# LCN Acquires Mission-Critical Quantum Construction Facility

*The 75-acre facility accounts for the vast majority of Quantum's revenue and income*

**New York, 9 September 2025**, LCN Capital Partners ("LCN") is pleased to announce that it has completed the sale-leaseback acquisition of a mission-critical industrial outdoor storage ("IOS") facility previously owned by Quantum Construction, LLC ("Quantum"), a Florida-based construction company. Simultaneously, LCN leased the facility back to Quantum under a 20-year, triple-net lease.

The property spans 75 acres of cleared, contiguous land in Fort Pierce, Florida, near I-95. The facility houses over $20 million in heavy machinery, including concrete molds and cranes integral to operations. This property is Quantum's largest facility and its most important, as the Fort Pierce location accounts for the majority of its revenue.

**Edward V. LaPuma**, Managing Partner at LCN Capital Partners, noted, "We are proud to partner with Quantum, a leading Florida-based precast concrete manufacturing company known for delivering comprehensive construction precast concrete solutions. We are optimistic that Quantum's deep-rooted relationships with Florida's leading utility providers will continue to support the company's long-term growth."

Quantum operates through two subsidiaries: Pre-cast Specialties, LLC, and Seminole Masonry, LLC. Pre-cast Specialties is one of Florida's leading manufacturers and installers of precast and prestressed concrete solutions. The company categorizes its operations into two primary areas: utility products and structural components. Utility products include light poles, utility pole bases, and electrical vaults, while structural components include double tees, beams, columns, panels, stairs, and landings. The facility produces Pre-cast Specialties' full range of precast and prestressed concrete products and supplies precast components to its sister company, Seminole Masonry. Seminole specializes in masonry and commercial hardscape construction.

"As LCN's first investment in the industrial outdoor storage sector, we are excited to partner with a high-quality tenant." Added **Jared Ciejek**, a Partner at LCN Capital Partners, "This opportunity represents a natural extension of our primary sale-leaseback strategy, delivering the same long-term, real estate secured, and inflation-protected distributions that have consistently benefited our investing partners."

**About LCN Capital Partners**

Founded in 2011 by Edward V. LaPuma and Bryan York Colwell, LCN now manages nearly $7 billion in assets across several funds denominated in US Dollars, Euros, and Pounds Sterling. Headquartered in New York City, LCN also has offices in Amsterdam, Cologne, London, Luxembourg, and Palm Beach.

Since its inception, LCN has completed over 120 investments, acquiring properties in 18 countries across North America and Europe. LCN's investment team has extensive experience dealing with sale-leasebacks and build-to-suits across all industries, credit ratings, property types, and locations. The firm seeks to deliver consistent distributions to investing partners while providing an alternative capital source to corporate owners of real estate.

For more information, please visit [www.lcnpartners.com](http://www.lcnpartners.com).

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**Risk Factor Summary:**

**Summary of Risks:** An investment in the Fund entails substantial risks, including, but not limited to, those listed below. Prospective investors should carefully consider the following summary of risk factors and carefully read the section of the Fund's Memorandum entitled "Certain Risk Factors," in determining whether an investment is suitable.

**Operating History:** The Fund has not been launched as of the date of this presentation, and as such has no operating history. In addition, past performance is not indicative of future results and there can be no assurance that the Fund will achieve results comparable to those achieved in the past by LCN.

**Risk of Loss of Entire Investment:** The Fund's investment program is speculative, and investors must be able to bear the loss of their entire investment in the Fund.

**Dependence on LCN:** LCN will have exclusive authority to select and manage the Fund's investments. The success of the Fund is dependent upon the ability of LCN to develop and effectively pursue the Fund's investment objectives. If LCN was to lose the services of Messrs. LaPuma and Colwell, the consequence to the Fund could be material and adverse and could lead to the premature termination of the Fund. LCN may manage investments for other clients, and its personnel are not required to (and may not) devote all of their time to the Fund's affairs.

**Absence of Regulatory Oversight:** The Fund is not required to, and does not intend to, register as an investment company under the Investment Company Act of 1940, as amended (the "Company Act") (in reliance upon the exemption under Section 3(c)(7) thereunder), and, accordingly, the provisions of the Company Act (which govern mutual Funds) will not be applicable.

**Leverage:** The portfolio of the Fund may be leveraged to enhance returns and/or for cash management purposes. Accordingly, the assets of the Fund may be pledged in order to borrow additional funds. The investment return of the Fund may also be leveraged with options, commodity futures contracts, short sales, swaps, forwards and other derivative instruments. The amount of borrowings that the Fund may have outstanding at any time may be very large in relation to its capital and may vary, depending on the nature of its investments.

**Concentration of Investments:** Because LCN is not restricted from concentrating its investments and may invest all or most of its assets in a single market sector, the negative impact on the Fund of adverse movements in the value of real estate could be considerably greater than if the Fund was not permitted to concentrate its investments to such an extent.

**Limited Liquidity:** Investments in the Fund are suitable only for certain sophisticated investors who have no need for immediate liquidity in their investment. Such an investment provides limited liquidity, if any, because interests in the Fund are not freely transferable and are able to be withdrawn infrequently, if at all, and only under certain circumstances as provided in the Memorandum. There is no public or secondary market for interests in the Fund, and it is not expected that a public or secondary market will develop.

**Certain Conflicts of Interest:** In addition to acting as Investment Manager for the Fund, LCN may manage investments for other funds and/or client accounts. Various potential and actual conflicts of interest may arise from the overall activities of LCN and its affiliates. LCN will be responsible for certain investment decisions made on behalf of the Fund and other advisory clients. LCN or its affiliates may also have economic interests in investments in which the Fund will invest.

**Real Estate Market Conditions:** The Fund's strategy may in some instances be partially based upon the premise that real estate businesses and assets will be available for purchase by the Fund at prices that LCN considers favorable. Further, LCN's strategy relies in part upon favorable market conditions existing prior to the expiration of the term of the Fund. No assurance can be given that real estate businesses and assets can be acquired at favorable prices or that the market for such assets will not deteriorate, since this will depend largely on events and factors outside the control of the LCN.

**Risks of Investing in Real Estate and Real Estate-Related Investments:** The Fund will be subject to all the risks inherent in investing in real estate and real estate-related investments, which risks may be increased if the investment is leveraged. These risks may include, without limitation, general and local economic and social conditions, neighborhood values, the supply of, and demand for, properties of the type in which the Fund invests, the financial resources of tenants, vandalism, vacancies, rent strikes, changes in tax, zoning, building, environmental and other applicable laws, federal and local rent control laws, real property tax rates, changes in interest rates and the availability of mortgage funds, any of which may render the sale of properties difficult or unattractive. Such risks may also cause fluctuations in occupancy rates, rent schedules and operating expenses, which could adversely affect the value of real estate and real estate-related investments and materially reduce the cash flow generated thereby. There can be no assurance of the profitable operation of any property purchased by the Fund. Accordingly, the Fund's investment objectives may not be realized.