

Appendix B: Accredited Investor Verification Letter



MAVERICK REALTY & INVESTMENT, LLC

A Florida Limited Liability Company

\$20,000,000 OFFERING

800 UNITS OFFERED

(Consisting of One Preferred Series A-1 Non-Voting Membership Interest per Unit)

Offering Price: \$25,000 Per Unit

Minimum Subscription: Two Units

INVESTOR QUESTIONNAIRE

You have been delivered a copy of the Confidential Private Placement Memorandum (the "Memorandum") of Maverick Realty & Investment, LLC (referred to herein as the "Company" and "Issuer") dated January 1, 2021, based upon our understanding that you are a person having such knowledge and experience in financial and business matters as to be capable of evaluating the merits and risks of an investment in the Company. In order that the Company may verify your status as sophisticated and/or accredited investor and determine whether you are a person to whom a sale of the Securities (as defined in the accompanying Memorandum) of the Company's securities (the "Investment") may be made, you are required to complete this Questionnaire.

Instructions:

If the undersigned is an individual subscriber, Part I (and not Part II) of this Questionnaire must be completed.

If the subscriber is not an individual, then an authorized corporate officer, general partner, trustee, or other person acting in a representative capacity for the subscriber must complete Part II of this Questionnaire with information regarding the subscriber, and any references herein to "I," "me," or "my" shall be deemed to be references to "the undersigned" or "the undersigneds," as the case may be.

All information furnished is for the sole use of the Company and its counsel. The undersigned understands that such information will be held in confidence by such persons and by the Company, except that this Questionnaire may be furnished to such parties as such persons and the Company deem desirable to establish compliance with federal or state securities laws and applicable suitability standards.

(Please print and attach additional pages where necessary to fully answer questions.)

SUBJECT TO THE INSTRUCTIONS ABOVE, ALL QUESTIONS MUST BE ANSWERED. IF ALL OR PART OF A QUESTION IS NOT APPLICABLE, PLEASE INSERT "N/A" IN THE RESPONSE SPACE.

PART I. (All individual investors must complete this part.)

1. Name: _____
Telephone: _____
Residence Address: _____
City: _____ State: _____ Zip: _____
Date of Birth: _____
Social Security Number: _____

Business/Employer Name: _____
Business Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____

Communications should be sent to (check one):

Business/Employer Address _____ Home Address _____

2. Nature of Business or Profession: _____

Position and Duties: _____

Any other prior occupations or duties during past five years:

3. The following is a description of my knowledge and experience in financial and business matters (such as present or past occupations, education, investments or other matters) which I believe qualify me to evaluate the merits and risks of an investment in the Issuer:

4. I am relying on a purchaser representative who possesses such knowledge and experience: Yes _____ No _____

5. If I am relying on a purchaser representative, his name and address is as follows:

6. If the undersigned is an individual, my individual net worth or my joint net worth with my spouse¹, if any, excluding my primary residence, exceeds \$1,000,000:

Yes _____ No _____

7. If the undersigned is an individual, I had individual income² in excess of \$200,000 in each of the two most recent years, or joint income with my spouse in excess of \$300,000 in each of those two years, and reasonably expect to reach the same income level in the current year:

Yes _____ No _____

8. If the undersigned is an individual, my subscription for the securities of the Company does not exceed 20% of my net worth (or joint net worth with my spouse or spousal equivalent):

Yes _____ No _____

9. If the undersigned is an individual, I am a director or executive officer of the Issuer:

Yes _____ No _____

(If the undersigned is an individual, skip Part II and sign and date this Questionnaire at the end.)

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¹ For purposes of this Questionnaire, "net worth" means the excess of total assets at fair market value, excluding the value of the primary residence, but including other personal property, over total liabilities.

² Income should be distinguished from revenues. For example, in a sole proprietorship, income would equal revenues less operating expenses. Income may, but not need, be determined by adding together the following amounts: (i) individual adjusted gross income reported on a U.S. federal income tax return; (ii) any long-term capital gains; (iii) any depletion deduction; (iv) any interest exclusion; and (v) any allocated partnership or S corporation losses.

PART II. (This part must be completed for all investors that are corporations, partnerships, limited liability companies, trusts or other associations or legal entities.)

10. Please complete the following information concerning the investor:

Name: _____

Telephone: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Form of organization (e.g., corporation, partnership, limited liability company, trust):

State in which organized: _____

States in which business is conducted: _____

11. The investor was organized for the specific purpose of acquiring an interest in the Issuer:

Yes _____ No _____

12. This investor is an entity described below:

Yes _____ No _____

The investor is (a) a "bank" as defined in Section 3(a)(2) of the Securities Act of 1933, as amended, or any savings and loan association or other institution as defined in Section 3(a)(5)(A) of the Securities Act of 1933, as amended, whether acting in its individual or fiduciary capacity;(b) a broker or dealer registered pursuant to 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 of 1933, as amended; (d) an investment company registered under the Investment Company Act of 1940, as amended; (e) a "business development company" as defined in Section 2(a)(48) of the Investment Company Act of 1940, as amended; (f) 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, as amended; (g) an "employee benefit plan" within the meaning of Title I of the Employee Retirement Income Security Act of 1974, as amended, (i) the investment decisions for which are made by a "plan fiduciary", as defined in Section 3(21) of the

Employee Retirement Income Security Act of 1974, as amended, which is either bank, savings, and loan association, insurance company, or registered investment advisor, or (ii) if a self-directed plan, the investment decisions for which are made solely by persons that are accredited investors; or (h) any 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 yes, state the letter above, which describes the investors: _____

If the investor is an employee benefit plan described in (g) or (h) above, does the employee benefit plan have total assets in excess of \$5,000,000? Yes___ No___

This investor is a “private business development company” as defined in Section 202 (a)(22) if the Investment Advisers Act of 1940, as amended: Yes___ No___

13. The investor is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, a corporation, Massachusetts or similar business trust, or partnership, not formed for the specific purpose of acquiring the securities offered, with total assets in excess of \$5,000,000: Yes___ No___
14. The investor is a trust with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the securities offered, whose purchase is directed by a person who has such knowledge and experience in financial and business matters that he is capable of evaluating the merits and risks of the prospective investment:
Yes___ No___
15. All of the equity owners of the investor are “accredited investors” within the meaning of Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, as amended:
Yes___ No___

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Representations and Warranties:

I represent and warrant that the foregoing information is true and accurate in all respects. I agree to notify the Issuer prior to the issuance and sale to me of the securities offered under the Memorandum if and when any of the above representations are no longer true.

IN WITNESS WHEREOF, the undersigned has executed this Investor Questionnaire as of the date set forth below.

Date: _____, 2021

Individual Signature:

Name

Signature

(Title of Signatory if in representative capacity)

Entity Signature:

Name of Legal Entity

Name of Authorized Signatory

By: _____

Position/Title