



Form CRS

March 21, 2024

INTRODUCTION

We are Vision Capital and Management ("VCM"), and we are registered investment advisors with the SEC. Brokerage and investment advisory services and fees differ, and it is important for you, the retail investor, to know the difference. There are free and simple tools available to research firms and financial professionals at Investor.gov/CRS, which also provides educational materials about broker-dealers, investment advisers, and investing.

RELATIONSHIPS AND SERVICES

What investment services and advice can you provide me? We offer investment advisory services to our retail investors. This includes portfolio management and financial planning. With financial planning, we advise you on specific financial topics. Portfolio management is where we oversee and manage your entire portfolio.

Do you monitor my accounts? Yes, our portfolio management services include continuous monitoring of your accounts.

Do you accept discretionary authority? Yes, we do accept discretionary authority. You may limit our discretion or impose investment parameters if you desire.

Do you use limited investment offerings? We do not.

Do you have account minimums or other requirements for me to start a relationship? Yes. A minimum account size of \$2,000,000 is required to start a relationship with us, although that minimum may be waived at our discretion depending on the situation.

For additional information, please see VCM's Form ADV, Part 2A Brochure (Items 4 and 7).

Conversation Starters:

- Given my financial situation, should I choose an investment advisory service? Why or why not?
- How will you choose investments to recommend to me?
- What is your relevant experience, including your licenses, education and other qualifications? What do these qualifications mean?

FEES, COSTS, AND STANDARD OF CONDUCT

What fees will I pay? Our fee for portfolio management is based on a percentage of your assets that we manage. If we manage less than \$10,000,000, we charge an annual fee of 1% of assets managed. If over \$10,000,000, the fee is .75% of assets managed. Client fees are payable quarterly, in advance. Our financial planning fees are negotiated depending on the scope and complexity of services. Financial Planning may be included as a component of our portfolio management services. Financial Planning may also be provided for a pre-negotiated flat fee.

Further fees may be charged by third parties, such as broker-dealers, custodians, trust companies, banks and other financial institutions. These additional charges may include securities brokerage commissions, transaction fees,

custodial fees. VCM charges an asset-based fee: the more assets there are in your account, the more you will pay in fees, and the firm will therefore have an incentive to encourage you to increase the assets in your account.

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. For additional information, please refer to VCM's Form ADV, Part 2A brochure Items 4 and 5.

Conversation Starter:

- 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?

What are your legal obligations to me when acting as my investment adviser? How else does your firm make money and what conflicts of interest do you have? *When we act as your investment adviser*, 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 investment advice we provide you. Here are some examples to help you understand what this means: When we recommend an advisory account, a rollover of a retirement plan account, or provide additional services for compensation, the compensation associated with these recommendations creates an incentive to make these recommendations based upon the amount of compensation we receive, rather than based upon your needs.

Conversation Starter:

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

How do your financial professionals make money? Our financial professionals are paid an hourly wage or annual salary for their time. Some of our investment professionals may be paid a commission from insurance sales. Our shareholders share in corporate profits if any.

DISCIPLINARY HISTORY

Do you or your financial professionals have legal or disciplinary history? No.

Search Tool: Please visit investor.gov/CRS a free tool to research VCM and our financial professionals.

Conversation Starter:

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

ADDITIONAL INFORMATION

To obtain additional information about our advisory services or request a copy of the relationship summary, contact us directly at our office, located at 108 South Main Street, Suite B, Davidson, NC 28036, or by calling us directly at (704) 894-9639.

Conversation Starter:

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

Customer Relationship Summary

Summary of Material Changes

March 21, 2024

As of March 20, 2024 the following changes were made to the Relationship Summary:

- Fees, Costs, Conflicts, and Standard of Conduct- conflicts of interest updated.