

Foundry Partners, LLC Client Relationship Summary

What investment services and advice can you provide me?

Foundry Partners LLC (“Foundry”) is an investment adviser registered with the Securities and Exchange Commission. Registration as an investment adviser does not imply a certain level of skill or training. 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?

Our firm provides investment advisory services for High Net Worth individual and institutional clients. A minimum of \$3,000,000 of assets under management is required for all services, this account size is negotiable under certain circumstances. We may group certain related client accounts for the purposes of achieving the minimum account size. We provide all investment advisory services on a discretionary basis, meaning we place trades in a client’s account without contacting the client to obtain their permission.

Our Firm also provides advisory services using model strategies. We manage all client assets in one of the following model strategies, Large Cap Value, All Cap Value, Micro Cap Value Plus, Micro Cap Value, Small Cap Value, SMID Core and All Cap Core. The client still has the ability to place certain restrictions on the securities chosen.

Some of Foundry Partners’ model strategies are available to clients of other investment advisory firms through Unified Managed Accounts (UMA) programs. In this instance, we do not work directly with the individual client to determine if the model portfolio meets that client’s investment objectives or risks. In these instances, Foundry Partners provides other advisory firms with the trades and allocations of the model strategies and it is up to the discretion of the advisory firms to execute and implement any transaction in client accounts.

We offer investment advisory services to pension and profit-sharing plans, retirement plans, charitable organizations, investment companies, corporations and other business entities. **For additional information, please see Foundry’s ADV, Part 2A brochure, items 4, 7 and 8.**

Conversation Starters. Ask your financial professional –

- *Given my financial situation, should I choose an investment advisory 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?

The annualized fee for investment advisory services will be charged as a percentage of assets under management, according to the advisory agreement. Investment advisory fees generally do not exceed 1%. Fees are calculated quarterly based on the market value of the prior month end, and all fees will be paid quarterly and in arrears. By charging an asset-based fee, the more assets there are in an account, the more a client will pay in fees, but the lower the percentage rate that will be charged to the client at certain breakpoints. Foundry Partners therefore has an incentive to encourage a client to increase the assets in the account. In addition to our advisory fees, clients are also responsible for the fees and expenses charged by custodians and broker dealers, including, commissions and any other trade related fees. We do not act as a sponsor of a wrap fee program; however, some clients may participate in a wrap fee program sponsored by the custodian. Clients participating in separately managed account programs may be charged various program fees in addition to the advisory fee charged by Foundry Partners LLC.

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. Foundry’s ADV Form 2, Items 5 and 7.

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 acting as my investment adviser? How else does your firm make money and what conflicts of interest do you have?

When we 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 investment advice we provide you. Here are some examples to help you understand what this means.

- Our firm uses non-directed client commission dollars to receive investment related research and services

For additional information, please see Foundry’s ADV Form 2, Item 10.

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 are paid a salary plus discretionary bonuses based on company, team, and individual performance, which includes metrics like client retention, referrals, and because the firm’s salaries are ultimately derived, from revenue the firm earns from the financial professional’s advisory services or recommendations.

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

No. Visit [Investor.gov/CRS](https://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 about our services, including up-to-date information about the firm and/or a copy of this disclosure, please call Ian Meiksins at 202-753-6940. To report a problem to the SEC, visit [Investor.gov](https://www.investor.gov) or call the SEC’s toll-free investor assistance line at (800) 732-0330. If you have a problem with your investments, investment account or a financial professional, you may contact us in writing at 510 First Avenue North, Suite 601 Minneapolis, MN 55403

Conversation Starters. Ask your financial professional –

- Who is my primary contact person? Is he or she a representative of an investment adviser or broker dealer? Who can I talk to if I have concerns about how this person is treating me?