

**Investment Strategy**

Beacon Street Capital, LLC seeks to provide an alternative strategy for income-oriented investors with a carefully selected portfolio of energy Master Limited Partnerships (MLPs) which have steady predictable cash flows. These selected MLPs have historically provided income higher than equity alternatives such as REITs and Utilities. Risk is minimized through detailed fundamental research and prudent risk management.

This strategy is offered as a Separately Managed Account with management fees substantially less than the few existing MLP mutual funds. Cash distributions from the MLP are either distributed to the client or can be reinvested to compound the return over time

**Portfolio Manager**

**Herron Weems**, Managing Director, specializes in the analysis of master limited partnerships and invests his own capital along with his clients. He has over 30 years' experience in the securities industry having served as a Managing Director with Salomon Brothers, which he joined in 1977. In 2000 left Salomon Smith Barney to concentrate on philanthropy and private investments. In 2001 he co-founded Beacon Street Capital with Terry Burke to offer institutional level investment management to individuals. He holds a B.A. from Vanderbilt University and an MBA from the University of Chicago.

**Firm Description**

Beacon Street Capital, LLC is an independently owned, private investment advisory boutique with specific skills, experience, and proprietary analytics. Our clients are individuals, foundations, and private partnerships.

For further information, contact Herron Weems at: [hweems@beaconstreetcap.com](mailto:hweems@beaconstreetcap.com)

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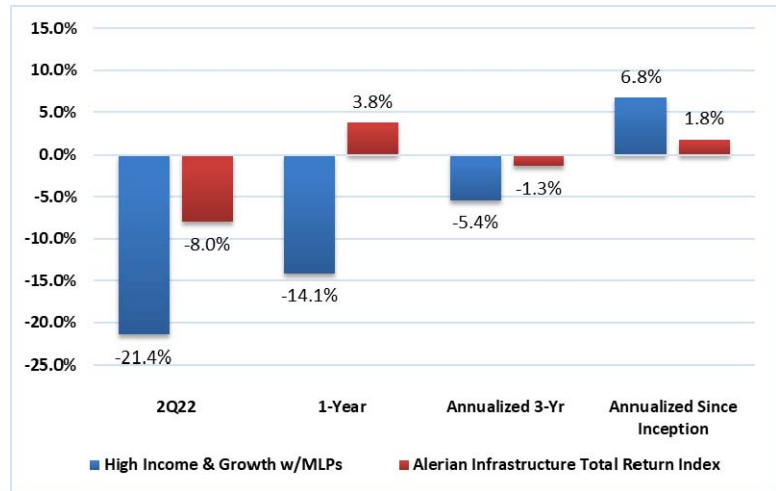
INSTITUTIONAL-LEVEL MONEY  
 MANAGEMENT FOR INDIVIDUALS

High Income & Growth w/ MLPs

A Separately Managed Account

As of June 30, 2022

**Performance**



Beacon Street Capital composite performance results include actual total returns for all full discretion accounts in this strategy. These composite returns are calculated on an asset-weighted basis, include fees and transaction cost, and are net the distributions of cash flow from the partnership to investors. Past performance is no guarantee of future results.

Inception: January 2009

**Portfolio Characteristics**

Distribution Yield	3.5%
Annual Turnover	0
Number of Holdings	6
Average Market Capitalization (\$ Billions)	\$41.8
Assets in this Composite (\$ Millions)	\$ 5.6

**Sector Exposure**

Crude & Refined Pipeline Operators	9%
Energy	31%
Major Diversified	9%
Cash	<u>51%</u>
	100%

**Objective**

- ✓ High and Consistent Cash Distributions
- ✓ Long-term Capital Appreciation
- ✓ Excess Returns over Benchmark
- ✓ Less Volatility than Benchmark

**Strategy**

- ✓ Select MLPs with steady predictable cash flow
- ✓ A history of distributions to Limited Partners
- ✓ Risk is minimized through detailed fundamental research