Form CRS Customer Relationship Summary

Realized Financial, Inc. | September 1, 2026

Realized Financial, Inc. ("Realized Financial," "we," 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 (FINRA) and the Securities Investor Protection Corporation (SIPC). We are also an investment adviser registered with the states of Texas and New Jersey. Brokerage and investment advisory services and fees differ, and it is important for you to understand the 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 both brokerage and investment advisory services to retail investors, limited to one asset class: real estate securities. These include Delaware Statutory Trusts (DSTs), which are often used in Section 1031 exchanges; Qualified Opportunity Zone (QOZ) funds; and certain non-traded real estate investment trusts (REITs), including UPREIT structures (together, "Alternative Investments"). Most are private placements available only to accredited investors. They are illiquid and are not suitable for every investor.

Brokerage services. We recommend Alternative Investments and help you complete the subscription documents needed to buy them. You make the final decision on every investment. We do not monitor your brokerage account after a purchase, but we will review your holdings with you whenever we make a new recommendation, or upon request. You will receive account statements from the sponsor at least quarterly.

Investment advisory services. We give you ongoing advice about the Alternative Investments in your advisory account and monitor your holdings as part of our standard service, with a formal review at least annually. Our advice is non-discretionary: we will not buy or sell any investment without your approval. You will receive account statements from the sponsor and an invoice for advisory fees at least quarterly, unless you opt to pay a one-time financial planning fee.

Limited investment offerings. We offer a limited selection of real estate investments designed to support tax-focused strategies. Other firms offer a wider range of choices, some of which may cost less. Not every investment qualifies for a 1031 exchange or QOZ tax treatment. We do not advise you on assets you hold away from us, so consider your whole portfolio when deciding.

Account minimums and other requirements. To invest in most Alternative Investments, you must be an accredited investor and meet the sponsor's minimum investment, which is set out in each offering's private placement memorandum (PPM). Our advisory account minimum is $5,000,00, which may be negotiable.

For additional information, see our Regulation Best Interest Disclosure and Form ADV Part 2A (Items 4 and 7), available at [www.realized1031.com].

CONVERSATION STARTERS. Ask your financial professional:

- Given my financial situation, should I choose a brokerage service? Should I choose an advisory service? Should I choose both types of services? 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?

The fees you pay depend on whether you choose brokerage services, advisory services, or both.

Brokerage fees. You pay a transaction-based fee (a commission) when you invest. For DSTs, QOZ funds, and REITs, the commission is paid at the time of purchase, either as part of the offering price or as a separate charge, as described in each offering's PPM. Commissions are typically 5% of the amount invested. Because we are paid per transaction, we have an incentive to encourage you to invest more often and in larger amounts. Our commissions are negotiable.

Advisory fees. You pay an ongoing fee each quarter, in arrears, based on the assets under management in your account. We measure assets under management as the lesser of (a) the total amount you invested or (b) the net asset value of the real estate assets in your account. Our annual fee begins at 60 bps. and declines based upon total equity invested, and householding rules as set out in Schedule A of your advisory agreement. The more assets there are in your advisory account, the more you will pay in fees, so we have an incentive to encourage you to increase the assets in your account. Our fees and account minimums are negotiable.

Other fees and costs. Alternative Investments carry their own sponsor-level fees and expenses, such as offering and organization costs, acquisition, financing, asset and property management, and disposition fees. These are paid out of the investment and reduce your return. Each PPM describes them in detail.

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.

For additional information, see Form ADV Part 2A (Item 5), your advisory agreement, our Regulation Best Interest Disclosure, and each offering's PPM.

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 AS MY BROKER-DEALER OR WHEN ACTING AS MY INVESTMENT ADVISER? HOW ELSE DOES YOUR FIRM MAKE MONEY AND WHAT CONFLICTS OF INTEREST DO YOU HAVE?

When we provide you with a recommendation as your broker-dealer or act as your investment adviser, 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.

- **Third-party payments.** Product sponsors (or their affiliates) may pay us due diligence allowances, reimbursements, and other fees when we recommend or sell their products. We have an incentive to recommend sponsors that pay us over those that pay us less or nothing.
- **Brokerage vs. advisory.** Our financial professionals can offer both services. We earn a commission on brokerage purchases and an ongoing fee on advisory accounts, so we have an incentive to recommend the type of account that pays us more. We never charge both a commission and an advisory fee on the same investment.
- **Non-cash compensation.** Sponsors may provide our firm and financial professionals with gifts within FINRA limits (currently $300 per person per year), occasional meals, and payment or reimbursement for training, due diligence meetings, and client events. This gives us an incentive to favor sponsors that provide these benefits.
- We do not offer proprietary or affiliated products and do not trade with you as principal. Realized is not a Sponsor, as it is deemed to be a conflict of interest.

For additional information, see our Regulation Best Interest Disclosure and Form ADV Part 2A.

CONVERSATION STARTERS. 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?

Our financial professionals, acting as registered representatives or investment adviser representatives, are paid a salary plus a bonus based on revenue. Because a larger bonus comes from more revenue, they have an incentive to recommend that you invest more, choose products that pay higher commissions, or choose the type of account that generates more revenue. They may also receive non-cash compensation from sponsors, described above, which may lead them to favor those sponsors' products.

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

Yes. Visit **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 about our services, visit www.realized1031.com. To request up-to-date information or a copy of this relationship summary, call (512) 472-7171 or (877) 797-1031.

CONVERSATION STARTERS. 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?