

**2024 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# M17000005192

**Entity Name:** MAGIC CITY PROPERTIES XXIII, LLC

**Current Principal Place of Business:**

6161 NE 3RD AVE  
STE 3  
MIAMI, FL 33137

**Current Mailing Address:**

6161 NE 3RD AVE  
STE 3  
MIAMI, FL 33137 US

**FEI Number:** 35-2599946

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

HELMSTETTER, GEORGE L  
6161 NE 3RD AVENUE, STE. 3  
MIAMI, FL 33137 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title AR  
Name HELMSTETTER, GEORGE L  
Address 6161 NE 3RD AVENUE, STE. 3  
City-State-Zip: MIAMI FL 33137

Title AR  
Name BURNS, ANTHONY  
Address 6161 NE 3RD AVENUE, STE. 3  
City-State-Zip: MIAMI FL 33137

Title AR  
Name FAIRMAN, NEIL  
Address 6161 NE 3RD AVENUE, STE. 3  
City-State-Zip: MIAMI FL 33137

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** GEORGE HELMSTETTER

**MANAGER**

**04/18/2024**

Electronic Signature of Signing Authorized Person(s) Detail

Date