

**SEC FORM CRS RELATIONSHIP SUMMARY**  
**AS OF December 10, 2024**

**Introduction**

Sealy Investment Securities, LLC, (“SIS”) is a broker-dealer registered with the Securities & Exchange Commission. It is not registered as an investment advisor. Brokerage and investment advisory services and fees differ. It is important for investors to understand the differences. SIS is a member of the Financial Regulatory Authority ([FINRA](#)), and a member of [SIPC](#). *Free and simple tools, to research firms and financial professionals, are available to you at [Investor.gov/CRS](#), where you may also find educational materials about broker-dealers, investment advisers, and investing.*

**What investment services and advice can you provide me?**

SIS offers brokerage services to retail investors. SIS can provide assistance in purchasing interests in real estate related limited partnerships sold in unregistered private placement offerings. Additional information regarding investment minimums can be found in the offering memorandum for the securities you are considering purchasing. These offerings are limited to partnerships issued by Sealy & Company, Inc., our affiliated real estate investment, and services firm. SIS acts primarily as a “wholesaler,” managing the distribution of these investments through unaffiliated broker-dealers and investment advisors. SIS facilitates direct sales of these securities to investors who have a pre-existing substantive relationship with Sealy & Company, the partnership or their affiliates. SIS may open accounts for a small number of the clients of investment advisors who sell private placement securities. SIS does not recommend securities transactions other than in connection with these private placements. You make the ultimate decision regarding the purchase or sale of the investments. SIS does not monitor your individual investment or make recommendations to hold or dispose of the investment. *Additional information is available through the PPM, which can be obtained by contacting your financial advisor.*

**Questions to Ask Us:**

- **Given my financial situation, should I choose a brokerage service? Why or why not?**
- **How will you choose investments to recommend to me?**
- **What is your relevant experience, including licenses, education, and other qualifications?  
What do these qualifications mean?**

**What fees will I pay?**

In return for its private placement services, SIS is paid a fee calculated as a percentage of the dollar amount of the securities sold. This fee may vary from one transaction to another but is generally the same for all sales that are part of the same private placement. In certain cases, where an investor has a pre-existing substantive relationship to Sealy & Company or an affiliate, our fees may be reduced. The more you invest, the more we receive in fees. Therefore, SIS may have an incentive to encourage you to increase the amount of your investment. SIS’s expenses as placement agent are also reimbursed by the issuer. *The fees paid and expenses reimbursed by the issuer to SIS are disclosed in the private placement memorandum, and you should review them carefully.* These private placement fees and expense reimbursements are paid out of the proceeds from investments made by you and other investors. This reduces the amount of your investment that the issuer may use for its real estate investments and other business activities. You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investment overtime. Please make sure you understand what fees and costs you are paying.

**Questions to Ask Us:**

- **Help me understand how these fees and costs might affect my investments. If I give you \$100,000 to invest, how much will go to fees and costs, and how much will be invested for me?**
- **How do you determine what fee I will be charged?**

**What are your legal obligations to me when providing recommendations? How else does your firm make money and what conflicts of interest do you have?**

*When we provide you with a recommendation, we have to act in your best interest and not put our interest ahead of yours. At the same time, the way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the recommendations, we provide you. Here are some examples: We are engaged by our affiliate, Sealy & Company, to help it distribute interests in the limited partnership offerings it sponsors. It is only profitable, and we are only paid, if we successfully raise money through the distribution of those securities. We do not sell securities for any other sponsors or issuers. There may be other investment products, including other kinds of real estate related securities, that may be appropriate investments for you that we are unaware of or do not bring to your attention. Our success in completing one distribution can open the door for Sealy & Company and us to sponsor and distribute additional private placements. These financial incentives can create a conflict with our duty to act in your best interest in connection with a particular investment recommendation. *Additional information on our fees and on potential conflicts of interest can be found in the offering memorandum for the securities you are considering purchasing.**

**Question to Ask Us:**

- **How might your conflicts of interest affect me, and how will you address them?**

**How do your financial professionals make money?**

The securities licensed professionals at SIS are paid a salary, as well as commissions on the securities they sell. Senior managers of the Firm are paid salaries. Firm personnel may also be eligible for year-end bonuses based on their performance and the Firm's overall profitability. The receipt of commissions based on the amount of securities sold creates an incentive for SIS licensed professionals to encourage you to increase the amount of your investment.

**Do you or your financial professionals have legal or disciplinary history?**

Yes. You can visit [Investor.gov/CRS](http://Investor.gov/CRS) for a free and simple search tool to research our firm and its financial professionals.

**Question to Ask Us:**

- **As a financial professional, do you have any disciplinary history? If so, For what type of conduct?**

**Additional Information:**

Additional information about Sealy Investment Securities can be obtained on FINRA BrokerCheck, [www.brokercheck.finra.org](http://www.brokercheck.finra.org). You can contact Peter Jackson, Chief Executive Officer, at (888) 732-5990 for up-to-date information, including this Customer Relationship Summary.

**Questions to Ask Us:**

- **Who is my primary contact person?**
- **Is he or she a representative of an investment adviser or a broker-dealer?**
- **Who can I talk to if I have concerns about how this person is treating me?**