

Item 1 – Introduction: Is an investment advisory account right for you?

Broadstreet Family Office LLC is registered with the Securities and Exchange Commission as an investment adviser. Please be aware that brokerage and investment advisory services and fees differ and that it is important for you to understand the differences. Free and simple tools are available to research firms and financial professionals at [Investor.gov/CRS](https://investor.gov/CRS), which also provides educational materials about broker-dealers, investment advisers, and investing.

Item 2 – What investment services and advice can you provide me?

We offer investment advisory services to retail investors. We primarily offer family office services along with portfolio management to affluent clients. As part of our service, we provide continuous and regular supervisory and management services with respect to your account(s). Our management services are offered on a discretionary basis. Discretionary authorization allows us to determine the specific securities, and the amount of securities, to be purchased or sold for your account without your approval prior to each transaction. We do not limit our advice to proprietary products, or a limited menu of products or types of investments. As part of our overall wealth management services, we offer financial planning related services typically focused on the specific needs and concerns of the client in an effort to achieve the Client's long-term financial goals. We do not have a minimum requirement for assets under management; However, our Clients are generally "Qualified Clients" who have a net worth greater than \$2,200,000 (exclusive of the value of primary residence), or those for whom we manage a minimum of \$1,100,000, from the beginning of our agreement for services. From time-to-time, in our sole discretion, we may accept smaller accounts. We monitor Client accounts on a continuous basis and recommend a formal review with the client at least annually.

As part of our overall portfolio management strategy, we may engage the services of a sub-advisor that also acts as a Solicitor of our services. The Sub-Advisor-Solicitor will provide non-discretionary investment advice to our firm. In some cases, we will recommend that clients invest in tax efficient private investment funds (the "TEFs") organized as limited liability companies for which the Sub-Advisor-Solicitor acts as manager. The TEFs will purchase privately placed deferred variable annuity contracts (each, a "Contract") purchased from one or more U.S. insurance companies. The investment returns on the Contracts will be linked to the performance of privately placed insurance dedicated investment funds or separately managed accounts (each, a "TEF Related Managed Account") each managed by an investment manager. Our affiliated investment adviser, Broadstreet Global Advisors, Inc. ("BGA") acts as investment manager for some of the TEF Related Managed Accounts. BGA will invest some of the assets in the TEF Related Managed Accounts in the Related Funds.

For additional information, please refer to Items 4, 7, & 13 of our Form ADV Part 2A at the following link:
<https://adviserinfo.sec.gov/firm/brochure/329496>

Conversation Starters. Ask your financial professional—

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

Item 3 – What fees will I pay?

We are primarily compensated by a percentage of assets under our management and hourly charges. Our fees vary depending on the services you receive. Portfolio management fees are based upon a percentage of your assets under our management, and are typically payable monthly in advance, depending on the payment arrangement negotiated with the client and set forth in the client agreement. The more assets there are in your advisory account, the more you will pay in fees. Therefore, we have an incentive to encourage you to increase the assets in your account. Our fees are negotiable depending upon the complexity and scope of the service, your financial situation, and your objectives.

For additional information regarding our fees, please see Item 5 of our Form ADV Part 2A at the following link:
<https://adviserinfo.sec.gov/firm/brochure/329496>

Description of Other Fees and Costs: The fees that you pay to our firm for investment advisory services are separate and distinct from the fees and expenses charged by investment companies (i.e., mutual funds, exchange traded funds, unit investment trusts and variable annuities). These fees are described in each fund's prospectus. These fees will generally include a management fee and other fund expenses. You will also incur transaction charges and/or brokerage fees when purchasing or selling securities along with custodial fees, retirement account fees, trust fees, exchange fees, redemption fees. These charges and fees are typically imposed by the custodial broker dealer that executes the trade. Clients investing in Unaffiliated Private Funds directly and/or indirectly will pay a separate fee to the External Investment Managers of such funds, and certain other fees and expenses of the Unaffiliated Private Funds. Investors invested directly and/or indirectly in Unaffiliated Private Funds may also pay carried interest, performance or incentive allocations to the External Investment Managers or sponsors of the Unaffiliated Private Funds, all of which contribute to the overall cost of the investment. To fully understand the total cost you will incur, you should review all the fees charged by investment companies, broker-dealers, our firm, and

others. **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 investments over time. Please make sure you understand what fees and costs you are paying.**

For additional information about fees charged by third parties, please refer to Item 5 of Form ADV Part 2A at the following link: <https://adviserinfo.sec.gov/firm/brochure/329496>

Conversation Starter. Ask your financial professional—

- ❖ *Help me understand how these fees and costs might affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs, and how much will be invested for me?*

What are your legal obligations to me when acting as my investment adviser? How else does your firm make money and what conflicts of interest do you have?

When we act as your investment adviser, 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 investment advice we provide you. When we provide investment advice to you regarding your retirement plan account or individual retirement account, we are fiduciaries within the meaning of Title I of the Employee Retirement Income Security Act and/or the Internal Revenue Code, as applicable, which are laws governing retirement accounts. We have to act in your best interest and not put our interests ahead of yours. At the same time, the way we make money creates some conflicts with your interests. Here are some examples to help you understand what this means:

All investment advisers face conflicts of interest which are inherent in the business. Our primary source of compensation is through asset-based fees. Therefore, we are incentivized to acquire new clients and to increase assets under management. Other conflicts of interest result from other business activities we engage in and relationships we have with business partners, such as our custodial broker dealer(s) (i.e., Schwab, Interactive Brokers and Kingdom Trust), and other vendors.

We will recommend that clients invest in various pooled investments (“Related Funds”) sponsored and managed by entities or their related parties (collectively, “Affiliated Sponsors”) that have a non-controlling minority ownership interest in our firm. These interrelationships create a number of conflicts of interest because they incentivize BFO, our affiliates, and our Associated Persons to recommend the Related Funds and the TEFs over other investments that have no relationship with our firm because recommending the Related Funds and the TEFs (i) generates additional revenue for the Affiliated Sponsors and the Sub-Advisor-Solicitor; (ii) incentivizes the Affiliated Sponsors and the Sub-Advisor-Solicitor to refer new clients to us; and (iii) may cause Associated Persons that also provide investment advice to the Affiliated Sponsors to receive additional compensation from the Affiliated Sponsors. To address these conflicts of interest, BFO has adopted policies that require the firm to make investment decisions in the best interests of its clients. In addition, BFO seeks the consent of its clients each time it seeks to invest the client’s assets in the Related Funds or the TEFs.

Conversation Starter. Ask your financial professional—

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

Please refer to our Form ADV Part 2A for further information on our conflicts of interest and how we address them at the following link: <https://adviserinfo.sec.gov/firm/brochure/329496>

How do your financial professionals make money?

Our financial professionals receive salary-based compensation, a percentage of advisory billings and/or bonuses based on the amount of client assets they bring to our firm. Therefore, our financial professionals have an incentive to encourage you to increase the assets in your account. Additionally, financial professionals who have an ownership interest in our firm share in the profits generated by our firm.

Item 4 – Do you or your financial professionals have legal or disciplinary history?

No, neither our firm nor our financial professionals have legal or disciplinary history to disclose.

For a free, simple search tool to research us and our financial professionals please visit Investor.gov/CRS.

Conversation Starter. Ask your financial professional—

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

Item 5 – Additional Information

For additional information about our advisory services, please refer to our Form ADV Part 2A brochure available at <https://adviserinfo.sec.gov/firm/brochure/329496> and the individual Form ADV Part 2B brochure supplement(s) your representative provides. If you have any questions, need up-to-date information and/or need a copy of this Client Relationship Summary, please call us at (914) 582-6536.

Conversation Starters. Ask your financial professional—

- ❖ *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?*