

NOTICE OF UNSOLICITED OFFER TO PURCHASE

the Peaceful Valley Mobile Home Park located at 41292 Harder Ave, Harris, MN 55032

The owner of the Peaceful Valley Mobile Home Park ("Park"), Tricia Williams, is considering an unsolicited offer that she received recently to sell the Park to a private buyer.

The price range is \$937,000 to \$1,137,000. The material terms and conditions upon which the owner of the Park would consider selling the Park are as follows:

- Buyer must pay at least \$1,000 earnest money and sign a binding purchase agreement
- Buyer to secure commercial mortgage loan -or- Seller will finance the purchase through a 6% note, secured by the property, with monthly payments being approximately \$5,018
- If Seller finances, Buyer must provide a personal guaranty that the note will be paid as agreed, and Buyer cannot resell the Park without paying off balance owed to Seller
- Buyer shall have opportunity to inspect
- Buyer pays all closing costs
- Closing to be 01 April 2026
- At closing, Buyer must pay at least \$99,000 down
- Seller shall provide warranty deed at closing

The owner of the Park will consider any offer made by a representative acting on behalf of residents or a nonprofit that will become a representative acting on behalf of residents. Offers should be sent to Tricia Williams at the below address.



Tricia Williams
Peaceful Valley Mobile Home Park, LLC
PO Box 155
Harris, MN 55032