

**Time Equities Securities LLC**  
**Form CRS Customer Relationship Summary**

**May 7, 2023**

## **Introduction**

Time Equities Securities LLC, (the “Firm”) is registered with the Securities and Exchange Commission (SEC) as a broker-dealer and is a member of the Financial Industry Regulatory Authority (FINRA) and the Securities Investor Protection Corporation (SIPC). There are different ways you can get help with your investments. You should carefully consider which types of accounts and services are right for you. **We are a broker-dealer and provide brokerage accounts and services rather than advisory accounts and services.** This document gives you a summary of the types of services we provide and how you pay. Please ask us for more information. In addition, there are various suggested “Conversation Starters” contained in this document. Free and simple tools are available to research firms and financial professionals at [www.Investor.gov/CRS](http://www.Investor.gov/CRS), which also provides educational materials about broker-dealers, investment advisors, and investing.

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

**We are a broker-dealer and provide brokerage services to retail investors rather than advisory accounts and services.** The Firm offers private placements in real estate, either through private real estate funds that invest in several properties or through property specific investments, including investments to implement like-kind exchanges under IRC (“Internal Revenue Code”) sections 1031 or 1033 (collectively “1031 exchanges”). The Firm primarily solicits and sells these investments to accredited investors, but can sell them to non-accredited investors at the management’s discretion, and only in compliance with Federal regulations. The Firm provides investment recommendations but does not exercise discretionary authority nor authorize investments on behalf of clients. As such, each investor is responsible for making their own ultimate investment decision. The Firm does not monitor client accounts/investments on an on-going basis. Other Firms could offer a wider range of choices, some of which might have lower costs, but we currently only offer offerings sponsored by the Firm’s affiliates and a Firm closely associated, but not affiliated, with Time Equities.

**For additional information, please refer to the Firm’s website, [www.teiequity.com](http://www.teiequity.com)**

### **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, education and other qualifications? What do these qualifications mean?

## **What fees will I pay?**

If you purchase a private placement or 1031 exchange through us, you will pay us a **transaction-based fee**, generally referred to as a commission, every time you buy an investment. Each investment offered by the Firm is solicited and sold utilizing a private Placement Memorandum (“PPM”). These private placement offerings typically charge up-front fees of between 10- 12%, while the Firm’s 1031 exchanges typically incur up-front fees of between 4% and 8%. A portion of these fees are paid to the Firm. For non-firm sponsored offerings, individuals may be granted or share in additional on-going compensation based upon certain distribution benchmarks once certain benchmarks have been surpassed. You will pay fees and costs whether you make money 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 will be paying. **For additional information regarding what fees will be paid, a prospective investor should refer to the PPM specific to their investment for an itemized list of fees and expenses, including those payable to Time Equities Inc, an affiliate of the Firm.**

**Conversation Starters.** 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?**

We must abide by certain laws and regulations in our interactions with you. **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 you. Here are some examples to help you understand what this means. A conflict of interest may arise because either the Firm or an affiliate receives compensation for any investment you purchase. A conflict may also arise because the Investments are issued, sponsored or managed by the Firm, its affiliates, or a closely associated Firm; **For additional information regarding costs or conflicts of interest, a prospective investor should refer to the PPM specific to their investment for a detailed discussion of the conflicts of interest relating to the specific offering and the other ways our affiliates make money when a retail investor purchases investments through us which are either issued, sponsored, or managed by an affiliate of the Firm. Please also refer to the Firm's website, [www.teiequity.com](http://www.teiequity.com)".**

**Conversation Starter.** Ask your financial professional:

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

**How do your financial professionals make money?**

For deals that the Firm sponsors all of the individuals associated with the Firm, with the exception of one, receive a salary and potential bonus, which is based upon the parent company's profitability, and which is determined solely at the discretion of senior management. The remaining individual receives a salary in the form of a draw against commissions earned as a result of client investments he recommends. As noted above, for non-firm sponsored offerings, individuals may be granted or share in additional on-going compensation based upon certain distribution benchmarks, once certain benchmarks have been surpassed. All client investments have to be approved by a senior manager, who is responsible for determining if the investment is in your best interest, thus mitigating the potential conflict of interest by the individual making recommendation(s) to you.

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

Yes. For more information, visit [www.Investor.gov/CRS](http://www.Investor.gov/CRS) for a free and simple search tool to research us and our financial professionals.

**Conversation Starters.** Ask your financial professional:

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

**Additional Information**

For additional information, up-to-date information or a copy of this disclosure, please visit our website at [www.teiequity.com](http://www.teiequity.com), contact Robert Kantor at (212) 206-6000 or send him an e-mail at [rkantor@timeequities.com](mailto:rkantor@timeequities.com).

**Conversation Starters.** Ask your financial professional:

- Who is my primary contact person? Is he or she a representative of an investment advisor or a broker-dealer?