



IAPD Report

DANIEL THOMAS FITZPATRICK

CRD# 6232318

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Please contact FINRA with any concerns.



IAPD Information About Representatives

IAPD offers information on all current-and many former representatives. Investors are strongly encouraged to use IAPD to check the background of representatives before deciding to conduct, or continue to conduct, business with them.

What is included in a IAPD report?

IAPD reports for individual representatives include information such as employment history, professional qualifications, disciplinary actions, criminal convictions, civil judgments and arbitration awards.

It is important to note that the information contained in an IAPD report may include pending actions or allegations that may be contested, unresolved or unproven. In the end, these actions or allegations may be resolved in favor of the representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

Where did this information come from?

The information contained in IAPD comes from the Investment Adviser Registration Depository (IARD) and FINRA's Central Registration Depository, or CRD, (see more on CRD below) and is a combination of:

- information the states require representatives and firms to submit as part of the registration and licensing process, and
- information that state regulators report regarding disciplinary actions or allegations against representatives.

How current is this information?

Generally, representatives are required to update their professional and disciplinary information in IARD within 30 days.

Need help interpreting this report?

For help understanding how to read this report, please consult NASAA's IAPD Tips page <http://www.nasaa.org/IAPD/IARReports.cfm>

What if I want to check the background of an Individual Broker or Brokerage Firm?

To check the background of an Individual Broker or Brokerage firm, you can search for the firm or individual in IAPD. If your search is successful, click on the link provided to view the available licensing and registration information in FINRA's BrokerCheck website.

Are there other resources I can use to check the background of investment professionals?

It is recommended that you learn as much as possible about an individual representative or Investment Adviser firm before deciding to work with them. Your state securities regulator can help you research individuals and certain firms doing business in your state. The contact information for state securities regulators can be found on the website of the North American Securities Administrators Association <http://www.nasaa.org>



Report Summary

DANIEL THOMAS FITZPATRICK (CRD# 6232318)

The report summary provides an overview of the representative's professional background and conduct. The information contained in this report has been provided by the representative, investment adviser and/or securities firms, and/or securities regulators as part of the states' investment adviser registration and licensing process. The information contained in this report was last updated by the representative, a previous employing firm, or a securities regulator on **03/17/2026**.

CURRENT EMPLOYERS

	Firm	CRD#	Registered Since
IA	ELEVATE CAPITAL MANAGEMENT, L.L.C.	CRD# 301992	06/18/2019

QUALIFICATIONS

This representative is currently registered in **0** SRO(s) and **1** jurisdiction(s).

Is this representative currently Inactive or Suspended with any regulator? **No**

Note: Not all jurisdictions require IAR registration or may have an exemption from registration. Additional information including this individual's qualification examinations and professional designations is available in the Detailed Report.

REGISTRATION HISTORY

This representative was previously registered with the following firm(s):

	FIRM	CRD#	LOCATION	REGISTRATION DATES
IA	ELEVATE WEALTH MANAGEMENT, L.L.C.	287511	SAN FRANCISCO, CA	07/18/2017 - 07/26/2019

For additional registration and employment history details as reported by the individual, refer to the Registration and Employment History section of the Detailed Report.

DISCLOSURE INFORMATION

Disclosure events include certain criminal charges and convictions, formal investigations and disciplinary actions initiated by regulators, customer disputes and arbitrations, and financial disclosures such as bankruptcies and unpaid judgments or liens.

Are there events disclosed about this representative? **Yes**

The following types of events are disclosed about this representative:

Type	Count
Customer Dispute	1



Qualifications

REGISTRATIONS

This section provides the SRO, states and U.S. territories in which the representative is currently registered and licensed, the category of each registration, and the date on which the registration becomes effective. This section also provides, for each firm with which the representative is currently employed, the address of each location where the representative works. This individual is currently registered with **1** jurisdiction(s) and **0** SRO(s) through his or her employer(s).

Employment 1 of 1

Firm Name: **ELEVATE CAPITAL MANAGEMENT, L.L.C.**
Main Address: 235 MONTGOMERY STREET
SUITE 830
SAN FRANCISCO, CA 94104
Firm ID#: 301992

Regulator	Registration	Status	Date
 California	Investment Adviser Representative	Approved - Pending IAR CE	01/01/2026

Branch Office Locations

ELEVATE CAPITAL MANAGEMENT, L.L.C.
235 MONTGOMERY STREET
SUITE 830
SAN FRANCISCO, CA 94104



Qualifications

PASSED INDUSTRY EXAMS

This section includes all industry exams that the representative has passed. Under limited circumstances, a representative may attain registration after receiving an exam waiver based on a combination of exams the representative has passed and qualifying work experience. Likewise a new exam requirement may be grandfathered based on a representative's specific qualifying work experience. Exam waivers and grandfathering are not included below.

This individual has passed 0 principal/supervisory exams, 0 general industry/product exams, and 1 state securities law exam.

Principal/Supervisory Exams

Exam	Category	Date
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No information reported.

General Industry/Product Exams

Exam	Category	Date
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No information reported.

State Securities Law Exams

Exam	Category	Date
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IA	Uniform Investment Adviser Law Examination (S65)	Series 65	07/14/2017
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PROFESSIONAL DESIGNATIONS

This section details that the representative has reported **0** professional designation(s).

No information reported.



Registration & Employment History

PREVIOUSLY REGISTERED WITH THE FOLLOWING FIRMS

This representative held registrations with the following firms:

	Registration Dates	Firm Name	ID#	Branch Location
IA	07/18/2017 - 07/26/2019	ELEVATE WEALTH MANAGEMENT, L.L.C.	CRD# 287511	SAN FRANCISCO, CA

EMPLOYMENT HISTORY

Below is the representative's employment history for up to the last 10 years.

Employment Dates	Employer Name	Position	Investment Related	Employer Location
04/2019 - Present	Elevate Capital Management, LLC	Investment Advisor Representative	Y	San Francisco, CA, United States
06/2011 - Present	PACIFIC PATHWAYS REAL ESTATE INC	President	N	San Francisco, CA, United States
04/2019 - 07/2019	ELEVATE CAPITAL MANAGEMENT, L.L.C.	Partner & Chief Compliance Officer	Y	SAN FRANCISCO, CA, United States
06/2017 - 07/2019	ELEVATE WEALTH MANAGEMENT, L.L.C.	INVESTMENT ADVISER REPRESENTATIVE	Y	2040 FRANKLIN STREET APT 1401, CA, United States
06/2011 - 09/2017	Law Offices of Dan Fitzpatrick	Law Clerk	N	San Francisco, CA, United States

OTHER BUSINESS ACTIVITIES

This section includes information, if any, as provided by the representative regarding other business activities the representative is currently engaged in either as a proprietor, partner, officer, director, employee, trustee, agent, or otherwise. This section does not include non-investment related activity that is exclusively charitable, civic, religious, or fraternal and is recognized as tax exempt.

- 1) Daniel Thomas Fitzpatrick is a real estate broker or dealer and owner of Pacific Pathways Real Estate Inc.
- 2) Daniel Thomas Fitzpatrick is a California licensed attorney and collects fees for legal services.



Disclosure Summary

Disclosure Information

What you should know about reported disclosure events:

(1) Certain thresholds must be met before an event is reported to IARD, for example:

- A law enforcement agency must file formal charges before an Investment Adviser Representative is required to report a particular criminal event.;
- A customer dispute must involve allegations that an Investment Adviser Representative engaged in activity that violates certain rules or conduct governing the industry and that the activity resulted in damages of at least \$5,000.

(2) Disclosure events in IAPD reports come from different sources:

As mentioned in the "About IAPD" section on page 1 of this report, information contained in IAPD comes from Investment Adviser Representatives, firms and regulators. When more than one of these sources reports information for the same disclosure event, all versions of the event will appear in the IAPD report. The different versions will be separated by a solid line with the reporting source labeled.

(3) There are different statuses and dispositions for disclosure events:

- A disclosure event may have a status of *pending*, *on appeal*, or *final*.
 - A "pending" disclosure event involves allegations that have not been proven or formally adjudicated.
 - A disclosure event that is "on appeal" involves allegations that have been adjudicated but are currently being appealed.
 - A "final" disclosure event has been concluded and its resolution is not subject to change.
- A final disclosure event generally has a disposition of *adjudicated*, *settled* or *otherwise resolved*.
 - An "adjudicated" matter includes a disposition by (1) a court of law in a criminal or civil matter, or (2) an administrative panel in an action brought by a regulator that is contested by the party charged with some alleged wrongdoing.
 - A "settled" matter generally represents a disposition wherein the parties involved in a dispute reach an agreement to resolve the matter. Please note that Investment Adviser Representatives and firms may choose to settle customer disputes or regulatory matters for business or other reasons.
 - A "resolved" matter usually includes a disposition wherein no payment is made to the customer or there is no finding of wrongdoing on the part of the Investment Adviser Representative. Such matters generally involve customer disputes.

(4) You may wish to contact the Investment Adviser Representatives to obtain further information regarding any of the disclosure events contained in this IAPD report.



DISCLOSURE EVENT DETAILS

When evaluating this information, please keep in mind that some items may involve pending actions or allegations that may be contested and have not been resolved or proven. The event may, in the end, be withdrawn, dismissed, resolved in favor of the Investment Adviser Representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

This report provides the information exactly as it was reported to the Investment Adviser Registration Depository. Some of the specific data fields contained in the report may be blank if the information was not provided.

The following types of events are disclosed about this representative:

Type	Count
Customer Dispute	1

Customer Dispute

This section provides information regarding a customer dispute that was reported to the Investment Adviser Registration Depository (IARD) by the Investment Adviser Representative (IAR), an investment adviser and/or securities firm, and/or a securities regulator. The event may include a consumer-initiated, investment-related complaint, arbitration proceeding or civil suit that contains allegations of sales practice violations against the individual.

The customer dispute may be pending or may have resulted in a civil judgment, arbitration award, monetary settlement, closure without action, withdrawal, dismissal, denial, or other outcome.

Disclosure 1 of 1

Reporting Source: Firm

Employing firm when activities occurred which led to the complaint: Chrysalis Capital Group LLC

Allegations: August 2014. [REDACTED], a man in his late 70's, had sold investment real estate with so much debt in excess of his basis, that the total of his debt repayment and taxes would exhaust the proceeds from his sale. His tax attorney/CPA advised him that he must execute a 1031 exchange in order to preserve any equity from the sale. Due to a previous bankruptcy, he was unable to qualify for a large enough loan to avoid triggering the gain and was not able to purchase enough real property for a valid exchange. The only choice available for him to save any value from the sale of his property was to purchase a syndicated program that would qualify for 1031 and would not require him to personally qualify for his share of the debt associated with the purchase. After determining that he had enough income from other sources, to support he and his wife for life. We agreed accept him as a client and to work with his daughter, a sophisticated investor who worked for a Silicon Valley bank and was his power of attorney. We only met with [REDACTED] once. All other meetings and correspondence took place with the daughter and she signed all account documents and risk disclosures. While limited to programs within the asset classes that qualify for a 1031 exchange we recommended 4 different investments in order to diversify [REDACTED] investment risk among asset sub-classes, geographical locations and program sponsors. \$500,000 into a DST owning a shopping center in the Central Valley offered by Inland, \$500,000 into a DST owning an assisted living facility located in Virginia offered by JF Capital, \$254,043.9 into a DST owning multiple residential property located in Durham NC and a \$259,443 into an investment owning overriding royalty interests in oil and gas properties located in Appalachia and the South Western United States offered by Noble Royalties. During the first week of February 2018 the firm received a notice from FINRA that



a statement of claim had been filed by [REDACTED] claiming that Dan had recommended unsuitable investments to him. The claim mistates many many material facts including the amount that he had invested with the firm and alleging that he had suffered an unspecified amount of losses from these investments. [REDACTED] investment transactions had been examined in depth by the FINRA auditor during our periodic audit. and while she made a few inquiries to clarify her understanding of the transactions, she made no final comments regarding the suitability of the investments.
May 2nd 2018, Claimant withdrew his claim without prejudice.

Product Type: Direct Investment-DPP & LP Interests
Oil & Gas

Alleged Damages: \$500,000.00

Alleged Damages Amount Explanation (if amount not exact): \$500,000- \$1,000,000

Is this an oral complaint? No

Is this a written complaint? No

Is this an arbitration/CFTC reparation or civil litigation? Yes

Arbitration/Reparation forum or court name and location: San Francisco

Docket/Case #: 18-00397

Filing date of arbitration/CFTC reparation or civil litigation: 01/31/2018

Customer Complaint Information

Date Complaint Received: 02/16/2018

Complaint Pending? Yes

Settlement Amount:

Individual Contribution Amount:



End of Report

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