

Vizcaya Capital Partners LLC – Form CRS (Relationship Summary)

March 30, 2026

Item 1. Introduction

Vizcaya Capital Partners LLC ("Vizcaya Capital Partners") is registered with the Securities and Exchange Commission as an investment adviser. Brokerage and investment advisory services and fees differ, and it is important for you to understand these differences. Free and simple tools are available to research firms and financial professionals at [Investor.gov/CRS](https://investor.gov/CRS), which also provides educational materials about broker-dealers, investment advisers, and investing.

Item 2. Relationships and Services

What investment services and advice can you provide me?

We provide portfolio management and administrative services to pooled investment vehicles (the "Funds"). As the adviser to the Funds, we monitor investments on a quarterly basis to ensure they remain consistent with the Funds' investment objectives. We manage client assets on a discretionary basis, meaning we have the authority to decide which investments to buy or sell for the Funds. We primarily offer advice on real estate and agricultural investments. We have no minimum fund size requirement. Detailed information regarding our services, fees and other disclosures can be found in our Form ADV Part 2A Brochure Items 4 and 7 by clicking this link: <https://adviserinfo.sec.gov/firm/summary/324032>

Conversation Starter: *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?*

Item 3. Fees, Costs, Conflicts, and Standard of Conduct

What fees will I pay?

We charge a one-time implementation fee of 1.5% payable in advance for the initial setup of managed assets and an annual fee of 1.0% of assets managed in the Funds, billed quarterly in arrears. For qualified clients, we charge a performance fee generally equal to a maximum of 20% above a 7% hurdle of annual gross profits. For detailed information, refer to our Form ADV Part 2A Brochure, Items 5 and 6 and Form by clicking this link: <https://adviserinfo.sec.gov/firm/summary/324032>

Conflicts of Interest: Because our management fee is asset-based, we have an incentive to increase the assets in your account. Performance-based fees create an incentive for us to make investments that are riskier or more speculative than would be the case without such a fee.

Other Fees: You are also responsible for custody fees, account maintenance fees, and product-level fees associated with the underlying investments. You will pay fees and costs whether you make or lose money on your investments.

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.

- Revenue Sharing: We have revenue sharing arrangements which creates a conflict of interest as there can be a financial incentive to recommend investments that can provide us with benefits which can conflict with our fiduciary duty to place client interests ahead of its own.
- Performance Based Fees: Performance-based fees create a conflict of interest as there can be an incentive for our firm to make investments that are riskier or more speculative than would be the case absent a performance fee arrangement.
- Private Fund Affiliation: We are affiliated with one or more private funds in which you may be solicited to invest. Our Company, certain members of its management, and other knowledgeable employees may acquire, directly or indirectly, investment interests in our fund or have other financial interests in the funds. This presents a conflict of interest because we have investments and/or are compensated by the private funds.
- Third-Party Payments: Persons providing investment advice on behalf of our firm are licensed as independent insurance and real estate agents. These persons will earn commission-based compensation for selling insurance products and real estate. Commissions are separate and in addition to our advisory fees. This practice presents a conflict of interest because they have an incentive to recommend insurance products and real estate to you for the purpose of generating commissions rather than solely based on your needs. Refer to our Form ADV Part 2A Brochure by clicking this link: <https://adviserinfo.sec.gov/firm/summary/324032>

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

Item 4. Disciplinary History

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

No. Visit [Investor.gov/CRS](https://investor.gov/CRS) for a free and simple research tool.

Item 5. Additional Information

For additional information about our services, or to request a copy of this relationship summary, please contact us at **305-602-5725** or visit adviserinfo.sec.gov.

Conversation Starter: *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?*