



Investor Questionnaire

This Questionnaire, effective as of _____, is being distributed to _____ (the "Investor") by Family Enterprises Group LLC a Florida limited liability company (the "Issuer"), to enable the Issuer to determine whether the Investor is qualified to invest in the Issuer (the "Securities") of the Issuer.

To be qualified to invest in the Securities, the Investor must either (i) be an "accredited investor" (as that term is defined in Rule 501(a) of Regulation D promulgated under Section 4(a)(2) of the Securities Act of 1933, as amended (the "Securities Act")), or (ii) have (and if applicable, its officers, employees, directors or equity owners have) either alone or with his, her or its purchaser representative or representatives, if any, such knowledge and experience in financial and business matters that he, she or it is capable of evaluating the merits and risks of an investment in the Securities.

The Issuer will rely upon the accuracy and completeness of the information provided in this Questionnaire in establishing that the issuance of the Securities is exempt from the registration requirements of the Securities Act. The Issuer hereby affirms that it is in compliance with all applicable securities regulations in connection with this offering.

ACCORDINGLY, THE INVESTOR IS OBLIGATED TO READ THIS QUESTIONNAIRE CAREFULLY AND TO ANSWER THE ITEMS CONTAINED HEREIN COMPLETELY AND ACCURATELY.

ALL THE INFORMATION CONTAINED IN THIS QUESTIONNAIRE WILL BE TREATED CONFIDENTIALLY. The Issuer will not share the Investor's information with any third parties except as follows: The Investor understands and agrees that the Issuer may present, upon giving prior notice to the Investor, this Questionnaire to such parties as the Issuer deems appropriate if called upon to establish that the issuance of the Securities (i) is exempt from the registration requirements of the Securities Act or (ii) meets the requirements of applicable state securities laws; provided however that the Issuer need not give prior notice to the Investor of its presentation of this Questionnaire to the Issuer's regularly employed legal, accounting and financial advisors. Investors should be aware that changes in laws or regulations governing securities, taxation, or other relevant areas could adversely affect the investment. These legal and regulatory risks include, but are not limited to, changes in securities laws, tax laws, and industry-specific regulations.

ALL THE INFORMATION CONTAINED IN THIS QUESTIONNAIRE WILL BE TREATED CONFIDENTIALLY. The Issuer will retain the Investor's data for a period of seven years after the termination of the investment relationship, or for such longer period as required by applicable laws and regulations. However, the Investor understands and agrees that the Issuer may present, upon giving prior notice to the Investor, this Questionnaire to such parties as the Issuer deems appropriate if called upon to establish that the issuance of the Securities (i) is exempt from the registration requirements of the Securities Act or (ii) meets the requirements of applicable state securities laws; provided however that the

Issuer need not give prior notice to the Investor of its presentation of this Questionnaire to the Issuer's regularly employed legal, accounting and financial advisors. The Investor has the right to access and correct their personal data provided in this Questionnaire by contacting the Issuer in writing.

In the event of a data breach affecting the Investor's personal information, the Issuer will notify the Investor in writing within 72 hours of discovering the breach. The notification will include details of the breach, potential impacts, and steps taken to mitigate any risks. The Issuer will also provide guidance on any actions the Investor should take to protect their interests.

The Investor understands that this Questionnaire is merely a request for information and is not an offer to sell, a solicitation of an offer to buy, or a sale of the Securities. The Investor also understands that the Investor may be required to furnish additional information. The Issuer hereby discloses that there are no recent or upcoming legal changes known at this time that could materially affect the Investor's eligibility or the terms of the investment. However, the Investor is advised to consult with their legal and financial advisors regarding any potential impacts of evolving securities regulations on their investment decision. Investors should only invest funds they can afford to lose.

PLEASE NOTE THE FOLLOWING INSTRUCTIONS BEFORE COMPLETING THIS INVESTOR QUESTIONNAIRE.

Unless instructed otherwise, the Investor should answer each question on the Questionnaire. If the answer to a particular question is "None" or "Not Applicable," please state. If the Questionnaire does not provide sufficient space to answer a question, please attach a separate schedule to your executed Questionnaire that indicates which question is being answered thereon. You should, before investing, consult with your own lawyer, accountant or financial advisor.

One signed and dated copy of the Questionnaire should be returned as soon as possible to Family Enterprises Group LLC at: 542 SE Majestic Terrace Port St Lucie, Florida, 34983

The other copy should be retained for the Investor's files.

PART I—FOR INDIVIDUALS

1. Personal Data

Name: _____

Residence Address: _____

Business Address: _____

State of residence, if different: _____

Telephone: Residence _____ Business _____

Age: _____ Citizenship: _____

Social Security or Taxpayer No.: _____

Send all correspondence to: Residence _____ Business _____

2. Employment and Business Experience

Present occupation: _____

Salary: _____

Do you own your own business or are you otherwise employed? _____

Name and type of business employed by or owned: _____

Description of responsibilities: _____

Length of service with present employer or length of ownership of present business: _____

Present title or position: _____

Length of service in present title or position: _____

Prior occupations, employment, and length of service during the past five (5) years:

<u>Occupation</u>	<u>Name of Employer or Owned Business (and identify which)</u>	<u>Years of Service</u>
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Do you have any professional licenses or registrations, including bar admissions, accounting certificates, real estate brokerage licenses, investment adviser registrations and SEC or state broker-dealer registrations? Yes: _____ No: _____

If yes, please list such licenses or registrations, the date(s) you received the same, and whether they are in good standing:

3. Education (college and postgraduate)

Institution Attended

Degree

Dates of Attendance

4. Current Investment Objectives

My current investment objectives (indicate applicability and priority) are:

Current income: _____

Appreciation: _____

Tax Shelter: _____

Other: _____

5. Liquidity Needs

Please indicate your expected liquidity needs over the next 5 years:

☐ I anticipate needing to access most of my invested funds within the next year.

☐ I may need to access a portion of my invested funds within the next 2-3 years.

☐ I do not anticipate needing to access my invested funds for at least 5 years.

Please briefly describe any anticipated major expenses or financial obligations: _____

6. Other Relevant Information

Please describe any additional information that reflects your knowledge and experience in business, financial, or investment matters and your ability to evaluate the merits and risks of this investment. Additionally, please rate your understanding of the following financial terms and concepts on a scale of 1-5 (1 being no understanding, 5 being expert understanding):

1. Diversification _____

2. Risk-return tradeoff _____

3. Liquidity _____

4. Market capitalization _____

Please describe any additional information that reflects your knowledge and experience in business, financial, or investment matters and your ability to evaluate the merits and risks of this investment. Additionally, please provide the following information about your investment history:

1. Approximate number of investments made in the last 5 years: _____

2. Average size of investments: \$ _____

3. Frequency of investments (e.g., monthly, quarterly, annually): _____

Please describe any additional information that reflects your knowledge and experience in business, financial, or investment matters and your ability to evaluate the merits and risks of this investment. Additionally, please answer the following questions:

1. Are you familiar with the process of private placements? Yes/No
2. Have you participated in similar investment offerings before? Yes/No
3. Do you understand the difference between public and private securities? Yes/No
4. Are you aware of the typical holding period for private investments? Yes/No

Please describe any additional information that reflects your knowledge and experience in business, financial, or investment matters and your ability to evaluate the merits and risks of this investment. It is important to note that various market and economic factors, such as changes in interest rates, inflation, economic growth rates, and industry-specific conditions, can significantly impact the risks associated with this investment. Investors should carefully consider these factors before making an investment decision.

7. Risk Tolerance

Please indicate your general risk tolerance for investments:\

- ☐ Conservative - I prefer investments with lower risk and am willing to accept lower potential returns.
- ☐ Moderate - I am comfortable with medium levels of risk for the potential of higher returns.
- ☐ Aggressive - I am willing to accept higher levels of risk for the potential of higher returns.

Please briefly describe your approach to investment risk:

Please describe any additional information that reflects your knowledge and experience in business, financial, or investment matters and your ability to evaluate the merits and risks of this investment.

8. Investment Horizon

What is your expected investment horizon for this opportunity?

- ☐ Short-term (0-2 years)
- ☐ Medium-term (3-5 years)
- ☐ Long-term (6+ years)

Please briefly explain why this investment horizon is appropriate for you:

9. Investor Status

To be qualified to invest in the Securities, the Investor must either (i) be an Accredited Investor, or (ii) have, either alone or with your purchaser representative or representatives, such knowledge and experience in financial and business matters that you are capable of evaluating the merits and risks of such investment.

The Issuer may require third-party verification of your accredited investor status. Please indicate if you are willing to provide such verification if requested:

_____ Yes, I am willing to provide third-party verification of my accredited investor status if requested.

_____ No, I am not willing to provide third-party verification of my accredited investor status.

To be qualified to invest in the Securities, the Investor must either (i) be an Accredited Investor, or (ii) have, either alone or with your purchaser representative or representatives, such knowledge and experience in financial and business matters that you are capable of evaluating the merits and risks of such investment. The Issuer has implemented various risk mitigation strategies, including which are designed to protect investors' interests. However, it is important to note that all investments carry inherent risks that cannot be completely eliminated, but these are not guaranteed and may be subject to market conditions and other factors. Such risks include but are not limited to market volatility, economic downturns, environmental hazards, and competitive pressures in the Port St. Lucie real estate market. No returns or preservation of principal are guaranteed, and all projected outcomes are estimates based on current assumptions that may change due to factors beyond management's control. Investors should be prepared for the possibility of delays in the expected holding period, reduced returns, or partial to total loss of their investment. Market conditions, regulatory changes, natural disasters, interest rate fluctuations, and other unforeseen circumstances may materially impact the performance and ultimate success of this investment.

To provide context for the risks associated with this investment, investors should consider the following general historical performance data points when evaluating similar investments: historical vacancy rates in the target market, property appreciation trends over multiple market cycles, comparable rental income yields, interest rate environments and their impact on real estate values, economic conditions during prior investment periods, and the performance of similar investment strategies in both favorable and adverse market conditions.

The estimated likelihood of each risk factor occurring is as follows:

1. Market Volatility: High likelihood - Market fluctuations are common and can occur frequently.
2. Liquidity Risk: Medium likelihood - Depending on market conditions and the specific nature of the Securities, there may be periods where liquidity is limited.
3. Potential Loss of Capital: Variable likelihood - The probability of capital loss varies based on market conditions, investment performance, and individual circumstances.
4. Limited Operating History: High likelihood - The business has only been operating since 2021, providing less than 4 years of track record to evaluate performance.
5. Complete Illiquidity: High likelihood - Investor funds are committed for the full project duration and cannot be withdrawn on demand, with a 3-5 year holding period.
6. No Guaranteed Returns: High likelihood - No fixed return, all common shares, depending on annual return, and no guarantee of returns or principal protection.
7. Single Key Person Risk: High likelihood - Only Antonio Rondeau is identified as key personnel, with no mention of a management team or succession plan.
8. Total Loss Possible: High likelihood - Investors could lose their entire investment due to market collapse, severe property damage, extended vacancies, forced sale during unfavorable conditions, or unexpected legal/environmental issues.
9. No Audited Financials: High likelihood - Only an independent CPA is mentioned, with no audited financial statements provided.
10. First-Time Capital Raise: High likelihood - No prior offerings have been made, indicating no proven track record in managing investor capital.
11. Severe Environmental Exposure: High likelihood - Properties face hurricane risks, flooding, heavy rainfall, poor drainage, and rising insurance premiums in Florida.
12. Geographic Concentration: Variable likelihood - Investment focused solely on Port Saint Lucie, eliminating geographic diversification.

13. Intense Competition: Variable likelihood - Institutional investors, cash buyers, and out-of-state investors drive prices higher, reduce available opportunities, and may force above-asking prices with limited negotiation leverage.
14. Market Sensitivity: Variable likelihood - The business is moderately sensitive to local real estate market conditions.
15. Regulatory Restrictions: Medium likelihood - Zoning restrictions may limit multi-unit conversions, home-based businesses, ADUs, and HOA rules may limit renovations and rental operations.
16. Uncertain Exit Strategy: Variable likelihood - Exit depends on market conditions and includes selling at appreciated value, refinancing, or packaging properties for sale.
17. Limited Business Model: Variable likelihood - Focus is solely on land acquisition, with no development, acquisition, management, or flipping activities.
18. No Existing Debt: Low likelihood - No existing loans or mortgages that could affect the business.
19. No Initial Management Fees: Low likelihood - No fees charged to investors for the first three years.
20. Growing Market Fundamentals: Low likelihood - Port St. Lucie experiences strong population growth, immigration, and new development, maintaining stable demand.

Please note that these are estimates and actual outcomes may vary.

Please check the appropriate representation that applies to you.

Accredited Investors:

_____ I am an Accredited Investor (as defined in Rule 501 of Regulation D promulgated under the Securities Act) because (check all appropriate descriptions that apply):

- a. _____ I am a natural person whose individual net worth, or joint net worth with my spouse, exceeds \$1,000,000. For purposes of this item 6, "net worth" means the excess of total assets at fair market value (including personal and real property but excluding the estimated fair market value of a person's primary home) over total liabilities. "Total liabilities" excludes any mortgage on the primary home in an amount of up to the home's estimated fair market value as long as the mortgage was incurred more than 60 days before the Securities are purchased, but includes (i) any mortgage amount in excess of the home's fair market value and (ii) any mortgage amount that was borrowed during the 60-day period before the closing date for the sale of Securities for the purpose of investing in the Securities.
- b. _____ I am a natural person who had individual income exceeding \$200,000 in each of the last two calendar years and I have a reasonable expectation of reaching the same income level in the current calendar year. [For purposes of this Section 6, "income" means annual adjusted gross income, as reported for federal income tax purposes, plus (i) the amount of any tax-exempt interest income received; (ii) the amount of losses claimed as a limited partner in a limited partnership; (iii) any deduction claimed for depletion; (iv) amounts contributed to an IRA or Keogh retirement plan; [and] (v) alimony paid; and (vi) any gains excluded from the calculation of adjusted gross income pursuant to [the provisions of Section 1202 of] the Internal Revenue Code of 1986, as amended].]
- c. _____ I am a natural person who had joint income with my spouse exceeding \$300,000 in each of the last two calendar years and I have a reasonable expectation of reaching the same income level in the current calendar year, as defined above.
- d. _____ I am a director, executive officer or general partner of the Issuer, or a director, executive officer or general partner of a general partner of the Issuer. (For purposes of this Section 6, "executive officer" means the president; any vice president in charge of a principal

business unit, division or function, such as sales, administration or finance; or any other person or persons who perform(s) similar policymaking functions for the Issuer.)

- e. Please disclose any other affiliations you may have with the Issuer that could affect your accredited investor status:

- a. _____
b. _____
c. _____

Other Investors:

_____ I am qualified to invest in the Securities because I have, either alone or with my purchaser representative or representatives, such knowledge and experience in financial and business matters that I am capable of evaluating the merits and risks of such investment, as discussed in Section 7(a) below.

10. Representations

I represent that:

- a. I have sufficient knowledge and experience in similar investments to evaluate the merits and risks of an investment in Family Enterprises Group LLC or I have retained an attorney, accountant, financial advisor or consultant as my purchaser representative.
- b. I and, if applicable, my purchaser representative, have received the memorandum relating to this offering; and I and, if applicable, my purchaser representative, understand the memorandum and the risks involved in this offering. I and, if applicable, my purchaser representative have been given the opportunity to ask questions and obtain material and relevant information from the Issuer enabling me to make an informed investment decision. All data that I and, if applicable, my purchaser representative, have requested has been furnished to me.
- c. Any Securities I may acquire will be for my own account for investment and not with any view to the distribution thereof, and I will not sell, assign, transfer or otherwise dispose of any of the Securities, or any interest therein, in violation of the Securities Act or any applicable state securities law.
- d. I understand that (i) any Securities I may acquire will not be registered under the Securities Act or any applicable state securities law and may not be sold or otherwise disposed of unless it is registered or sold or otherwise disposed of in a transaction that is exempt from such registration and (ii) the certificates representing the Securities will bear appropriate legends restricting the transferability thereof.
- e. I understand that (i) any Securities I may acquire will not be registered under the Securities Act or any applicable state securities law and may not be sold or otherwise disposed of unless it is registered or sold or otherwise disposed of in a transaction that is exempt from such registration and (ii) the certificates representing the Securities will bear appropriate legends restricting the transferability thereof.
- f. Source of Funds: Please indicate the source of funds you intend to use for this investment: ☐ Personal savings ☐ Income from employment ☐ Sale of other investments ☐ Inheritance or gift ☐ Other (please specify): _____. I certify that the funds to be used for this investment are from legitimate sources and are not derived from any illegal activities.
- g. If applicable, I have not incurred any debt secured by my primary residence for the purpose of inflating my net worth to qualify as an accredited investor or for the purpose of raising funds to invest in the Securities. Between the date I complete this Questionnaire and the date the Securities are sold, I do not intend to, and will not, incur any debt to be secured by my primary residence for the purpose of either inflating my net worth to qualify as an accredited investor or raising funds to invest in the Securities.

- h. I understand that the Issuer will rely upon the completeness and accuracy of the Investor's responses to the questions in this Questionnaire in establishing that the contemplated transactions are exempt from the Securities Act and hereby affirm that all such responses are accurate and complete. I will notify the Issuer immediately of any changes in any of such information occurring prior to the acceptance of my subscription. I acknowledge that I have read, understood, and agree to the Issuer's privacy policy, which has been made available to me.
- i. The Issuer reserves the right to amend this Questionnaire in response to changes in applicable securities laws and regulations. Any such amendments will be communicated to the Investor in writing, and the Investor agrees to provide updated information as necessary to comply with such changes.

PART II—PURCHASERS WHO ARE NOT INDIVIDUALS

1. General Information

Name of Entity: _____

Address of Principal Office: _____

Type of Organization: _____

Date and State of Organization: _____

2. Business

Major Segments of Operation: _____

Length of operation in each such segment: _____

Are you a reporting entity under the Securities Exchange Act of 1934, as amended?

_____ Yes _____ No

If you are not a reporting entity, please provide the following:

- a. The names and business experience of each of your officers and directors, partners, or other control persons for the past five years. If additional space is required to answer any question, please attach separate pages to the back of this Questionnaire and identify all questions answered in this fashion by their respective question numbers.
- b. The educational background of each of your officers and directors, partners, or other control persons, including the institutions attended, the dates of attendance, and the degrees obtained by each. If additional space is required to answer any question, please attach separate pages to the back of this Questionnaire and identify all questions answered in this fashion by their respective question numbers.

- c. Have each of your controlling persons complete Part I of this Questionnaire. Please attach these additional pages to the back of this Questionnaire.

3. Current Investment Objectives

The current investment objectives of the entity (indicate applicability and priority) are:

Current income: _____

Appreciation: _____

Tax Shelter: _____

Other (please state objectives): _____

4. Other Relevant Information

Please describe any additional information that reflects your knowledge and experience in business, financial, or investment matters and your ability to evaluate the merits and risks of this investment. If additional space is required to answer any question, please attach separate pages to the back of this Questionnaire and identify all questions answered in this fashion by their respective question numbers.

5. Accredited Investor Status

To be qualified to invest in the Securities, the Investor must either (i) be an Accredited Investor, or (ii) have, and if applicable, its officers, employees, directors or equity owners have, either alone or with its purchaser representative or representatives, such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of such investment.

Please check the appropriate description which applies to you.

Accredited Investors:

_____ The undersigned entity is an Accredited Investor (as defined in Rule 501 of Regulation D promulgated under the Securities Act) because it is (check all appropriate descriptions that apply):

- a. _____ A bank, as defined in Section 3(a)(2) of the Securities Act or any savings and loan association or other institution as defined in Section 3(a)(5)(A) of the Securities Act, whether acting in an individual or a fiduciary capacity.
- b. _____ A broker or dealer registered under Section 15 of the Securities Exchange Act of 1934, as amended.
- c. _____ An insurance company, as defined in Section 2(13) of the Securities Act.
- d. _____ An investment company registered under the Investment Company Act of 1940 or a business development company, as defined in Section 2(a)(48) of that act.
- e. _____ A Small Business Investment Company licensed by the U.S. Small Business Administration under Section 301(c) or (d) of the Small Business Investment Act of 1958.
- f. _____ A plan established and maintained by a state, its political subdivisions or any agency or instrumentality of a state or its political subdivisions for the benefit of its employees, if the plan has total assets in excess of \$5 million.

- g. _____ An employee benefit plan within the meaning of Title I of the Employee Retirement Income Security Act of 1974, if the investment decision is being made by a plan fiduciary, as defined in Section 3(21) of such act, and the plan fiduciary is either a bank, a savings and loan association, an insurance company, or a registered investment adviser, or if the employee benefit plan has total assets in excess of \$5 million, or if the employee benefit plan is a self-directed plan in which investment decisions are made solely by persons that are accredited investors.
- h. _____ A private business development company, as defined in Section 202(a)(22) of the Investment Advisers Act of 1940.
- i. _____ A corporation, Massachusetts or similar business trust, or partnership, or an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, that was not formed for the specific purpose of acquiring the Securities, and that has total assets in excess of \$5 million.
- j. _____ A trust with total assets in excess of \$5 million not formed for the specific purpose of acquiring the Securities, whose purchase is directed by a sophisticated person as described in Rule 506(b)(2)(ii) under the Securities Act.
- k. _____ An entity in which all of the equity owners are accredited investors and meet the criteria listed in Part I, Section 6 of this Questionnaire. Please also see additional questions below.

Other Investors:

_____ The undersigned entity is qualified to invest in the Securities because it has, and if applicable, its officers, employees, directors or equity owners have, either alone or with its purchaser representative or representatives, such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of such investment, as discussed in Section 6(a) below.

If the entity has checked (k), please complete the following part of this question:

(1) List all equity owners:

(2) What is the type of entity?

(3) Have each equity owner respond individually to Part I, Section 6 of this Questionnaire. Please attach these additional pages to the back of this Questionnaire.

6. Representations

The undersigned entity represents that:

- a. The entity has, and if applicable, its officers, employees, directors or equity owners have, sufficient knowledge and experience in similar investments to evaluate the merits and risks of an investment in Family Enterprises Group LLC. or the entity has retained an attorney, accountant, financial advisor or consultant as its purchaser representative.

- b. The entity and, if applicable, its purchaser representative, has received the private placement memorandum relating to this offering; and the entity and, if applicable, its purchaser representative, understand the memorandum and the risks involved in this offering. The entity and, if applicable, its purchaser representative have been given the opportunity to ask questions and obtain material and relevant information from the Issuer enabling it to make an informed investment decision. All data that the entity and, if applicable, its purchaser representative, have requested has been furnished to it.
- c. Any Securities the entity may acquire will be for its own account for investment and not with any view to the distribution thereof, and it will not sell, assign, transfer or otherwise dispose of any of the Securities, or any interest therein, in violation of the Securities Act or any applicable state securities law.
- d. The entity understands that (i) any Securities it may acquire will not be registered under the Securities Act or any applicable state securities law and may not be sold or otherwise disposed of unless it is registered or sold or otherwise disposed of in a transaction that is exempt from such registration, and (ii) the certificates representing the Securities will bear appropriate legends restricting the transferability thereof.
- e. The entity understands that the Issuer will rely upon the completeness and accuracy of the Investor's responses to the questions in this Questionnaire in establishing that the contemplated transactions are exempt from the Securities Act, and hereby affirms that all such responses are accurate and complete. The entity will notify the Issuer immediately of any changes in any of such information occurring prior to the acceptance of its subscription.
- f. The Issuer commits to conducting periodic reviews of this Questionnaire and the associated offering materials to ensure ongoing compliance with evolving securities regulations. The Investor acknowledges that they may be required to provide updated information or certifications in the future to maintain compliance with applicable laws and regulations.
- g. The Issuer reserves the right to amend this Questionnaire in response to changes in applicable securities laws and regulations. Any such amendments will be communicated to the Investor in writing, and the Investor agrees to provide updated information as necessary to comply with such changes.

[SIGNATURE PAGE FOLLOWS]

Individual

Name:

(Please type or print)

Signature

Date: _____

STATE OF _____

SS.

COUNTY OF _____

Subscribed and sworn to before me this _____
day of _____, 20____, by

WITNESS my hand and official seal.
My commission expires:

Notary Public

Partnership, Corporation or Other Entity

Print or Type Name

By: _____
Name:
Title:

Date: _____

STATE OF _____

COUNTY OF _____

SS.

Subscribed and sworn to before me this _____
day of _____, 20____, by

WITNESS my hand and official seal.

My commission expires:

Notary Public