

GIPR

FLOAT SQUEEZE

float-squeeze

micro-cap

REIT

Nasdaq compliance

premarket movers

reverse split

GIPR Doubles Premarket on Zero Fresh News: The Sub-3M Float Is Turning Over Every Few Hours — Again

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◆ DESK TAKE

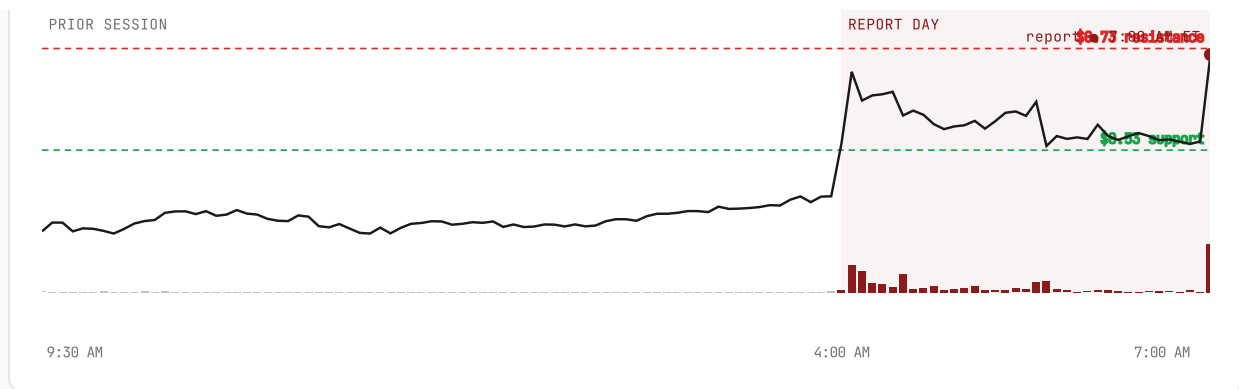
Doubled premarket Friday Sept 18 on no fresh news — pure float mechanics after two straight 40M+ share sessions on a sub-3M float. Dilution paper sits out of the money (warrants struck near \$2.10 post-split), so supply risk is thin until much higher; the Sept 30 Loci redemption deadline is the next real filing event. Watch \$0.73 resistance and \$0.53 support into the open.

DATA BOX

Price	\$0.91
Change	+106.19%
Volume	20.79M
Float	2.76M
Mkt cap	\$2.75M

MECHANICS

Roughly 3M shares outstanding with a sub-3M float following a 1-for-10 reverse split on July 9, 2026. About 2.4M warrants (split-adjusted from the May 2026 \$5.0M offering) are struck near \$2.10, and Series B-1/B-2 preferred units are exchangeable one-for-one into common on staggered dates. The company regained Nasdaq stockholders' equity compliance effective August 10, 2026 (subject to one-year monitoring) and faces a ~\$4.2M Loci Capital preferred redemption deadline on September 30, 2026.



DATA BOX — MACHINE-VERIFIED

Data Box — GIPR · as of 7:16 AM ET, 2026-09-18 · Pre-market session

METRIC	VALUE
Price	\$0.91
Previous close	\$0.44
Change	+106.19%
Volume (premarket)	20.79M
Float	2.76M
Shares outstanding	3.04M
Market cap	\$2.75M
52-week range	\$0.26 - \$19.90
Avg daily volume (20d)	27.31M
Relative volume	N/A (premarket)

All figures machine-sourced from market data APIs at publication time.

GIPR is running again, and if you want a clean classroom example of how a post-reverse-split micro-float trades, this is it. At 7:16 AM ET Friday, September 18, the quote on Generation Income Properties shows a double off Thursday's close, with the premarket tape printing as high as the low \$0.90s before fading back toward the low \$0.60s on volume that's already

several times the entire float. No press release. No 8-K this morning. This is run two for us this month — we covered the September 3 gap, also on zero news — and the mechanics haven't changed.

The setup: no catalyst, all float

Search the wires and you'll find nothing dated this week except Form 4s showing a 10% stakeholder trimming shares — the kind of routine paper that doesn't move anything. What moved was the tape itself. Wednesday September 16, volume exploded from a few hundred thousand shares to roughly 46 million — on a float under 3 million, that's the float turning over more than 15 times in one session — while price barely budged. Thursday ran it back: another 44 million-plus shares, closing up 22% at \$0.44. That two-day volume signature with no headline is the tell: momentum algos and small-cap scanners feeding on each other, not new information.

Here's the educational bit. When a company does a reverse split — GIPR executed a 1-for-10 on July 9, 2026 — the share count shrinks but the trading community's appetite doesn't. You get a ~3M-share stock that legacy volume habits can whip around violently. The 52-week range on this thing spans nearly two orders of magnitude. That's not a chart; that's a seismograph.

What the company's actually done

The business is real: a Tampa-based, internally managed REIT holding retail, office, and industrial net lease properties. And the last two months were genuinely eventful. GIPR regained compliance with Nasdaq's stockholders' equity requirement effective August 10, 2026, and narrowed its Q2 net loss to \$1.08 million from \$4.42 million a year earlier — though

Nasdaq will monitor equity compliance for one year. It's been selling assets aggressively: the Fresenius Chicago property closed August 21 and a six-property Dollar General portfolio closed August 24, chipping away at its biggest legacy obligation. The clock that matters: a payoff letter sets \$4,231,754 due on or before September 30, 2026 to fully redeem Loci Capital's remaining preferred equity, and there's no assurance the redemption gets completed by that date. That's a binary filing event twelve days out — either a genuine catalyst or a disappointment.

Supply mechanics and the levels

Dilution overhang exists but sits above the action. The May offering priced 23,825,000 shares with matching warrants at \$0.21, warrants exercisable at \$0.21 for five years — post-split that's roughly 2.4M warrants struck near \$2.10. Out of the money here, so no warrant supply until price more than doubles again. Preferred units exchangeable one-for-one into common (split-adjusted) are modest post-split. The real risk isn't paper; it's air pockets and halt risk in a stock this thin.

Into the open: the premarket high near \$0.73 is the line — reclaim it on volume and the spike toward the low \$0.90s is back in play. Lose the premarket low around \$0.53 and you're staring at Thursday's \$0.44 close, then the \$0.36 base. Size like the bid can vanish, because in a float this small, it can.

Not investment advice; do your own homework and manage your risk.

MECHANICS BOX — THE STRUCTURAL READ

- Shares outstanding: 3.04M · Float: 2.76M
- Dilution-relevant SEC filings (30d): none found in the last 30 days
- Splits: 1-for-10 reverse (2026-07-10), 1-for-4 reverse (2020-10-12)

- Roughly 3M shares outstanding with a sub-3M float following a 1-for-10 reverse split on July 9, 2026. About 2.4M warrants (split-adjusted from the May 2026 \$5.0M offering) are struck near \$2.10, and Series B-1/B-2 preferred units are exchangeable one-for-one into common on staggered dates. The company regained Nasdaq stockholders' equity compliance effective August 10, 2026 (subject to one-year monitoring) and faces a ~\$4.2M Loci Capital preferred redemption deadline on September 30, 2026.

The Setup: This is a [Float Squeeze](#) play — read the pattern guide to learn how these setups typically unfold.

This report is for informational purposes only and does not constitute investment advice. Always conduct your own due diligence before making any investment decision.