

October 1, 2023

# Customer Relationship Summary

1031 Securities Inc.

Form CRS

1031 Securities Inc. ("1031 Securities") is registered with the Securities and Exchange Commission ("SEC") as a broker-dealer and is also a member of FINRA, and SIPC. Brokerage and investment advisory services and fees differ, and it is important for the retail investor 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.

All recommendations regarding your brokerage account will be made in a broker-dealer capacity, and all recommendations regarding your advisory account will be in an advisory capacity. When we make a recommendation to you, we will expressly tell you orally which account we are discussing.

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

Brokerage services offered are limited to private securities offerings, including private placements, limited partnerships, and 1031 exchanges through a Delaware Statutory Trust ("DST"). Other security products or brokerage services may be more suitable for you.

When we make a recommendation, you make the ultimate decision regarding the purchase or sale of investments. You may accept or reject any recommendation we make. It is your responsibility to monitor the investments in your brokerage account, and we encourage you to do so regularly. We do not commit to provide on-going monitoring of your brokerage account.

There is no minimum initial account balance required to invest with us; however, private offerings are only made available to accredited investors.

Additional information about our services is available on our Best Interest Disclosure Brochure and on our website at [1031securities.com](https://1031securities.com).

### When considering our services, ask your financial professional:

- 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 your licenses, education and other qualifications? What do these qualifications mean?

## What fees will I pay?

We receive direct and indirect compensation in connection with your securities transactions. Direct fees includes commissions and sales concessions in connection with investing in a securities transaction. Aside from the fees we charge you for buying and selling securities, you will have to pay other fees related to your investment. The applicable fees will vary from offering to offering and may include management fees, organizational and operating expense reimbursement and profit participation/carried interest fees. In offerings related to real estate, there can be acquisition fees, development fees, asset management fees, financing fees, and property management fees. Commissions and other transaction-fees are charged when you invest in a security. You will be charged more when there are more trades in your account, and we, therefore, have an incentive to encourage you to trade often.

Transaction-based fees are based on a host of factors, including, but not limited to: underlying product selection; your brokerage service model and account type; size of your transaction and/or overall value of your account; frequency of your trade activity; and available discounts and/or fee waivers.

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.

Additional information about our fees is available on our Best Interest Disclosure Brochure and in your Customer Agreement.

**When considering our services, 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 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 and investment advice we provide you. Here are some examples to help you understand what this means.

1031 Securities primarily earns fees based on the amount invested. Therefore, we have a financial incentive to encourage you to invest in private securities we offer.

**When considering our services, ask our financial professional:**

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

Additional information about our conflicts of interest is available on our Best Interest Disclosure Brochure.

## How do your financial professionals make money?

Registered Representatives earn a portion of the commissions and other transaction fees you pay. As commissions are based on a number of factors, so is the compensation paid to our Registered Representatives. For example, certain products pay higher commission rates than others.

Some product and service providers provide training and education to the Registered Representatives. Such meetings are provided at no cost to us and may include reimbursement for meals and travel. These meetings or events are held to educate Registered Representatives and are also considered to be a form of non-cash compensation.

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

Yes, visit [investor.gov/CRS](https://investor.gov/CRS) for a free and simple search tool to research us and our financial professionals.

**When considering our services, ask your financial professional:**

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

## Additional Information

Additional information, including our most recent Relationship Summary, is available at our website at [1031securities.com](https://1031securities.com); in your Customer Agreement; or you can call us at (248) 761-6027 to request up-to-date information and a copy of the Relationship Summary.

**When considering our services, ask your financial professional:**

- Who is my primary contact person?
- Is she or he 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?