

### **Item 1: Introduction**

Ensenia Wealth, LLC is registered with the Securities and Exchange Commission (“SEC”) as an investment adviser. 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](http://investor.gov/CRS), which also provides educational materials about broker-dealers, investment advisers and investing.

*Is an Investment Advisory Account Right for you?* There are different ways you can get help with your investments. You should carefully consider which types of accounts and service are right for you. This document gives you a summary of the types of services we provide and how you pay. Please ask us for more information. There are some suggested questions in Item 5.

### **Item 2: Relationships and Services**

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

We offer investment advisory services to retail investors. Our focus is on the management of investment portfolios primarily comprised of publicly traded securities including shares in real estate trusts, master limited partnerships and energy-related companies. In addition, we advise on investment portfolios comprised of interests in privately-held commercial real estate. We evaluate the services provided to you based on your individual goals, risk tolerance levels and time horizon.

Investment management service clients will choose to have either a **discretionary** agreement or **non-discretionary** agreement. All agreements with investment advisory service clients are **non-discretionary** agreements. A **discretionary** agreement gives us full discretionary authority to invest and reinvest assets of your account. In a **non-discretionary** agreement, we must receive your consent before any transactions are made. We do not have a minimum account size, although we reserve the right to decline accounts from prospective clients of less than \$100,000. We are required to monitor your portfolio, investment strategy and investments on an ongoing basis.

For additional information, please see Form ADV, Part 2A Brochure items 4, 5, 7 and 8.

### **Item 3: Fees, Costs, Conflicts and Standards of Conduct**

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

Our fees will be based at rates as described in the Advisory Agreement and payable monthly in arrears based on the gross amount of assets under management at the end of the preceding month. Accounts initiated or terminated during a month will be charged a prorated fee. Fees charged for 1031 advisory services are also based on Assets Under Advisement and vary depending on the complexity of the exchange, size of exchange, and level of service provided. Third-party fees relating to the investment of the assets of your account, including without limitations, custodial fees, brokerage commissions, transfer taxes and expenses in the purchase, sale or other disposition of such assets are your sole responsibility.

**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, please see Form ADV, Part 2A Brochure Item 5.

#### **2. What are your legal obligations to me when acting as my investment adviser? How else does your firm make money and what conflicts of interests 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.**

We must abide by certain laws and regulations in our interactions with you. We are held to a fiduciary standard that covers our entire investment advisory relationship with you.

We benefit from the advisory services we provide you.

You could invest in tax deferral investment opportunities, private real estate funds and joint ventures sponsored and originated by our affiliates. Some of our employees or members of our investment committee serve as officers, directors or employees of our affiliates. As a result, conflicts of interests could arise for members of our team allocating their time and energy.

We expect to make available to you access to tax deferral property investment opportunities sponsored by our affiliates and by non-affiliated organizations through 1031 Exchange HUB (“HUB”). Our affiliated officers hold investments in the HUB. Conflicts of interest could arise because of our relationship with these platforms. We will have no discretion over the purchase of any tax deferral property investments sourced through the HUB.

For additional information, please see Form ADV, Part 2A Brochure item 10.

### **3. How do your financial professionals make money?**

Please see above “**What fees will I pay?**” For additional information, please see Form ADV, Part 2A Brochure items 4, 5, 7 and 8.

#### **Item 4: Disciplinary History**

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

Our firm and financial professionals have no legal or disciplinary history.

Visit Investor.gov for a free and simple search tool to research our firm and our financial professionals. To report a problem to the SEC, visit Investor.gov or call the SEC’s toll-free investor assistance line at (800) 732-0330.

#### **Item 5: Additional Information -Key Questions to Ask.**

Ask our financial professionals about our investment services and accounts:

1. Given my financial situation, why should I choose an advisory account?
2. How much would I pay per year for an advisory account? What would make those fees more or less? What services will I receive for those fees?
3. What additional costs should I expect in connection with my account?
4. Tell me how you and your firm make money in connection with my account. Do you or your firm receive any payments from anyone besides me in connection with my investments?
5. What are the most common conflicts of interest in your advisory accounts? Explain how you will address those conflicts when providing services to my account.
6. How will you choose investments to recommend for my account?
7. How often will you monitor my account’s performance and offer investment advice?
8. Do you or your firm have a disciplinary history? For what type of conduct?
9. What is your relevant experience, including your licenses, education and other qualifications? Please explain what the abbreviations in your licenses are and what they mean.
10. Who is the primary contact person for my account, and is he or she a representative of an investment adviser? What can you tell me about his or her legal obligations to me? If I have concerns about how this person is treating me, who can I talk to?

For additional information on your investment advisory services; see Form ADV Brochure on our public website <HTTPS://enseniawealth.com> or at the following link: <adviserinfo.sec.gov>.