Caretta”). Caretta is a private equity and venture capital firm specializing in early stage, growth equity, and buyout investments. Certain supervised persons and investors in the Funds are currently invested in Caretta, which occurred prior to the establishment of the Funds. The Adviser does not currently offer any current investors investments in or managed by Caretta.

#### **VennPoint Real Estate, LLC**

The Adviser is affiliated, through common ownership, with VennPoint Real Estate, LLC (“VennPoint”). VennPoint invests in real estate for local communities, focused on the development, redevelopment and acquisition of property. Certain supervised persons and investors in the Funds are currently invested in VennPoint, which occurred prior to the establishment of the Funds. The Adviser does not currently offer any current investors investments in or managed by VennPoint.

#### **True Capital Insurance Services, LLC**

True Capital Insurance Services, LLC (“TCIS”), is an affiliated insurance brokerage company, licensed as such in CA, FL, TX, TN and NV, offering life and disability insurance placed through various carriers. TCIS also provides consulting services related to minimizing risk and protecting assets through health, umbrella, and property and casualty insurance. Certain licensed agents are authorized to act on behalf of TCIS and may sell life and disability insurance placed through various carriers. These services may be offered to clients of Cresset Asset Management, LLC, an affiliate of the Adviser, who may also be investors in the funds of the Adviser. The Adviser does not utilize any of the services of TCIS. Additionally, there is no requirement that a TCIS agent recommend TCIS or its services to the Adviser. Nor are any investors in the Adviser’s funds obligated to utilize TCIS or any of its services. Additionally, the Adviser does not receive any compensation or fees from the activities of TCIS. While the Adviser endeavors at all times to put the interests of its clients/investors first, the affiliated relationship between TCIS and the Adviser inherently creates a conflict of interest as both entities are under common control. This conflict is disclosed to all clients/investors of the Adviser if offered any TCIS service. See Cresset Asset Management, LLC in this section for further information.

#### **Cresset Trust Company, LLC**

The Adviser is affiliated, through common ownership, with Cresset Trust Company, LLC (“CTC”), (fka Meristem Trust Company, LLC). CTC received its Certificate of Authority to transact business as a South Dakota-chartered public trust company effective March 30, 2015. All account administration and trust company operations are performed in South Dakota through services agreements with South Dakota Trust Company, LLC, and SDTC Services, LLC. As an SEC registered investment adviser to Funds, the Adviser does not utilize the trust services of its affiliate or receive any direct or indirect economic benefit due to this affiliation.

## **Other Affiliations Material to Our Advisory Services**

### **Cresset Management Services LLC**

Cresset Management Services LLC, an affiliated entity under common control with the Adviser, serves as the sole manager of Cypress Advisors, the general partner of the Cypress funds. The Cypress funds are closed to new investment and managed through Cresset Asset Management, LLC. See Cresset Asset Management, LLC in this section for further information associated with this relationship.

### **Cresset True Fund Management Services LLC**

Cresset True Fund Management Services (“**CTFMS**”) an affiliated entity under common control with the Adviser, serves as the sole manager to certain funds offered through the Adviser who also has investment authority over these funds.

### **Cresset Business Management Services, LLC**

Cresset Business Management Services, LLC (“**CBMS**”), an affiliated entity under common control with the Adviser, provides non-investment advisory services to clients of Cresset Asset Management, LLC to assist them in the management of their finances. These services include bill pay services, bank account management, preparation of monthly cash flow statements and budgets, entity administration, credit consultation, and bookkeeping. See Cresset Asset Management, LLC in this section for further information associated with this relationship.

## **Item 11 – Code of Ethics, Participation or Interest in Client Transactions and Personal Trading**

### **A. Code of Ethics**

The Adviser has implemented a Code of Ethics (the “Code”) that defines our fiduciary commitment to each Client. This Code applies to all persons associated with The Adviser (our “Supervised Persons”). The Code was developed to provide general ethical guidelines and specific instructions regarding our duties to you, our Client. The Adviser and its Supervised Persons owe a duty of loyalty, fairness, and good faith towards each Client. It is the obligation of The Adviser’s Supervised Persons to adhere not only to the specific provisions of the Code, but also to the general principles that guide the Code. The Code covers a range of topics that address employee ethics and conflicts of interest. To request a copy of our Code, please contact us at (312) 429-2400 or via email at [info@cressetpartners.com](mailto:info@cressetpartners.com).

### **B. Personal Trading with Material Interest**

The Adviser allows Supervised Persons and personnel of affiliated entities as referenced in Item 10 (herein collectively as “Cresset Entities”) to purchase or sell the same securities that may be recommended to and purchased on behalf of Clients. The Adviser does not act as principal in any transactions. In addition, the Adviser does not act as the general partner of a fund or advise an investment company. The Adviser does not have a material interest in any securities traded in Client accounts.

### **C. Personal Trading in Same Securities as Clients**

The Adviser allows our Supervised Persons and personnel of Cresset Entities to purchase or sell the same securities that may be recommended to and purchased on behalf of Clients. Owning the same securities that we recommend (purchase or sell) to you presents a conflict of interest that, as fiduciaries, we must disclose to you and mitigate through policies and procedures. As noted above, we have adopted the Code to address insider trading (material non-public information controls); gifts and entertainment; outside business activities and personal securities reporting. When trading for personal accounts,

Supervised Persons may have a conflict of interest if trading in the same securities. The fiduciary duty to act in the best interest of its Clients can potentially be violated if personal trades are made with more advantageous terms than Client trades, or by trading based on material non-public information. Our policies prohibit our Supervised Persons from engaging in such actions. This risk is mitigated by the Adviser conducting a coordinated review of personal accounts and the accounts of the Clients. We have also adopted written policies and procedures to detect the misuse of material, non-public information.

#### **D. Personal Trading at Same Time as Client**

While the Adviser allows our Supervised Persons and personnel of Cresset Entities to purchase or sell the same securities that may be recommended to and purchased on behalf of Clients, such trades are typically aggregated with Client orders or traded afterwards. **At no time will the Adviser, or any Supervised Person of the Adviser, transact in any security to the detriment of any Client.**

### **Item 12 – Brokerage Practices**

---

#### **A. Recommendation of Custodian[s]**

As an investment Adviser to the Funds, the Adviser does not typically engage in active trading of publicly traded securities. When, on occasion, the Adviser or the Funds transact in publicly traded securities, the Adviser will seek to facilitate such transactions through the retention of broker-dealer/custodian (herein the “Custodian”) for custody and execution services.

The Adviser has the sole discretion over the purchase and sale of investments (including the size of such transactions) and the Custodian, if any, to be used to effect transactions. In placing each transaction for the Fund involving a Custodian, the Adviser will seek “best execution” of the transaction except to the extent it may be permitted to pay higher brokerage commissions in exchange for brokerage and research services. When seeking best execution, the main factor is not the lowest cost, but whether the transaction represents the overall best qualitative execution, taking into consideration the full range of a broker-dealer/custodian’s services, including among other things, execution capability, commission rates, responsiveness, and reputation of the Custodian.

Following are additional details regarding the brokerage practices of the Adviser:

**1. Soft Dollars** - Soft dollars are revenue programs offered by broker-dealers/custodians whereby an Adviser enters into an agreement to place security trades with a broker-dealer/custodian in exchange for research and other services. **The Adviser does not participate in soft dollar programs sponsored or offered by any broker-dealer/custodian.**

**2. Brokerage Referrals** – The Adviser does not receive any compensation from any third party in connection with the selection of a Custodian.

**3. Directed Brokerage** – The Adviser has the sole discretion over the purchase and sale of investments (including the size of such transactions) and the Custodian, if any, to be used to effect transactions.

#### **B. Aggregating and Allocating Trades**

As each of the Funds have different underlying investments, there is generally not an opportunity to aggregate orders among the Funds. To the extent that more than one investment opportunity is suitable for multiple Funds, the Adviser will seek to allocate the opportunity in a manner that is fair and equitable to all investors in accordance with the Offering Documents of such funds.

## **Item 13 – Review of Accounts**

---

The investments made by the Funds are generally private, illiquid, and long-term in nature. Accordingly, the review process is not directed toward a short-term decision to dispose of securities. However, the Adviser closely monitors companies in which the Funds invest, and Compliance periodically checks to confirm that each Fund is maintained in accordance with its stated objectives as outlined in the Offering Documents.

Investors in the Funds will receive statements no less than quarterly from the administrator. These statements are sent directly from the administrator to the investor. The Adviser may also provide Investors with periodic reports regarding the Fund's holdings, allocations, and performance.

Investors are encouraged to notify the Adviser if changes occur in their personal financial situation that might impact the appropriateness of investing in a Fund.

## **Item 14 – Client Referrals and Other Compensation**

---

### **A. Compensation Received by the Adviser**

The Adviser does not receive commissions or other compensation from product sponsors, broker-dealers or any un-related third party. The Adviser may refer investors to various unaffiliated, non-Advisory professionals (e.g., attorneys, accountants, estate planners) to provide certain financial services necessary to meet the goals of its investors. Likewise, the Adviser may receive non-compensated referrals of prospective investors from various third-parties.

### **B. Referrals from Promoters**

The Adviser may use promoters, including affiliated employees, to refer investors, and may compensate such promoters for those services. In using promoters, the Adviser must comply with Rule 206(4)-1 of the Advisers Act and any related state securities requirements. Except for employees and certain affiliated persons of the Adviser, in accordance with exemptions under the rule, the promoter must disclose certain aspects of its relationship with the Adviser if receiving compensation greater than the de minimis amount.

## **Item 15 – Custody**

---

Pursuant to Rule 206(4)-2 of the Advisers Act, the Adviser is deemed to have custody of the Funds since the Adviser serves as the investment manager to the Funds. In accordance with the requirements of 206(4)-2, each of the Funds obtains an annual audit of its financial statements performed by an independent public accountant that is registered with, and subject to examination by the Public Company Accounting Oversight Board (PCAOB). Copies of the annual audited financial statements, which are prepared in accordance with generally accepted accounting principles, are distributed to all investors within the following time frames of the end of the fiscal year of the Fund: 120 days for funds, 180 days for fund of funds, and 260 days for fund of funds of funds. Investors are encouraged to carefully review those statements.



## **Item 16 – Investment Discretion**

---

The Adviser generally has discretion to make investment decisions on behalf of the Funds. Investment decisions shall be made in accordance with the investment objectives, policies and guidelines as set forth in the respective Offering Documents and not in accordance with the individual needs or objectives of any particular investor therein. The Adviser assumes this discretionary authority pursuant to the terms outlined in the Offering Documents.

## **Item 17 – Voting Client Securities**

---

The Adviser does not accept proxy-voting responsibility for any Funds as the underlying investments, which consist of real estate and private equity, do not issue proxies.

## **Item 18 – Financial Information**

---

Neither the Adviser, nor its management, have any adverse financial situations that would reasonably impair the ability of the Adviser to meet all obligations to its clients. Neither the Adviser, nor any of its management, have been subject to a bankruptcy or financial compromise. The Adviser is not required to deliver a balance sheet along with this Disclosure Brochure as the Adviser does not collect advanced fees of \$1,200 or more for services to be performed six months or more in the future.