

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, 2016.

HISTORIC PERFORMANCE

Franchise Average Annual Gross Revenue for Franchise Businesses Operational for 3 Full Years

The represented subset of franchise locations have all been operating for at least 3 full years (see Note 4 below). The subset of franchise locations was selected to provide a representation of the pace of growth of franchise businesses as they establish their markets.

Average Annual Gross Revenue for First 3 Years of Operation⁴

Year 1	Year 2	Year 3
\$54,573	\$174,998	\$266,452

Average Annual Gross Revenue for 2016

\$337,488

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. During its initial 3 years of operation 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. At the end of 2016, there were 32 ALL COUNTY® franchises in operation for 3 years or longer, excluding All County Mesa. Of the 32 franchises, 1 is in Arizona, 5 are in California, 2 are in Colorado, 14 are in Florida, 2 are in Georgia, 1 is in Illinois, 1 is in Massachusetts, 1 is in Maryland, 1 is in North Carolina, 1 is in New York, 1 is in Pennsylvania, and 2 are in New York.

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.