

**Electronic Articles of Incorporation  
For**

P20000061322  
FILED  
August 04, 2020  
Sec. Of State  
Iskervin

FLIPEX MIAMI REALTY CORP

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

FLIPEX MIAMI REALTY CORP

**Article II**

The principal place of business address:

1395 BRICKELL AVENUE  
SUITE 900  
MIAMI, FL. 33131

The mailing address of the corporation is:

1395 BRICKELL AVENUE  
SUITE 900  
MIAMI, FL. 33131

**Article III**

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

**Article IV**

The number of shares the corporation is authorized to issue is:

100

**Article V**

The name and Florida street address of the registered agent is:

GARCIA-MENOCAL IRIAS & PASTORI LLP  
368 MINORCA AVENUE  
CORAL GABLES, FL. 33134

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: TOMAS A. PASTORI

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## **Article VI**

The name and address of the incorporator is:

TOMAS A. PASTORI  
368 MINORCA AVENUE

CORAL GABLES, FLORIDA 33134

Electronic Signature of Incorporator: TOMAS A. PASTORI

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## **Article VII**

The initial officer(s) and/or director(s) of the corporation is/are:

Title: DIR  
ALEJANDRO WINKLER  
1395 BRICKELL AVENUE, SUITE 900  
MIAMI, FL. 33131

## **Article VIII**

The effective date for this corporation shall be:

08/04/2020