



JVM SECURITIES, LLC FORM ADV, PART 3 (CRS)

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

What investment services and advice can you provide me?

We offer limited service to our clients. We will recommend investments to you. Whether you invest is entirely your decision. The only investments that we recommend are interests in funds. The funds will invest in or lend to real estate investment interests. These interests are unregistered and offered on a best-efforts basis under Regulation D. The offering of interests is made by the delivery a Private Placement Memoranda (PPM). Offerings will only be made to accredited individual and institutional investors. The minimum amount required to be invested varies for each Fund and is detailed in each PPM. No public market for fund interests currently exists or will exist. We do not provide ongoing monitoring of your investment. You will receive tax and financial reports directly from the sponsor of the fund.

Conversation Starters. 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 and other qualifications? What do these qualifications mean?"

What fees will I pay?

We have been engaged by the sponsor of the funds as placement agent. We are paid based upon the amount you invest. What we are paid is not affected by the increase or decrease in the value of your investment after the time of your investment. Fees due to us will be paid by the sponsor from various fees the sponsor receives from the funds. You will have no responsibility for payment of fees or commissions to us.

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 broker dealer?

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 are required to act in your best interest and not put our interest ahead of yours. We must abide by certain laws and regulations in our interactions with you. We will make the necessary inquiries to establish that your investment is suitable and consistent with your investment objectives, risk tolerance and liquidity needs. The way we make money creates potential conflicts with your interests..

You should ask us about conflicts that could possibly affect our investment recommendation to you. Here are some examples to help you understand what this means. We could recommend that you invest in funds that are managed by our business partners. In such event, this could create conflicts of interest regarding decisions in buying, managing, leasing, financing, and selling properties. Our business partners may also share in the profits generated at the time properties are sold. Due to the differing investment goals of various funds, we anticipate that relatively few conflicts will arise in as to which properties would be bought for which funds.

Our business partners will provide property management, construction, and legal services and will earn fees for performing such services. We recognize that affiliates performing these necessary services can be a conflict of interest. However, we believe that the services provided by business partners are comparable in quality to those that would be provided by third-party service providers providing similar services. We cannot confirm, and make no assurances that, such fees are at or below market rates. The use of the services and the fees paid to such business partners are part of the overall investment which you accept if you invest.

Conversation Starter. Ask your financial professional:

"How might your conflicts of interest affect me, and how will you address them? What are your legal obligations to me when providing recommendations?"

How do your financial professionals make money?

Our investment professionals are paid a percentage of the placement fees we receive from sponsors. You will have no responsibility for payment of any fees or commissions to us or our professionals. Also please see above "What fees will I pay?"

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

No. You can go to Investor.gov/CRS and use the free and simple search tool to research our firm and our financial professionals.

Conversation Starter. Ask your financial professional:

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

Additional Information

For additional information about our services, please visit the following: investor.gov/CRS. If you would like additional up-to-date information or a copy of this disclosure, please call 630-242-1000. You can reach us by email at james.curtis@jvmrealty.com to request up-to-date information and a copy of this relationship summary.

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?"