

**Electronic Articles of Incorporation
For**

P18000002960
FILED
January 09, 2018
Sec. Of State
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FACTOR REALTY HOLDING 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:

FACTOR REALTY HOLDING CORP.

Article II

The principal place of business address:

3700 AIRPORT ROAD
SUITE 309
BOCA RATON, FL. 33431

The mailing address of the corporation is:

3700 AIRPORT ROAD
SUITE 309
BOCA RATON, FL. 33431

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:

100,000,000

Article V

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

4 SPEED DEVELOPMENT, INC.
3700 AIRPORT ROAD
SUITE 309
BOCA RATON, FL. 33431

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

Registered Agent Signature: JOSEPH GIULIANO

Article VI

The name and address of the incorporator is:

JOSEPH GIULIANO
3700 AIRPORT ROAD
SUITE 309
BOCA RATON, FL 33431

Electronic Signature of Incorporator: JOSEPH GIULIANO

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: S/D
4 SPEED DEVELOPMENT, INC.
3700 AIRPORT ROAD, STE 309
BOCA RATON, FL. 33431

Article VIII

The effective date for this corporation shall be:

01/08/2018