



**VISION CAPITAL MANAGEMENT, INC.
FORM ADV PART 2B – BROCHURE SUPPLEMENTS
ON OUR ADVISORY EMPLOYEES**

January 1, 2026

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ITEM 1 – COVER PAGE

This brochure supplement is provided on **Marina L. Johnson, CFA**.

Ms. Johnson’s contact information is:

Marina L. Johnson, CFA

Managing Director, Principal

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Ms. Johnson that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as “we,” “us,” or “Vision”). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Ms. Johnson is available on the SEC’s website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Marina L. Johnson, CFA

Managing Director, Principal

Year of Birth

1975

Education

Santa Clara University – BS, Finance, cum laude, 1997

Business Experience

2019 - Present: Vision Capital Management, Inc., Managing Director and Principal

2011 - 2019: Vision Capital Management, Inc., Chief Investment Officer

1999 - 2011: Vision Capital Management, Inc., various executive officer positions, including Chief Investment Officer, Chief Compliance Officer, and Director

1995 - 1997 and April-August 1999: US Bancorp Piper Jaffrey, Inc., Investment Executive

1997 - 1999: Andersen Consulting, Change Management Analyst

Professional Designation

Ms. Johnson earned her Chartered Financial Analyst designation in 2002. The CFA course study is organized into three levels, and each level requires passing a six-hour exam. The program curriculum increases in complexity throughout 3 levels:

- Level I: Focuses on a basic knowledge of the ten topic areas and simple analysis using investment tools. The ten topic areas include: Ethical and Professional Standards; Quantitative Methods; Economics; Financial Reporting and Analysis; Corporate Finance; Equity Investments; Fixed Income; Derivatives; Alternative Investments; Portfolio Management and Wealth Planning.
- Level II: Emphasizes the application of investment tools and concepts with a focus on the valuation of all types of assets.
- Level III: Focuses on synthesizing all of the concepts and analytical methods in a variety of applications for effective portfolio management and wealth planning.

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Ms. Johnson. We do not have any legal or other disciplinary item to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Ms. Johnson is not engaged in any investment-related business or occupation other than with us. She is not engaged in any other business or occupation for compensation that represents 10% or more of her time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Ms. Johnson does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising Ms. Johnson's advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients' account assets. Subject to a client's personal situation and any restrictions the client imposes, our clients' accounts generally hold many of the same securities. Our firm's brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Ms. Johnson chairs, where we discuss all the components of our clients' investment portfolios, the general economic outlook, and how employees should convey that information to clients. Also, on a weekly basis, Ms. Johnson and our Portfolio Managers meet to review and discuss current economic and investment trends specifically in relation to our Global Dynamic Strategy, individual U.S. equity stocks, fixed income securities, and exchange traded funds (ETFs). In addition, all of Ms. Johnson's meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice she may give clients. Ms. Sizemore reviews Ms. Johnson's notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for any clients Ms. Johnson may have primary responsibility for serving to make sure the accounts are invested in accordance with those clients' current investment objectives.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **Sarah W. Quist, CFP®, CDFP**.

Ms. Quist's contact information is:

Sarah W. Quist, CFP®, CDFP

Managing Director, Principal

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Ms. Quist that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as "we," "us," or "Vision"). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Ms. Quist is available on the SEC's website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Sarah W. Quist, CFP®, CDFA

Managing Director, Principal

Year of Birth

1963

Education

University of Oregon – BS, Economics, 1986

Business Experience

2023 – Present: Vision Capital Management, Inc., Managing Director and Principal

2017 – 2022: Vision Capital Management, Inc., Director of Client Relationships

2005 - 2016: Vision Capital Management, Inc., Client Relationship Manager and Director of Individual Marketing

2002 - 2004: Charles Schwab & Co., Inc., Account Representative

1998 - 2002: Coldstream Capital Management, Inc., Portfolio Manager

1986 - 1997: Bidwell & Co., Inc., Branch Manager

Professional Designation

Ms. Quist earned her CERTIFIED FINANCIAL PLANNER™, CFP® designation in 2013.

The CERTIFIED FINANCIAL PLANNER™, CFP®, and federally registered CFP (with flame design) marks (collectively, the “CFP® marks”) are professional certification marks granted in the United States by Certified Financial Planner Board of Standards, Inc. (“CFP Board”).

The CFP® certification is a voluntary certification; no federal or state law or regulation requires financial planners to hold the CFP® certification. It is recognized in the United States and a number of other countries for its (1) high standard of professional education; (2) stringent code of conduct and standards of practice; and (3) ethical requirements that govern professional engagements with clients.

To attain the right to use the CFP® marks, an individual must satisfactorily fulfill the following requirements:

- Education - Complete an advanced college-level course of study addressing the financial planning subject areas that CFP Board’s studies have determined as necessary for the competent and professional delivery of financial planning services and attain a bachelor’s degree from a regionally accredited United States college or university (or its equivalent from a foreign university).
- Examination - Pass the comprehensive CFP® Certification Examination.
- Experience - Complete at least three years of full-time financial planning-related

- experience (or the equivalent, measured as 2,000 hours per year); and
- Ethics – Agree to be bound by the CFP Board’s *Standards of Professional Conduct*.

CFP® professionals who fail to comply with the above standards and requirements may be subject to the CFP Board’s enforcement process, which could result in suspension or permanent revocation of their CFP® certification.

Ms. Quist earned her Certified Divorce Financial Analyst designation in 2013. The minimum requirements to receive the CDFA designation are:

- Currently work in the financial services, accounting, or family law profession, and Three years of experience in the financial services, accounting, or family law profession
- The candidate must complete a self-study program
- The candidate must pass three examinations, one for each module, and the fourth module concludes with a comprehensive case-study exam

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Ms. Quist. We do not have any legal or other disciplinary items to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Ms. Quist is not engaged in any investment-related business or occupation other than with us. She is not engaged in any other business or occupation for compensation that represents 10% or more of her time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Ms. Quist does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising Ms. Quist’s advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients’ account assets. Subject to a

client's personal situation and any restrictions the client imposes, our clients' accounts generally hold many of the same securities. Our firm brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Ms. Quist attends, where we discuss all the components of our clients' investment portfolios, the general economic outlook, and how employees should convey that information to clients. In addition, all of Ms. Quist's meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice she gives clients. These notes also allow other employees in the firm to serve Ms. Quist's clients in the event that Ms. Quist is unavailable. Ms. Sizemore reviews Ms. Quist's notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for clients Ms. Quist has primary responsibility for serving to make sure the accounts are invested appropriately. As needed, other Client Relationship Managers or Portfolio Managers may also sit in on client meetings with Ms. Quist.

Ms. Quist also offers each of the full-service clients she is responsible for serving to join her for a quarterly portfolio review in person or by telephone. At that time, she discusses the client's wealth planning, investment objectives, and current investment allocation. If changes are needed, Ms. Quist prepares a new investment advisory questionnaire for that client, which is reviewed by Ms. Sizemore. Generally, other Client Relationship Managers within the firm are available to meet with Ms. Quist's clients to conduct this discussion and questionnaire preparation in the event that Ms. Quist is unavailable.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **Christopher J. Sizemore, CMFC, CPWA**.

Mr. Sizemore's contact information is:

Christopher J. Sizemore, CMFC, CPWA

Director of Client Relationships

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Mr. Sizemore that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as "we," "us," or "Vision"). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (503) 731-7309 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Mr. Sizemore is available on the SEC's website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Christopher J. Sizemore, CMFC, CPWA®

Director of Client Relationships

Year of Birth

1972

Education

Pacific Lutheran University – BA, Political Science, 1994

Business Experience

2023 – Present: Vision Capital Management, Inc., Director of Client Relationships

2001 – 2022: Vision Capital Management, Inc., Client Relationship Manager

1991 - 2001: Arcadia Financial Group, Portfolio Analyst

1997 - 1999: Crabbe Huson, Client Service Representative

1996 - 1997: Columbia Funds, Investor Service Representative

Professional Designation

Mr. Sizemore earned his Chartered Mutual Fund Counselor designation in 1997.

The minimum requirements to receive the CMFC designation are:

- The candidate must complete a self-study program consisting of case studies throughout 9 courses
- The candidate must pass a comprehensive examination on the course topics

Mr. Sizemore earned his Certified Private Wealth Advisor, CPWA® designation in 2013. The minimum requirements to receive the CPWA® designation are:

- Complete pre-study educational components, including reading, assignments, and testing
- Attend a 5-day in-class program at The University of Chicago Booth School of Business
- Pass a comprehensive examination
- Maintain the certification through continuing education and adhere to the IMCA Code of Professional Responsibility

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Mr. Sizemore. We do not have any legal or other disciplinary items to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Mr. Sizemore is not engaged in any investment-related business or occupation other than with us. He is not engaged in any other business or occupation for compensation that represents 10% or more of his time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Mr. Sizemore does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising Mr. Sizemore's advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients' account assets. Subject to a client's personal situation and any restrictions the client imposes, our clients' accounts generally hold many of the same securities. Our firm's brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Mr. Sizemore attends, where we discuss all the components of our clients' investment portfolios, the general economic outlook, and how employees should convey that information to clients. In addition, all of Mr. Sizemore's meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice he gives clients. These notes also allow other employees in the firm to serve Mr. Sizemore's clients in the event that Mr. Sizemore is unavailable. Ms. Sizemore reviews Mr. Sizemore's notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for clients Mr. Sizemore has primary responsibility for serving to make sure the accounts are invested appropriately. As needed, other Client Relationship Managers or Portfolio Managers may also sit in on client meetings with Mr. Sizemore.

Mr. Sizemore also offers each of the full-service clients he is responsible for serving the opportunity to join him for a quarterly portfolio review in person or by telephone. At that time, he discusses the client's wealth planning, investment objectives, and current investment

allocation. If changes are needed, Mr. Sizemore prepares a new investment advisory questionnaire for that client, which is reviewed by Ms. Sizemore. Generally, other Client Relationship Managers within the firm are available to meet with Mr. Sizemore's clients to conduct this discussion and questionnaire preparation in the event that Mr. Sizemore is unavailable.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **Katelyn A. Cummings, CFP®**.

Ms. Cummings' contact information is:

Katelyn A. Cummings, CFP®

Client Relationship Manager

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Ms. Cummings that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as “we,” “us,” or “Vision”). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Ms. Cummings is available on the SEC's website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Katelyn A. Cummings, CFP®

Client Relationship Manager

Year of Birth

1995

Education

Portland State Univ. – BS, Business Administration: Management and Leadership, 2017

Portland Community College – ASOT, Business, 2015

Business Experience

2021 – Present: Vision Capital Management, Inc., Client Relationship Manager

2020 – 2021: Vision Capital Management, Inc., Client Relationship Associate

2016 - 2019: Vision Capital Management, Inc., Client Service & Operations Associate

Professional Designation

Ms. Cummings earned her CERTIFIED FINANCIAL PLANNER™, CFP® designation in 2019.

The CERTIFIED FINANCIAL PLANNER™, CFP®, and federally registered CFP (with flame design) marks (collectively, the “CFP® marks”) are professional certification marks granted in the United States by Certified Financial Planner Board of Standards, Inc. (“CFP Board”).

The CFP® certification is a voluntary certification; no federal or state law or regulation requires financial planners to hold the CFP® certification. It is recognized in the United States and a number of other countries for its (1) high standard of professional education; (2) stringent code of conduct and standards of practice; and (3) ethical requirements that govern professional engagements with clients.

To attain the right to use the CFP® marks, an individual must satisfactorily fulfill the following requirements:

- Education - Complete an advanced college-level course of study addressing the financial planning subject areas that CFP Board’s studies have determined as necessary for the competent and professional delivery of financial planning services and attain a bachelor’s degree from a regionally accredited United States college or university (or its equivalent from a foreign university).
- Examination - Pass the comprehensive CFP® Certification Examination.
- Experience - Complete at least three years of full-time financial planning-related experience (or the equivalent, measured as 2,000 hours per year); and
- Ethics – Agree to be bound by the CFP Board’s *Standards of Professional Conduct*.

CFP® professionals who fail to comply with the above standards and requirements may be subject to the CFP Board's enforcement process, which could result in suspension or permanent revocation of their CFP® certification.

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Ms. Cummings. We do not have any legal or other disciplinary item to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Ms. Cummings is not engaged in any investment-related business or occupation other than with us. She is not engaged in any other business or occupation for compensation that represents 10% or more of her time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Ms. Cummings does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising Ms. Cummings' advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients' account assets. Subject to a client's personal situation and any restrictions the client imposes, our clients' accounts generally hold many of the same securities. Our firm's brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Ms. Cummings participates, where we discuss all the components of our clients' investment portfolios, the general economic outlook, and how employees should convey that information to clients. In addition, all of Ms. Cummings' meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice she gives clients. These notes also allow other employees in the firm to serve Ms. Cummings' clients in the event that Ms. Cummings is

unavailable. Ms. Sizemore reviews Ms. Cummings' notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for clients Ms. Cummings has primary responsibility for serving to make sure the accounts are invested appropriately. As needed, other Client Relationship Managers or Portfolio Managers may also sit in on client meetings with Ms. Cummings.

Ms. Cummings also offers each of the full-service clients she is responsible for serving the opportunity to join her for a quarterly portfolio review in person or by telephone. At that time, she discusses the client's wealth planning, investment objectives, and current investment allocation. If changes are needed, Ms. Cummings' prepares a new investment advisory questionnaire for that client, which is reviewed by Ms. Sizemore. Generally, other Client Relationship Managers within the firm are available to meet with Ms. Cummings' clients to conduct this discussion and questionnaire preparation in the event that Ms. Cummings is unavailable.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **Gina C. Jacobson, CFP®**

Ms. Jacobson's contact information is:

Gina C. Jacobson, CFP®

Client Relationship Manager

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Ms. Jacobson that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as "we," "us," or "Vision"). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Ms. Jacobson is available on the SEC's website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Gina C. Jacobson, CFP®

Client Relationship Manager

Year of Birth

1992

Education

University of Oregon – BS, General Social Science, 2014

Business Experience

2022 - Present: Vision Capital Management, Inc., Client Relationship Manager

2018 - 2022: Cetera Investment Advisors, LLC., Investment Advisor Representative

2018 – 2022: Cetera Investment Services, LLC., Registered Representative

2018 - 2022: Heritage Bank, Registered Representative

2017 - 2017: Samantha Wiggins, Advisor Associate

2016 - 2017: Waddell & Reed, Inc., Insurance Agent

2016 – 2017: Christopher Webb, Advisor Associate

2016 – 2016: Lifewise Health Plan of Oregon, Executive Administrative Assistant

2015 – 2016: National Payment Systems, Lead Processing Department Coordinator

Professional Designation

Ms. Jacobson earned her CERTIFIED FINANCIAL PLANNER™, CFP® designation in 2020.

The CERTIFIED FINANCIAL PLANNER™, CFP®, and federally registered CFP (with flame design) marks (collectively, the “CFP® marks”) are professional certification marks granted in the United States by Certified Financial Planner Board of Standards, Inc. (“CFP Board”).

The CFP® certification is a voluntary certification; no federal or state law or regulation requires financial planners to hold the CFP® certification. It is recognized in the United States and a number of other countries for its (1) high standard of professional education; (2) stringent code of conduct and standards of practice; and (3) ethical requirements that govern professional engagements with clients.

To attain the right to use the CFP® marks, an individual must satisfactorily fulfill the following requirements:

- Education - Complete an advanced college-level course of study addressing the financial planning subject areas that CFP Board’s studies have determined as necessary for the competent and professional delivery of financial planning services and attain a bachelor’s degree from a regionally accredited United States college or university (or its

equivalent from a foreign university).

- Examination - Pass the comprehensive CFP® Certification Examination.
- Experience - Complete at least three years of full-time financial planning-related experience (or the equivalent, measured as 2,000 hours per year); and
- Ethics – Agree to be bound by the CFP Board’s *Standards of Professional Conduct*.

CFP® professionals who fail to comply with the above standards and requirements may be subject to the CFP Board’s enforcement process, which could result in suspension or permanent revocation of their CFP® certification.

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Ms. Jacobson. We do not have any legal or other disciplinary items to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Ms. Jacobson is not engaged in any investment-related business or occupation other than with us. She is not engaged in any other business or occupation for compensation that represents 10% or more of her time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Ms. Jacobson does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising Ms. Jacobson’s advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients’ account assets. Subject to a client’s personal situation and any restrictions the client imposes, our clients’ accounts generally hold many of the same securities. Our firm’s brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they

give. Our supervision includes weekly meetings, which Ms. Jacobson participates, where we discuss all the components of our clients' investment portfolios, the general economic outlook, and how employees should convey that information to clients. In addition, all of Ms. Jacobson's meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice she gives clients. These notes also allow other employees in the firm to serve Ms. Jacobson's clients in the event that Ms. Jacobson is unavailable. Ms. Sizemore reviews Ms. Jacobson's notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for clients Ms. Jacobson has primary responsibility for serving to make sure the accounts are invested appropriately. As needed, other Client Relationship Managers or Portfolio Managers may also sit in on client meetings with Ms. Jacobson.

Ms. Jacobson also offers each of the full-service clients she is responsible for serving the opportunity to join her for a quarterly portfolio review in person or by telephone. At that time, she discusses the client's wealth planning, investment objectives, and current investment allocation. If changes are needed, Ms. Jacobson prepares a new investment advisory questionnaire for that client, which is reviewed by Ms. Sizemore. Generally, other Client Relationship Managers within the firm are available to meet with Ms. Jacobson's clients to conduct this discussion and questionnaire preparation in the event that Ms. Jacobson is unavailable.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **Matthew W. Sheets, CFP®**

Mr. Sheets contact information is:

Matthew W. Sheets, CFP®

Client Relationship Manager

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 31, 2026

This brochure supplement provides information about Mr. Sheets that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as “we,” “us,” or “Vision”). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Mr. Sheets is available on the SEC’s website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Mr. Sheets, CFP®

Client Relationship Manager

Year of Birth

1990

Education

Oregon State University – BS, Political Science, 2013

Business Experience

2023 - Present: Vision Capital Management, Inc., Client Relationship Manager

2018 - 2022: Mercer Global Advisors Inc., Wealth Advisor

2014 – 2018: Sigma Investment Management Company

Professional Designation

Mr. Sheets earned his CERTIFIED FINANCIAL PLANNER™, CFP® designation in 2022.

The CERTIFIED FINANCIAL PLANNER™, CFP®, and federally registered CFP (with flame design) marks (collectively, the “CFP® marks”) are professional certification marks granted in the United States by Certified Financial Planner Board of Standards, Inc. (“CFP Board”).

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To attain the right to use the CFP® marks, an individual must satisfactorily fulfill the following requirements:

- Education - Complete an advanced college-level course of study addressing the financial planning subject areas that CFP Board’s studies have determined as necessary for the competent and professional delivery of financial planning services and attain a bachelor’s degree from a regionally accredited United States college or university (or its equivalent from a foreign university).
- Examination - Pass the comprehensive CFP® Certification Examination.
- Experience - Complete at least three years of full-time financial planning-related experience (or the equivalent, measured as 2,000 hours per year); and
- Ethics – Agree to be bound by the CFP Board’s *Standards of Professional Conduct*.

CFP® professionals who fail to comply with the above standards and requirements may be subject to CFP Board’s enforcement process, which could result in suspension or permanent revocation of their CFP® certification.

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Mr. Sheets. We do not have any legal or other disciplinary items to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Mr. Sheets is not engaged in any investment-related business or occupation other than with us. He is not engaged in any other business or occupation for compensation that represents 10% or more of his time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Mr. Sheets does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising Mr. Sheets advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients’ account assets. Subject to a client’s personal situation and any restrictions the client imposes, our clients’ accounts generally hold many of the same securities. Our firm’s brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Mr. Sheets participates, where we discuss all the components of our clients’ investment portfolios, the general economic outlook, and how employees should convey that information to clients. In addition, all of Mr. Sheets meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice she gives clients. These notes also allow other employees in the firm to serve Mr. Sheets’s clients in the event that Mr. Sheets is unavailable. Ms. Sizemore reviews Mr. Sheets notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for clients Mr. Sheets has primary responsibility for serving to make sure the accounts are invested appropriately. As needed, other Client Relationship Managers or Portfolio Managers may also sit in on client meetings with Mr. Sheets.

Mr. Sheets also offers each of the full-service clients he is responsible for serving the opportunity to join him for a quarterly portfolio review in person or by telephone. At that time, she discusses the client's wealth planning, investment objectives, and current investment allocation. If changes are needed, Mr. Sheets prepares a new investment advisory questionnaire for that client, which is reviewed by Ms. Sizemore. Generally, other Client Relationship Managers within the firm are available to meet with Mr. Sheets clients to conduct this discussion and questionnaire preparation in the event that Mr. Sheets is unavailable.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **Maria L. Malloy, CFP®**

Ms. Malloy's contact information is:

Maria L. Malloy, CFP®

Client Relationship Manager

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Ms. Malloy that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as "we," "us," or "Vision"). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Ms. Malloy is available on the SEC's website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Ms. Malloy, **CFP®**

Client Relationship Associate

Year of Birth

1984

Education

Oregon Institute of Technology – BS, Dental Hygiene, 2011

Business Experience

2024 – Present: Vision Capital Management, Inc., Client Relationship Manager

2022 – 2024: Vision Capital Management, Inc., Client Relationship Associate

2018 - 2022: Forest Park Dental Studio, Dental Hygienist

2018 - 2020: Dental and Medical Staffing, Inc., Dental Hygienist

2014 - 2017: Rafia Dental, Dental Hygienist

2008 - 2014: Advantage Dental, Dental Hygienist

Professional Designation

Ms. Malloy earned her CERTIFIED FINANCIAL PLANNER™, CFP® designation in 2024.

The CERTIFIED FINANCIAL PLANNER™, CFP®, and federally registered CFP (with flame design) marks (collectively, the “CFP® marks”) are professional certification marks granted in the United States by Certified Financial Planner Board of Standards, Inc. (“CFP Board”).

The CFP® certification is a voluntary certification; no federal or state law or regulation requires financial planners to hold the CFP® certification. It is recognized in the United States and a number of other countries for its (1) high standard of professional education; (2) stringent code of conduct and standards of practice; and (3) ethical requirements that govern professional engagements with clients.

To attain the right to use the CFP® marks, an individual must satisfactorily fulfill the following requirements:

- Education - Complete an advanced college-level course of study addressing the financial planning subject areas that CFP Board’s studies have determined as necessary for the competent and professional delivery of financial planning services and attain a bachelor’s degree from a regionally accredited United States college or university (or its equivalent from a foreign university).
- Examination - Pass the comprehensive CFP® Certification Examination.
- Experience - Complete at least three years of full-time financial planning-related

experience (or the equivalent, measured as 2,000 hours per year); and

- Ethics – Agree to be bound by the CFP Board’s *Standards of Professional Conduct*.

CFP® professionals who fail to comply with the above standards and requirements may be subject to the CFP Board’s enforcement process, which could result in suspension or permanent revocation of their CFP® certification.

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Ms. Malloy. We do not have any legal or other disciplinary items to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Ms. Malloy is not engaged in any investment-related business or occupation other than with us. She is not engaged in any other business or occupation for compensation that represents 10% or more of her time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Ms. Malloy does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising **Ms. Malloy** advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients’ account assets. Subject to a client’s personal situation and any restrictions the client imposes, our clients’ accounts generally hold many of the same securities. Our firm brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Ms. Malloy participates, where we discuss all the components of our clients’ investment portfolios, the general economic outlook, and how employees should convey that information to clients. In addition, all of Ms. Malloy

meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice she gives clients. These notes also allow other employees in the firm to serve Ms. Malloy 's clients in the event that Ms. Malloy is unavailable. Ms. Sizemore reviews Ms. Malloy notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for clients Ms. Malloy has primary responsibility for serving to make sure the accounts are invested appropriately. As needed, other Client Relationship Managers or Portfolio Managers may also sit in on client meetings with Ms. Malloy.

Ms. Malloy also offers each of the full-service clients she is responsible for serving the opportunity to join her for a quarterly portfolio review in person or by telephone. At that time, she discusses the client's wealth planning, investment objectives and current investment allocation. If changes are needed, Ms. Malloy prepares a new investment advisory questionnaire for that client, which is reviewed by Ms. Sizemore. Generally, other Client Relationship Managers within the firm are available to meet with Ms. Malloy clients to conduct this discussion and questionnaire preparation in the event that Ms. Malloy is unavailable.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **Jeffrey L. Schmidt, CFA**.

Mr. Schmidt's contact information is

Jeffrey L. Schmidt, CFA

Director of Investments

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Mr. Schmidt that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as "we," "us," or "Vision"). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Mr. Schmidt is available on the SEC's website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Jeffrey L. Schmidt, CFA

Director of Investments

Year of Birth

1980

Education

University of Washington – BA, Business Administration, Finance, 2004

University of Washington – BA, Economics, 2003

Business Experience

2020 - Present: Vision Capital Management, Inc., Director of Investments

2010 - 2019: Vision Capital Management, Inc., Portfolio Manager & Trader

2007 - 2010: Rigel Capital, LLC, Lead Portfolio Manager – U.S. Small-Mid Cap Growth

2004 - 2007: Rigel Capital, LLC, Research Analyst – U.S. Equity Growth

Professional Designation

Mr. Schmidt earned his Chartered Financial Analyst designation in 2009. The CFA course study is organized into three levels, and each level requires passing a six-hour exam. The program curriculum increases in complexity throughout 3 levels:

- Level I: Focuses on a basic knowledge of the ten topic areas and simple analysis using investment tools. The ten topic areas include: Ethical and Professional Standards; Quantitative Methods; Economics; Financial Reporting and Analysis; Corporate Finance; Equity Investments; Fixed Income; Derivatives; Alternative Investments; Portfolio Management and Wealth Planning.
- Level II: Emphasizes the application of investment tools and concepts with a focus on the valuation of all types of assets.
- Level III: Focuses on synthesizing all of the concepts and analytical methods in a variety of applications for effective portfolio management and wealth planning.

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Mr. Schmidt. We do not have any legal or other disciplinary item to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Mr. Schmidt is not engaged in any investment-related business or occupation other than with us. He is not engaged in any other business or occupation for compensation that represents 10% or more of his time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Mr. Schmidt does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising **Mr. Schmidt's** advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients' account assets. Subject to a client's personal situation and any restrictions the client imposes, our clients' accounts generally hold many of the same securities. Our firm's brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Mr. Schmidt attends, where we discuss all the components of our clients' investment portfolios, the general economic outlook, and how employees should convey that information to clients. Also, on a weekly basis, our CIO and Portfolio Managers, including Mr. Schmidt, meet to review and discuss current economic and investment trends specifically in relation to our Global Dynamic Strategy, individual U.S. equity stocks, fixed income securities, and exchange-traded funds (ETFs). In addition, all of Mr. Schmidt's meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice he may give clients. Ms. Sizemore reviews Mr. Schmidt's notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for any clients Mr. Schmidt may have primary responsibility for serving to make sure the accounts are invested in accordance with those clients' current investment objectives.

ITEM 1 – COVER PAGE

This brochure supplement is provided on **John A. LaBarca, CFA**

Mr. LaBarca's contact information is

John A. LaBarca, CFA
Director of Investments

Vision Capital Management, Inc.
4380 S Macadam Avenue, Suite 350
Portland, OR 97239
(503) 221-5656

January 1, 2026

This brochure supplement provides information about Mr. LaBarca that supplements the firm brochure of Vision Capital Management, Inc. (generally referred to as "we," "us," or "Vision"). You should have received a copy of our brochure. Please contact Stacy L. Sizemore, IACCP®, our Chief Compliance Officer, at (971) 371-3450 if you did not receive our brochure or if you have any questions about the contents of this supplement.

Additional information about Mr. LaBarca is available on the SEC's website at www.adviserinfo.sec.gov.

ITEM 2 – EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

John A. LaBarca, CFA

Director of Investments

Year of Birth

1975

Education

Duke University, The Fuqua School of Business – MBA, 2002

University of Notre Dame – Bachelor of Business Administration in Accountancy, 1997

Business Experience

2020 - Present: Vision Capital Management, Inc., Director of Investments

2015 - 2019: Vision Capital Management, Inc., Portfolio Manager

2006 - 2014: Amici Capital, LLC, Principal and Senior Investment Analyst

2003 - 2006: Center for Financial Research & Analysis, Senior Analyst – Technology, Media & Telecom

2002 - 2003: Gateway, Inc., Senior Financial Analyst

2000 - 2000: Priceline WebHouse Club, Inc., Manager, Financial Planning and Analysis

1997 - 2000: Arthur Anderson, LLP, Experienced Senior

Professional Designation

Mr. LaBarca earned his Chartered Financial Analyst (CFA) designation in 2005. The CFA course study is organized into three levels, and each level requires passing a six-hour exam. The program curriculum increases in complexity throughout 3 levels:

- Level I: Focuses on a basic knowledge of the ten topic areas and simple analysis using investment tools. The ten topic areas include: Ethical and Professional Standards; Quantitative Methods; Economics; Financial Reporting and Analysis; Corporate Finance; Equity Investments; Fixed Income; Derivatives; Alternative Investments; Portfolio Management and Wealth Planning.
- Level II: Emphasizes the application of investment tools and concepts with a focus on the valuation of all types of assets.
- Level III: Focuses on synthesizing all of the concepts and analytical methods in a variety of applications for effective portfolio management and wealth planning.

Mr. LaBarca earned his Certified Public Accountant (CPA) designation in 1999. Mr. LaBarca is no longer a practicing CPA.

ITEM 3 – DISCIPLINARY INFORMATION

We are obligated to disclose any disciplinary event that would be material to you when evaluating Mr. LaBarca. We do not have any legal or other disciplinary items to report to you.

ITEM 4 – OTHER BUSINESS ACTIVITIES

Mr. LaBarca is not engaged in any investment-related business or occupation other than with us. He is not engaged in any other business or occupation for compensation that represents 10% or more of his time or income.

ITEM 5 – ADDITIONAL COMPENSATION

Mr. LaBarca does not receive any economic benefit for providing advisory services from anyone other than Vision.

ITEM 6 – SUPERVISION

The following person is responsible for supervising **Mr. LaBarca's** advisory activities:

Stacy L. Sizemore, IACCP®
Chief Compliance Officer
(971) 371-3450

We have discretionary investment authority over all our clients' account assets. Subject to a client's personal situation and any restrictions the client imposes, our clients' accounts generally hold many of the same securities. Our firm's brochure describes our investment process.

We supervise our employees who advise clients, and we monitor the investment advice they give. Our supervision includes weekly meetings, which Mr. LaBarca attends, where we discuss all the components of our clients' investment portfolios, the general economic outlook, and how employees should convey that information to clients. Also, on a weekly basis, our CIO and Portfolio Managers, including Mr. LaBarca, meet to review and discuss current economic and investment trends specifically in relation to our Global Dynamic Strategy, individual U.S. equity stocks, fixed income securities, and exchange-traded funds (ETFs). In addition, all of Mr. LaBarca's meeting notes and client-related emails are saved in our internal computer system, so everyone has access to the advice he may give clients. Ms. Sizemore reviews Mr. LaBarca's notes and emails periodically.

In addition, Ms. Sizemore regularly reviews account statements for any clients Mr. LaBarca may have primary responsibility for serving to make sure the accounts are invested in accordance with those clients' current investment objectives.