

What is private debt, and how can you use it to your advantage?

Not all investors are (or should be) 100% equity investors. Some need fixed income as a portion of their investment portfolio. Yet, not all fixed income investments are created equal. While bonds provide a known coupon and a fixed maturity date, they typically pay interest just once every six months. Bond *mutual funds* strip out the advantages of a known maturity and a set coupon but provide monthly income. With the potential for rising interest rates and inflation looming, bonds could be the most severely impacted.

As we continue our Investor Education Series, we would like to introduce you to an alternative asset class known as private debt, which is also often referred to as a non-traded bond offering. Since these non-traded bonds often have low correlation to the bond market in general, they are attractive for their ability to generate favorable returns when the market becomes volatile. Unfortunately, regular investors aren't easily able to access these bond alternatives as they are typically only available to institutional and high net worth investors.

But that's where we come in. Wealth Strategies Advisory Group is pleased to offer the **GK 7% Bond** in our portfolio for The Household Endowment Model[®], which is built on the premise of diversification, non-correlation to the public markets and implementation of institutional style investments. To learn more about The Household Endowment Model[®] and whether it may fit into your long-term investment strategy, click over to our website at thehouseholdendowmentmodel.com, or call Wealth Strategies Advisory Group at **(480)889-8985**.



DEVELOPMENT, INC.

Looking for Income?

270 GK Investment Holdings, LLC 7% Unsecured Bonds

Inquiries: <https://gk.fundshowroom.com/vacs> 866-325-3273 ext. 2021

Features

Bond Coupon: 7% Annually
Payment Frequency: Monthly
Price Per Bonds: \$1,000
Minimum Investment: \$5,000
Maturity: September 30, 2022
Tax Reporting: 1099-INT

Bond Covenants

Independent Trustee – enforces covenants – UMB Bank
Equity-Bond Ratio – GK Holdings, LLC must have aggregate real property equity value of at least 70% of outstanding principal of the bonds at all times.
Cash Coverage Ratio - GK Holdings, LLC will maintain cash and cash equivalents of at least 120% of the company's bond service obligation for a period of three months and will report monthly to the trustee.
Bond Service Reserve – 7% of gross offering proceeds will be held in reserve with the trustees until October 17, 2018 and may be used to pay bond service obligations.
Maximum Investment: No more than 10% of net worth or annual income whichever is greater.

An investment in the Bonds is subject to certain risks and should be made only persons or entities able to bear the risk of and to withstand the total loss of their investment. Currently, there is no market for the Bonds being offered. There can be no assurance that a public market will develop, therefore, it may be difficult to sell your Bonds. Also note, GK Bonds are callable. This is neither an offer to sell, nor a solicitation of an offer to buy, the securities described herein. This sales and advertising literature must be read in conjunction with, and is qualified in its entirety by, the offering circular led with the Securities and Exchange Commission regarding the securities described herein. The most recent offering circular related to these securities, is available at: <https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001656108&owner=exclude&count=40>. Securities offered through JCC Advisors, LLC member FINRA/SIPC. JCC Advisors, LLC and GK Development, Inc. are not affiliated companies. Check the background of your investment professional on FINRA's Broker Check.