

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L16000024308
FILED 8:00 AM
February 04, 2016
Sec. Of State
tchang

Article I

The name of the Limited Liability Company is:

REAL ESTATE FLIPZ, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

3733 UNIVERSITY BLVD. WEST
SUITE 212B
TALLAHASSEE, FL. 32217

The mailing address of the Limited Liability Company is:

4274 ENFIELD CT
SUITE 2000
PALM HARBOR, FL. 34685

Article III

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

DAVID GOLDMAN
3733 UNIVERSITY BLVD. WEST
SUITE 212B
TALLAHASSEE, FL. 32217

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVID GOLDMAN

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
RUSKABOY HOLDINGS LLC
3733 UNIVERSITY BLVD. WEST, SUITE 212B
TALLAHASSEE, FL. 32217

L16000024308
FILED 8:00 AM
February 04, 2016
Sec. Of State
tchang

Article V

The effective date for this Limited Liability Company shall be:

02/01/2016

Signature of member or an authorized representative

Electronic Signature: JOSEPH ISAACS

I am the member or authorized representative submitting these Articles of Organization 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 the LLC and every year thereafter to maintain "active" status.