

BV SECURITIES - CRS RELATIONSHIP SUMMARY

1. INTRODUCTION

BV Securities (BV) is registered with the Securities & Exchange Commission as a broker-dealer that provides brokerage accounts and services. BV is a Member of FINRA and SIPC. Brokerage services and fees differ; it is important for you to understand the differences. This disclosure is intended to comply with our obligations under Regulation Best Interest (Rule 15c-1 under the Securities and Exchange Act of 1934), and, in certain cases, with other regulatory disclosure requirements. Our obligations under Regulation Best Interest do not extend beyond a recommendation, nor do they create an ongoing duty to you, or impose on us any duty to monitor your account or to monitor specific investments. 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 and investing.

2. WHAT INVESTMENT SERVICES AND ADVICE CAN YOU PROVIDE ME?

- The brokerage services we provide include buying securities and recommending investments to retail investors. BV focused solely on raising private equity for investment commercial real estate partnerships.
- We have requirements for opening an account, including status as an Accredited Investor, able to handle an illiquid investment and time from 5 to 7 years before return of investment.
- We can offer you additional services to assist you in developing and executing your investment strategy and monitoring the performance of your account. We are not required to monitor your portfolio or investments on an ongoing basis unless agreed to in advance.
- **You may find further information at:** Please ask the Financial Professional

Questions to ask:

- *Given my financial situation, should I choose a Private Placement? 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?*

3. FEES, COSTS, CONFLICTS, AND STANDARD OF CONDUCT

3A. What Commissions or Fees Will I Pay?

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.

- The Commissions you pay are based on a specific transaction and not on the value of your account.
- You may be charged additional fees by the Issuer of the Private Placement Program.
- **You may find further information in the Private Placement Memorandum.**

Questions to ask:

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?

3B. What are my 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 to help you better understand.

- Proprietary products are investments that are issued, sponsored, or managed by our firm or our affiliates. We and our affiliates make money on proprietary products which may be similar to non-proprietary products which may cost less.
- **You may find further information in the Private Placement Memorandum.**

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Questions to ask:

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

3C. How are your financial professionals compensated?

- BV receives a sales commission, payable out of the Management Fee, of up to 10.5% of the limited and additional general partners' subscriptions. Sales Representative receives a commission percentage of the 10.5%

4. DO YOU OR YOUR FINANCIAL PROFESSIONALS HAVE LEGAL OR DISCIPLINARY HISTORY?

No, please visit <https://brokercheck.finra.org/>

Questions to ask:

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

5. ADDITIONAL INFORMATION

- You may request a copy of the Form CRS Relationship Summary by contacting your investment professional or download from our website. You may also call **214-484-6331** for a copy or to request up-to-date information.

Questions to ask:

Who is the primary contact person for my account? Is he/she a registered representative of a broker-dealer? If I have concerns about how this person is treating me, who should I contact.

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