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FLORIDA LIMITED LIABILITY CO.
MV 407 N Andrews QOF, LLC

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**ARTICLES OF ORGANIZATION
OF
MV 407 N Andrews QOF, LLC**

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is MV 407 N Andrews QOF, LLC (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address of the Company is 17 NE 4th St., Fort Lauderdale, FL 33301.

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 17 NE 4th St., Fort Lauderdale, FL 33301 as the street address of the initial registered office of the Company and names Dale Reed as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV. DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager, and is, therefore, a manager-managed Company.

ARTICLE VI. PURPOSE

The Company is being formed for the purpose of (i) investing in "qualified opportunity zone property" within the meaning of Section 1400Z-2(d) of the Internal Revenue Code, and the Company is intended to qualify as a Qualified Opportunity Fund within the meaning of Section 1400Z-2 of the Internal Revenue Code; and (ii) carrying on any lawful purpose permitted to be carried on by limited liability companies under the laws of the State of Florida.

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 25th of August, 2023.

Designated by:

(Signature)

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Dale Reed,

Duly Authorized Representative of the
Member(s)

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for MV 407 N Andrews QOF, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 25th day of August, 2023.

DocuSigned by:

Dale Reed

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Dale Reed

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