

ITEM 19

FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

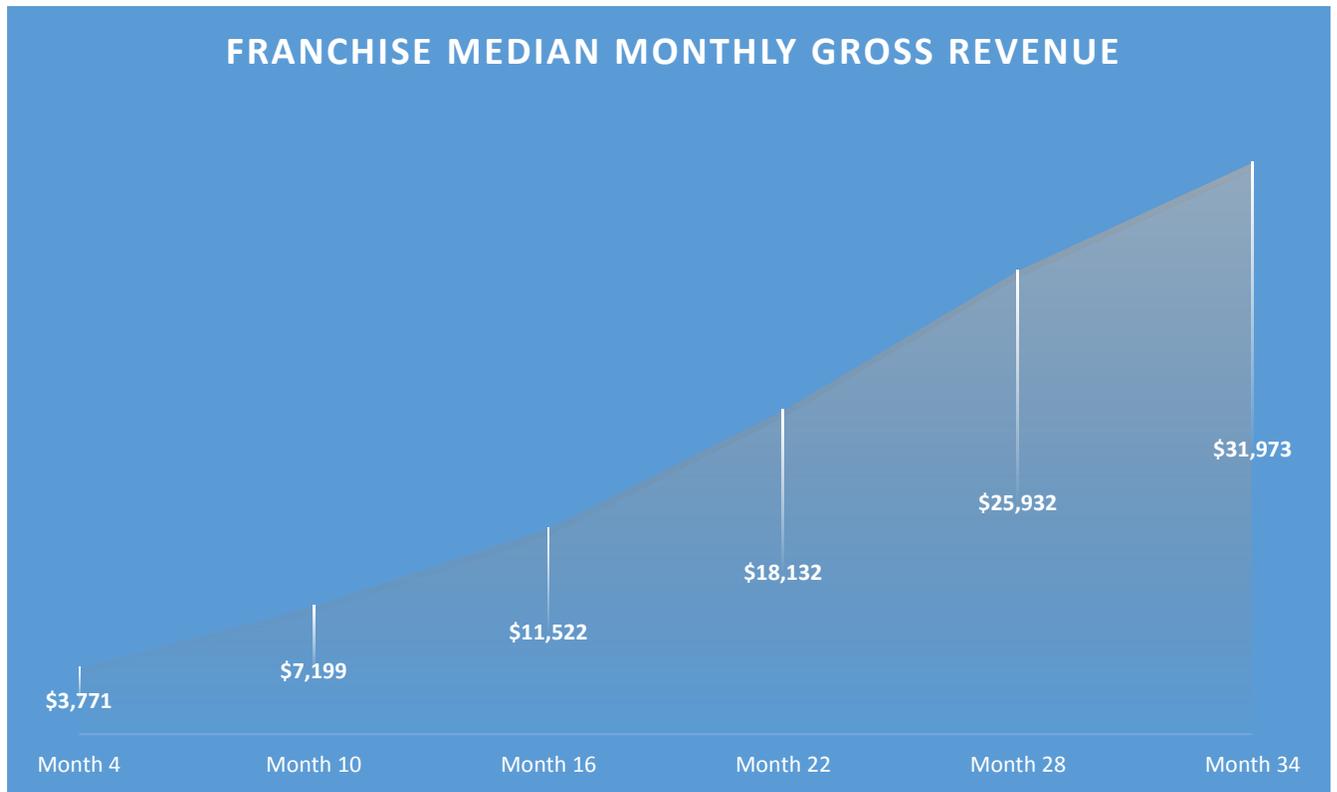
The information presented below is the only financial performance data provided relative to the purchase of an ALL COUNTY® franchise business, and this information is derived from data reported to us by our franchisees. Results will vary for franchise owners based on a number of factors, i.e., geographic location, demographic of the territory, number of rental units available for lease in the territory, market and economic conditions, amount and degree of competition, etc. The Item 19 update includes information received up through December 31, 2015.

HISTORIC PERFORMANCE

Table 19-1
Franchise Median Monthly Gross Revenue for Operational Months 1-34 from
October 2009-December 2015

Operational Month	Franchise Median Monthly Gross Revenue
Month 4	\$3,771
Month 10	\$7,199
Month 16	\$11,522
Month 22	\$18,132
Month 28	\$25,932
Month 34	\$31,973

Chart for Table 19-1
Franchise Median Monthly Gross Revenue for Operational Months 1-34 from
October 2009-December 2015



2013 Average Gross Sales Price for Existing Franchise Businesses.

The following information is based on historical data and is provided for a subset of ALL COUNTY® franchise businesses, as reported by the franchises. The subset includes only the 2 ALL COUNTY® franchise businesses that shared the common characteristic of having been sold during 2013. These 2 ALL COUNTY® franchise businesses had a combined total of 369 units under management and were sold for a combined total of \$520,000, which was an average gross sales price of \$1,409 per unit under management.

Written substantiation for the financial performance representation will be made available to the prospective franchisee upon reasonable request. A reasonable request is deemed to mean that the potential franchisee gives the Franchisor sufficient time to produce the substantiation at a convenient location and at an appropriate time.

Notes

1. Your results may differ from the results stated in the historical performance of revenue. A number of factors could contribute to that difference, such as, the geographic location, demographics of the territory, economic stability of the market, number of rental units available for lease in the territory, amount and degree of competition, the amount and medium of advertising you select, and your ability to manage the business.

2. The information contained in the historical performance is the only financial data that we will provide. This information should only be used as a tool to conduct your own research and develop your financial models and business plan. We recommend that you consult with a financial advisor to ensure that you understand the tax implications of this business.

3. It is important to remember that most businesses do not initially make a profit; you are cautioned to make necessary allowances for such in your own planning. Your individual results may differ. There is no assurance you'll earn as much.

4. On February 2, 2012, the assets of All County Mesa were transferred to a neighboring franchise, All County Prestige. The revenue data from All County Mesa were omitted from the historical performance data presented above.

5. For the Median Monthly Gross Revenue for Franchises, starting operations, or Operational Month 1, is the first month that a franchise reported monthly gross revenue of \$50 or greater. In months with an even number of franchises, the two median franchises' monthly gross revenues were averaged, so there is always an equal number of franchises below and above the Franchise Median Monthly Gross Revenue. At the end of 2015, there were 37 franchises in operation for four months or longer, but All County First Choice and All County Mesa were involved in transfers of properties between portfolios, so the monthly gross revenues of these franchises were omitted from the historical performance data presented above. In Operational Month 4, the 37 franchises old enough to be included started operations from October 2009 – July 2015 and included 14 franchises in FL, 5 in CA, 3 in CO, 3 in GA, 2 in TX, 2 in PA, and 1 each in MA, AZ, NC, NY, MD, IL, WA, and OH. In Operational Month 10, the 34 franchises old enough to be included started operations from October 2009 – March 2015 and included 14 franchises in FL, 5 in CA, 2 in CO, 3 in GA, 2 in TX, and 1 each in MA, AZ, NC, NY, MD, IL, WA, and PA. In Operational Month 16, the 30 franchises old enough to be included started operations from October 2009 – July 2014 and included 13 franchises in FL, 4 in CA, 2 in CO, 2 in GA, 2 in TX, and 1 each in MA, AZ, NC, NY, MD, IL, and PA. In Operational Month 22, the 24 franchises old enough to be included started operations from October 2009 – February 2014 and included 12 franchises in FL, 3 in CA, 2 in CO, 2 in GA, and 1 each in TX, MA, AZ, NC, and IL. In Operational Month 28, the 19 franchises old enough to be included started operations from October 2009 – March 2013 and included 9 franchises in FL, 3 in CA, 2 in CO, 2 in GA, and 1 each in MA, AZ, and NC. In Operational Month 34, the 12 franchises old enough to be included started operations from October 2009 – December 2011 and included 8 franchises in FL, 2 in GA, and 1 each in CA and CO.

Other than the preceding financial performance representation, All County Property Management Franchise Corp. does not make any financial performance representations. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting Sandra Ferrera, Chief Executive Officer, All County Property Management Franchise Corp., 5922 9th Avenue North, St. Petersburg, Florida 33710, 855-245-7368, the Federal Trade Commission, and the appropriate state regulatory agencies.