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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

real estate 1031 investments, inc.

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**ARTICLES OF INCORPORATION
OF**

REAL ESTATE 1031 INVESTMENTS, INC., a Florida Corporation

The undersigned, for the purpose of forming a Corporation under the Florida Business Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE I. - CORPORATE NAME

The name of the Corporation is Real Estate 1031 Investments, Inc.

ARTICLE II. - CORPORATE DURATION

The duration of the Corporation is perpetual, and shall commence upon the execution hereof, as long as they are filed with the Secretary of State within five days, failing which the Corporate existence shall commence upon the filing of these Articles of Incorporation by the Department of State.

ARTICLE III. - PURPOSE AND POWERS

The purpose for which the corporation is organized is to engage in any all lawful business purposes.

ARTICLE IV. - CAPITALIZATION

The aggregate number of shares the Corporation is authorized to issue is 400. Such shares shall be of a single class and shall have no par value.

ARTICLE V. - REGISTERED OFFICE, AGENT AND PRINCIPAL OFFICE

The street address of the initial registered office of the Corporation is 300-71st Street, Suite 405, Miami Beach, Florida 33141, and the name of its initial registered agent at such address is Daniel E. Jonas. The principal office and mailing address of the corporation is 300-71st Street, Suite 405, Miami Beach, Florida 33141.

ARTICLE VI. - DIRECTORS

The number of directors constituting the initial Board of Directors of the Corporation is one. The name and address of the person who is to serve as the member of the initial Board of Director is as follows:

Daniel Jonas
Jonas & Silberman, P.A.
300-71st Street, Suite 405
Miami Beach, Florida 33141

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ARTICLE VII - INCORPORATOR

The name and address of the incorporator is:

Daniel Jonas
 Jonas & Silberman, P.A.
 300-71st Street, Suite 405
 Miami Beach, Florida 33141

IN WITNESS WHEREOF the undersigned subscribers have executed these Articles of Incorporation at Miami, Miami-Dade County, Florida on this 18th day of August, 2004.


 DANIEL E. JONAS

STATE OF FLORIDA:


SS.

COUNTY OF MIAMI-DADE:

I HEREBY CERTIFY that on this 26th day of August, 2004, before me, a Notary Public duly authorized in the State and County above named to take acknowledgments, personally appeared Daniel E. Jonas, Esq., and he acknowledged before me that he is the subscriber to these Articles of Incorporation and he has acknowledged that he has signed same after he did take an oath.



Maria Soledad Bodern
 Commission # DD119541
 Expires May 21, 2006
 Bonded Thru
 Atlantic Bonding Co., Inc.


 Notary Public at Large, State of Florida
 My commission expires:

ACKNOWLEDGMENT OF APPOINTMENT AS REGISTERED AGENT

COMES NOW Daniel E. Jonas, Esq., and hereby acknowledges his appointment as the registered agent of Real Estate 1031 Investments, Inc., a Florida Corporation, and he is familiar with, and accepts, the obligations of that position.


 DANIEL E. JONAS, Esq.

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