

UNITEDSTATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

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FORM X-17A-5

PART III

Information Required of Brokers and Dealers Pursuant to Section 17 of the Securities Exchange Act of 1934 and Rule 17a-5 Thereunder

REPORT FOR THE PERIOD BEGINNING_	January 1, 2013 MM/DD/YY	AND ENDING	December 31, 2013 MM/DD/YY
A DE		TICINI	
A. REC	GISTRANT IDENTIFICA	IION	
NAME OF BROKER-DEALER: Broadway	Direct Investments, LLC		OFFICIAL USE ONLY
ADDRESS OF PRINCIPAL PLACE OF BUS	SINESS: (Do not use P.O. Box	No.)	FIRM I.D. NO.
	3 Pickwick Plaza, 4th Floor		
	(No. and Street)		
Greenwich	СТ		06830
(City)	(State)		Zip Code)
NAME AND TELEPHONE NUMBER OF P	ERSON TO CONTACT IN REC	GARD TO THIS REP	
Tracie E. Doornbos		, , , , , , , , , , , , , , , , , , , ,	(212) 380-1864 x718 (Area Code – Telephone Number)
P 400	NOTING AND INCAPPING	TION	(Area Code Perephone Pumber)
B. ACC	COUNTANT IDENTIFICA	111011	
INDEPENDENT PUBLIC ACCOUNTANT	whose opinion is contained in th	nis Report*	
	Breard & Associates, Inc.		
	(Name – if individual, state last, first,	, middle name)	
9221 Corbin Ave, Suite 170	Northridge	CA	91324
(Address)	(City)	(State)	(Zip Code)
CHECK ONE:	Same of the state of the same	. ·	
☐ Certified Public Accountant	$(x_{ij}, x_{ij}, x_{ij}) = (x_{ij}, x_{ij}, $		
☐ Public Accountant	a de la companya de La companya de la co	•	,
	ited States or any of its possessi		
Accountant not resident in On	ned States of any of its possessi		
	FOR OFFICIAL USE ONL	<u>.Y</u>	

*Claims for exemption from the requirement that the annual report be covered by the opinion of an independent public accountant must be supported by a statement of facts and circumstances relied on as the basis for the exemption. See Section 240.17a-5(e)(2)

> Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

SEC 1410 (06-02)



OATH OR AFFIRMATION

I,		Tracie E. Doornbos	, swear (or affirm) that, to the best of
			nancial statement and supporting schedules pertaining to the firm of
			y Direct Investments, LLC , as
of	Dec	ember 31	, 20 13 , are true and correct. I further swear (or affirm) that
nei	ther the co	ompany nor any partner, propriet	or, principal officer or director has any proprietary interest in any account
cla	ssified sole	ely as that of a customer, except	as follows:
			NONE
-		LAURA KATHRYN MILLER Notary Public	Tracio Gornalos
	My Co	State of New Jersey ommission Expires May 14, 2018	Financial & Operations Principal Title
\forall	Qa.	Notary Public	
	(a) Facin(b) State(c) State	ment of Financial Condition. ment of Income (Loss).	
	(e) State (f) State	ment of Changes in Liabilities S	ndition. Solution: Solution: Capital: Capital: Capital:
	(h) Com	putation of Net Capital. putation for Determination of Re mation Relating to the Possessio	serve Requirements Pursuant to Rule 15c3-3. n or Control Requirements Under Rule 15c3-3.
	(j) A Re	conciliation, including appropriation for Determination of the	te explanation of the Computation of Net Capital Under Rule 15c3-1 and the Reserve Requirements Under Exhibit A of Rule 15c3-3.
	cons	olidation.	and unaudited Statements of Financial Condition with respect to methods of
IXI []		Oath or Affirmation. py of the SIPC Supplemental Re	port.
			quacies found to exist or found to have existed since the date of the previous audit.

^{**}For conditions of confidential treatment of certain portions of this filing, see section 240.17a-5(e)(3).



Independent Auditor's Report

Board of Directors
Broadway Direct Investments, LLC:

Report on the Financial Statements

We have audited the accompanying statement of financial condition of Broadway Direct Investments, LLC (the Company) as of December 31, 2013, and the related statements of income, changes in members' equity, and cash flows for the year then ended that you are filing pursuant to rule 17a-5 under the Securities Exchange Act of 1934, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Broadway Direct Investments, LLC as of December 31, 2013, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The information contained in Schedules I, II, and III is presented for purposes of additional analysis and is not a required part of the financial statements, but is supplementary information required by Rule 17a-5 under the Securities Exchange Act of 1934. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information in Schedules I, II, and III has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information in Schedules I, II, and III is fairly stated in all material respects in relation to the financial statements as a whole.

Breard & Associates, Inc.

Certified Public Accountants

New York, New York February 21, 2014

Broadway Direct Investments, LLC Statement of Financial Condition December 31, 2013

Assets

Cash	\$ 63,003
Commissions receivable	206,000
Prepaid expense	7,971
Total assets	\$ 276,974
Liabilities and Members' Equity	
Liabilities	
Accounts payable and accrued expenses	\$ 8,658
Payable to clearing organization	 8,886
Total liabilities	17,544
Commitments and contingencies	
Members' equity	
Members' equity	 259,430
Total members' equity	 259,430
Total liabilities and members' equity	\$ 276,974

Broadway Direct Investments, LLC Statement of Income For the Year Ended December 31, 2013

Revenues

Underwriting fee	<u>\$</u>	1,091,000
Total revenues		1,091,000
Expenses		
Employee compensation and benefits		101,256
Occupancy expense		5,376
Professional fees		44,420
Other operating expenses		24,144
Total expenses		175,196
Net income (loss) before income tax provision		915,804
Income tax provision	•	
Net income (loss)	\$	915,804

Broadway Direct Investments, LLC Statement of Changes in Members' Equity For the Year Ended December 31, 2013

	<u> </u>	Members' Equity	
Balance at December 31, 2012	\$	254,126	
Member's distributions		(910,500)	
Net income (loss)		915,804	
Balance at December 31, 2013	\$	259,430	

Broadway Direct Investments, LLC Statement of Cash Flows For the Year Ended December 31, 2013

Cash flow from operating activities:		
Net income (loss)		\$ 915,804
Adjustments to reconcile net income (loss) to net		
cash provided by (used in) operating activities:		
(Increase) decrease in assets:		
Commissions receivable	\$ (6,550)	•
Prepaid expense	(144)	1
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	(12,483)	1
Total adjustments		(19,177)
Net cash provided by (used in) operating activities		896,627
Net cash provided by (used in) in investing activities		-
Cash flow from financing activities:		
Capital distributions	(910,500)	ı
Net cash provided by (used in) financing activities		(910,500)
Net increase (decrease) in cash		(13,873)
Cash at beginning of year		76,876
Cash at end of year		\$ 63,003
Supplemental disclosure of cash flow information:		
Cash paid during the year for:		
Interest	\$ -	
Income taxes	\$ -	

Note 1: GENERAL AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Broadway Direct Investments, LLC (the "Company") was originally organized in the State of Delaware on July 14, 2004 under the name BP Direct Securities, LLC. The Company is a registered broker-dealer in securities under the Securities and Exchange Act of 1934, a member of the Financial Industry Regulatory Authority ("FINRA"), and the Securities Investor Protection Corporation ("SIPC").

BD Direct Owner LLC owns 99% of the Company (the "Owner").

The Company is engaged in business as a securities broker-dealer, that provides several classes of services, including private placement of securities in the syndication of buildings and real estate to institutional investors. The Company was approved by FINRA in February 2013 to conduct corporate finance consulting including mergers and acquisitions.

Under its membership agreement with FINRA and pursuant to Rule 15c3-3(k)(2)(i), the Company does not execute or clear securities transactions for customers. Accordingly, the Company is exempt from the requirement of Rule 15c3-3 under the Securities Exchange Act of 1934 pertaining to the possession or control of customer assets and reserve requirements.

Summary of Significant Accounting Policies

The presentation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Commissions receivable are stated at face amount with no allowance for doubtful accounts. An allowance for doubtful accounts is not considered necessary because probable uncollectible accounts are immaterial.

Revenues from placement services are recognized when the transaction closes and realization is reasonably assured. Expenses are recognized as they are incurred.

Note 1: GENERAL AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Company, with the consent of its Members, has elected to be a Delaware Limited Liability Company. For tax purposes the Company is treated like a partnership, therefore in lieu of business income taxes, the Members are taxed on the Company's taxable income. Accordingly, no provision or liability for Federal Income Taxes is included in these financial statements.

Note 2: INCOME TAXES

As discussed in the Summary of Significant Accounting Policies (Note 1), the Company is treated as a partnership for income tax purposes; therefore, no provision for federal, state and local taxes are included in these financial statements. The Company is not taxed on its income; instead, the individual members are responsible for their proportionate share of the Company's taxable income.

The Company is required to file income tax returns in both federal and state tax jurisdictions. The Company's tax returns are subject to examination by taxing authorities in the jurisdictions in which it operates in accordance with the normal statutes of limitations in the applicable jurisdiction. For federal purposes, the statute of limitations is three years. Accordingly, the company is no longer subject to examination of federal returns filed more than three years prior to the date of these financial statements. The statute of limitations for state purposes is generally three years, but may exceed this limitation depending upon the jurisdiction involved. Returns that were filed within the applicable statute remain subject to examination. As of December 31, 2013, the IRS has not proposed any adjustment to the Company's tax position.

Note 3: RELATED PARTY TRANSACTIONS

The Company has entered into a written agreement with Broadway Real Estate Partners LLC, an affiliate of the Company ("Affiliate") to share office space and personnel in the ordinary course of its business. Under this agreement, the Company is charged a share of the expenses paid by the Affiliate in proportion to the benefits derived by the entity, based on the percentage of an employee's time attributable to the Company compared with the total time attributable to the Affiliate. For the year ended December 31, 2013, rent and employee compensation and benefits expense amounted to \$5,376 and \$101,256.

It is possible that the terms of certain of the related party transactions are not the same as those that would result for transactions among wholly unrelated parties.

Note 4: CONCENTRATIONS OF CREDIT RISK

The Company is engaged in various trading and brokerage activities in which counter-parties primarily include broker-dealers, banks, and other financial institutions. In the event counterparties do not fulfill their obligations, the Company may be exposed to risk. The risk of default depends on the creditworthiness of the counter-party or issuer of the instrument. It is the Company's policy to review, as necessary, the credit standing of each counter-party.

Note 5: COMMITMENTS AND CONTINGENCIES

The Company has evaluated events subsequent to the balance sheet date for items requiring recording or disclosure in the financial statements. The evaluation was performed through the date the financial statements were available to be issued. Based upon this review, the Company has determined that there were no events which took place that would have a material impact on its financial statements.

Note 6: RECENTLY ISSUED ACCOUNTING STANDARDS

The Financial Accounting Standards Board (the "FASB") has established the Accounting Standards Codification ("Codification" or "ASC") as the authoritative source of generally accepted accounting principles ("GAAP") recognized by the FASB. The principles embodied in the Codification are to be applied by nongovernmental entities in the preparation of financial statements in accordance with GAAP in the United States. New accounting pronouncements are incorporated into the ASC through the issuance of Accounting Standards Updates ("ASUs")

For the year ending December 31, 2013, various ASUs issued by the FASB were either newly issued or had effective implementation dates that would require their provisions to be reflected in the financial statements for the year then ended. The Company has reviewed the following ASU releases to determine relevance to the Company's operations:

<u>ASU No.</u>	<u>Title</u>	Effective Date
2011-05	Comprehensive Income (Topic 220): Presentation of Comprehensive Income (June 2011).	After December 15, 2011
2011-11	Balance Sheet (Topic 210): Disclosures about Offsetting Assets and Liabilities (December 2011).	After January 1, 2013

Note 6: RECENTLY ISSUED ACCOUNTING STANDARDS (Continued)

2011-12	Comprehensive Income (Topic 220): Deferral of the Effective Date for Amendments to the Presentation of Reclassifications of Items Out of Accumulated Other Comprehensive Income in Accounting Standards Update No. 2011-05 (December 2011)	After December 15, 2011
2013-02	Comprehensive Income (Topic 220): Reporting of Amounts Reclassified Out of Accumulated Other Comprehensive Income (February 2013)	After December 15, 2013
2013-11	Income Taxes (Topic 740): Presentation of an Unrecognized Tax Benefit When a Net Operating Loss Carryforward, a Similar Tax Loss, or a Tax Credit Carryforward Exists (July 2013).	After December 15, 2013

The Company has either evaluated or is currently evaluating the implications, if any, of each of these pronouncements and the possible impact they may have on the Company's financial statements. In most cases, management has determined that the pronouncement has either limited or no application to the company and, in all cases, implementation would not have a material impact on the financial statements taken as a whole.

Note 7: NET CAPITAL REQUIREMENTS

The Company is subject to the Securities and Exchange Commission Uniform Net Capital Rule (SEC rule 15c3-1), which requires the maintenance of minimum net capital and requires that the ratio of aggregate indebtedness to net capital, both as defined, shall not exceed 15 to 1. Rule 15c3-1 also provides that equity capital may not be withdrawn or cash dividends paid if the resulting net capital ratio would exceed 10 to 1. Net capital and aggregate indebtedness change day to day, but on December 31, 2013, the Company had net capital of \$45,459 which was \$40,459 in excess of its required net capital of \$5,000; and the Company's ratio of aggregate indebtedness (\$17,544) to net capital was 0.39 to 1, which is less than the 15 to 1 maximum allowed.

Broadway Direct Investments, LLC Schedule I - Computation of Net Capital Requirements Pursuant to Rule 15c3-1 As of December 31, 2013

Computation of net capital

Members' equity	<u>\$</u>	259,430	
Total members' equity			\$ 259,430
Less: Non-allowable assets			
Commissions receivable		(206,000)	
Prepaid expense		(7,971)	
Total non-allowable assets			 (213,971)
Net capital			45,459
Computation of net capital requirements			
Minimum net capital requirements			
6 2/3 percent of net aggregate indebtedness	\$	1,170	
Minimum dollar net capital required	<u>\$</u>	5,000	
Net capital required (greater of above)			(5,000)
Excess net capital			\$ 40,459
Ratio of aggregate indebtedness to net capital		0.39:1	

There was no material difference between net capital computation shown here and the net capital computation shown on the Company's unaudited Form X-17A-5 report dated December 31, 2013.

Broadway Direct Investments, LLC Schedule II - Computation for Determining of Reserve Requirements Pursuant to Rule 15c3-3 As of December 31, 2013

A computation of reserve requirements is not applicable to Broadway Direct Investments, LLC as the Company qualifies for exemption under Rule 15c3-3(k)(2)(i).

Broadway Direct Investments, LLC Schedule III - Information Relating to Possession or Control Requirements Pursuant to Rule 15c3-3 As of December 31, 2013

Information relating to possession or control requirements is not applicable to Broadway Direct Investments, LLC as the Company qualifies for exemption under Rule 15c3-3(k)(2)(i).

Broadway Direct Investments, LLC
Supplementary Accountant's Report
on Internal Accounting Control
Report Pursuant to Rule 17a-5
For the Year Ended December 31, 2013



Board of Directors

Broadway Direct Investments, LLC:

In planning and performing our audit of the financial statements of Broadway Direct Investments, LLC (the Company), as of and for the year ended December 31, 2013, in accordance with auditing standards generally accepted in the United States of America, we considered the Company's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control.

Also, as required by rule 17a-5(g)(1) of the Securities and Exchange Commission (SEC), we have made a study of the practices and procedures followed by the Company including consideration of control activities for safeguarding securities. This study included tests of such practices and procedures that we considered relevant to the objectives stated in rule 17a-5(g) in making the periodic computations of aggregate indebtedness (or aggregate debits) and net capital under rule 17a-3(a)(11) and for determining compliance with the exemptive provisions of rule 15c3-3. Because the Company

- 1. Making the quarterly securities examinations, counts, verifications and comparisons, and the recordation of differences required by rule 17a-13
- 2. Complying with the requirements for prompt payment for securities under Section 8 of Federal Reserve Regulation T of the Board of Governors of the Federal Reserve System

The management of the Company is responsible for establishing and maintaining internal control and the practices and procedures referred to in the preceding paragraph. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of controls and of the practices and procedures referred to in the preceding paragraph and to assess whether those practices and procedures can be expected to achieve the SEC's previously mentioned objectives. Two of the objectives of internal control and the practices and procedures are to provide management with reasonable but not absolute assurance that assets for which the Company has responsibility are safeguarded against loss from unauthorized use or disposition and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in conformity with generally accepted accounting principles. Rule 17a-5(g) lists additional objectives of the practices and procedures listed in the preceding paragraph.

Because of inherent limitations in internal control and the practices and procedures referred to above, error or fraud may occur and not be detected. Also, projection of any evaluation of them to future periods is subject to the risk that they may become inadequate because of changes in conditions or that the effectiveness of their design and operation may deteriorate.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Control deficiencies are noted below under material weaknesses.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

The size of the business and the resultant limited number of employees imposes the practical limitations on the effectiveness of those internal control policies and procedures that depend on the segregation of duties. Because this condition is inherent in the size of the Company, the specific weaknesses are not described herein and no corrective action has been taken or proposed by the Company.

Our consideration of internal control was for the limited purpose described in the first and second paragraphs and would not necessarily identify all deficiencies in internal control that might be material weaknesses. We did not identify any deficiencies in internal control and control activities for safeguarding securities that we consider to be material weaknesses, as defined above.

We understand that practices and procedures that accomplish the objectives referred to in the second paragraph of this report are considered by the SEC to be adequate for its purposes in accordance with the Securities Exchange Act of 1934 and related regulations, and that practices and procedures that do not accomplish such objectives in all material respects indicate a material inadequacy for such purposes. Based on this understanding and on our study, we believe that the Company's practices and procedures, as described in the second paragraph of this report, were adequate at December 31, 2013, to meet the SEC's objectives.

This report is intended solely for the information and use of the Board of Directors, management, the SEC, Financial Industry Regulatory Authority, and other regulatory agencies that rely on rule 17a-5(g) under the Securities Exchange Act of 1934 in their regulation of registered brokers and dealers, and is not intended to be and should not be used by anyone other than these specified parties.

Breard & Associates, Inc.

Certified Public Accountants

Brandrossela fr.

New York, New York

February 21, 2014

Broadway Direct Investments, LLC
Report on the SIPC Annual Assessment
Pursuant to Rule 17a-5 (e) 4
For the Year Ended December 31, 2013



Board of Directors Broadway Direct Investments, LLC

In accordance with Rule 17a-5(e)(4) under the Securities Exchange Act of 1934, we have performed the procedures enumerated below with respect to the accompanying Schedule of Assessment and Payments [General Assessment Reconciliation (Form SIPC-7)] to the Securities Investor Protection Corporation (SIPC) for the year ended December 31, 2013, which were agreed to by Broadway Direct Investments, LLC and the Securities and Exchange Commission, Financial Industry Regulatory Authority, Inc., SIPC, solely to assist you and the other specified parties in evaluating Broadway Direct Investments, LLC's compliance with the applicable instructions of the General Assessment Reconciliation (Form SIPC-7). Broadway Direct Investments, LLC's management is responsible Broadway Direct Investments, LLC's compliance with those requirements. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose. The procedures we performed and our findings are as follows:

- 1. Compared the listed assessment payments in Form SIPC-7 with respective cash disbursement records entries contained in the client general ledger noting no differences;
- Compared amounts reported on the unaudited Form X-17A-5 for the year ended December 31, 2013, with the amounts reported in General Assessment Reconciliation (Form SIPC-7) for the year ended December 31, 2013, noting no differences;
- 3. Compared any adjustments reported in Form SIPC-7 with client prepared supporting schedules and working papers contained in our "A" work papers noting no differences;
- Proved the arithmetical accuracy of the calculations in the Form SIPC-7 and in the related schedules and working papers prepared by Broadway Direct Investments, LLC supporting the adjustments noting no differences; and
- 5. Compared the amount of any overpayment applied to the current assessment with the Form SIPC-7 on which it was originally computed noting no differences.

We were not engaged to, and did not conduct an examination, the objective of which would be the expression of an opinion on compliance. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the specified parties listed above and is not intended to be and should not be used by anyone other than these specified parties.

Breard & Associates, Inc.

Certified Public Accountants

New York, New York

February 21, 2014

Broadway Direct Investments, LLC Schedule of Securities Investor Protection Corporation Assessments and Payments For the Year Ended December 31, 2013

	A	Amount	
Total assessment	\$	2,728	
SIPC-6 general assessment Payment made on July 25, 2013		(665)	
SIPC-7 general assessment Payment made on January 16, 2014		(2,063)	
Total assessment balance (overpaymment carried forward)	\$	_	