



JVM Securities, LLC Form CRS Customer Relationship Summary

Effective December 31, 2024

I. Introduction

JVM Securities, LLC (“we,” “our,” or “us”) is registered with the Securities and Exchange Commission (“SEC”) as a broker-dealer and is a member of the Financial Industry Regulatory Authority, Inc. (“FINRA”) and the Securities Investor Protection Corporation. Brokerage and investment advisory services fees differ, and it is important for you to understand the difference. Free and simple tools are available to research firms and financial professionals at www.Investor.gov/CRS, which also provides educational materials about broker-dealers, investment advisers, and investing.

II. What Investment Services and Advice Can You Provide Me?

We offer limited brokerage services to retail investors. We are not a full-service broker-dealer and do not hold customer funds or securities. The only investments that we recommend are funds sponsored by our affiliate, JVM Realty Corporation and its affiliates (“JVM Realty” or “Sponsor”), which invest in real estate and make real estate loans (the “Funds”). The Funds are not registered with the SEC but are offered on a best-efforts basis pursuant to Regulation D, which is an SEC exemption from registration. Interests in the Funds are illiquid.

We are sell-side only and do not buy securities. We do not resell securities for our clients in secondary sales. We are not an investment adviser and do not give investment advice. Our services are limited to offering and recommending the Funds, and we do not make recommendations or solicitations regarding products that we do not offer. While the Funds may be in your best interest for some portion of your investment portfolio, you should not allocate all of your investment money to any one Fund. Although we will ask about your income, other assets and investments as part of our compliance obligations, we are not preparing a financial plan for you. Our role is limited solely to the sale of the Funds, which are chosen by our affiliate’s management team.

We will not exercise investment discretionary authority over your investment funds, and you will make the decision as to whether to invest in the Funds. We will not provide investment monitoring of your investments; however, the Sponsor will provide you with quarterly statements for the Fund in which you invest. We do not have any requirements for you to establish a relationship with us, such as minimum account size or investment amount. However, each specific Fund may include a minimum investment amount specific to that offering.

Conversation Starter. 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?*

III. What Fees Will I Pay?

We have been engaged by JVM Realty as placement agent, and we are paid based upon the amount you invest. Fees due to us will be paid by the Sponsor, and you will not pay any fees to us related to any investment you make in a Fund. However, your investment in a Fund will be subject to various fees and allocations disclosed in the Fund’s offering documents, which will be paid out of the Fund’s assets and will reduce the value of your investment. These fees vary based on the particular Fund but may include a transaction fee, an administrative fee, an asset management fee, and a loan guaranty fee paid to the Sponsor, performance-based compensation paid to the Sponsor, and other fees and expenses such as organizational and operating expenses. Certain fees charged by a Fund will apply regardless of whether the Fund’s holdings increase in value. Please make sure you understand what fees and costs you will be paying in connection with your investment in a Fund.

The compensation we receive creates conflicts of interest with you. For example, we receive more fees if you buy interests in more Funds or a larger interest in each Fund and thus have an incentive to encourage you to do so. The compensation arrangements for each Fund will be set forth in the “Plan of Distribution” or corresponding section of its offering document.

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.

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?*

Setting the standard for multifamily real estate

JVM Realty Corporation

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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 affect the recommendations we provide to you. Here are some examples to help you understand what this means.

We have conflicts of interest in recommending products to you because we only sell the Funds. We have not considered other investments. A wider range or lower cost investment products may be found elsewhere, some of which may provide less risk and/or greater returns than the Funds. The Sponsor determined the offering terms of each Fund without assistance or input from third-party experts. Further, the Sponsor will continue to organize and manage offerings in the future similar to the Fund(s) offered to you, which may compete with the Fund in which you invested for the amount of time that management devotes to your Fund's activities. The Sponsor may receive compensation from a Fund's activities, including fees paid from such Fund for services provided to the Fund, regardless of the Fund's success and whether you lose or make money. Our employees may indirectly receive revenue from the Fund(s) through the payment of direct and indirect compensation, such as salaries and benefits, whether these employees sell the Funds or not.

Conflicts from How We Make Money. We derive a substantial portion of our revenue from commissions received only after we sell an interest in a Fund. This transaction-based compensation could create a conflict of interest with acting in your best interest when we make a sale.

Conversation Starter. Ask your financial professional: *As a financial professional, how might your conflicts of interest affect me and how will you address them?*

For additional information, please see the applicable offering document for a discussion of its conflicts of interest.

How Do Your Financial Professionals Make Money?

Our financial professionals are paid a percentage of the placement fees we receive from the Sponsor of a Fund based on a percentage of the amount you invest in a Fund. The larger your investment in a Fund, the more money we make. In addition, our financial professionals may be paid a salary and receive other indirect compensation that are based on their overall job responsibilities and performance.

IV. Do You or Your Financial Professionals Have Legal or Disciplinary History?

Yes. You can learn more at FINRA's BrokerCheck also, <https://brokercheck.finra.org> also you can visit www.Investor.gov/CRS for a free and simple tool to research us and our financial professionals.

Conversation Starter. Ask your financial professional: *As a financial professional, do you have any disciplinary history? If so, what type of conduct?*

V. Additional Information

For additional information about our services, visit our website at www.jvmsecurities.com. If you would like additional, up-to-date information about our services or to request a copy of this disclosure, please call (630) 242-1000.

Conversation Starter. 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?*

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