

**2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L02000017568

**Entity Name:** 12970 REALTY, LLC

**Current Principal Place of Business:**

4775 NW 132ND STREET  
OPA LOCKA, FL 33054

**Current Mailing Address:**

4775 NW 132ND STREET  
OPA LOCKA, FL 33054

**FEI Number:** 56-2344001

**Certificate of Status Desired:** No

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

COGENCY GLOBAL INC.  
115 N CALHOUN STREET, STE. 4  
TALLAHASSEE, FL 32301 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:** KEN HOWELL

03/29/2024

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	MGR	Title	MGR
Name	DOSAL, GEORGE	Name	NADER, YOLANDA
Address	4775 NW 132ND STREET	Address	4775 NW 132ND STREET
City-State-Zip:	OPA LOCKA FL 33054	City-State-Zip:	OPA LOCKA FL 33054

*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:** YOLANDA NADER

CEO/CFO

03/29/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date