

September 9, 2026

Minnesota Housing Finance Agency
400 Wabasha St. N., Suite 400
St. Paul, MN 55102

RE: Notice of Unsolicited Offer to Purchase

To Whom It May Concern,

KT Properties, LLC (Owner), has received an unsolicited offer to purchase Hyland Mobile Home Park, Granite Falls, MN from JD Investment Partners, LLC, Rice, MN (Buyer). Buyer has indicated their plan to continue to operate Hyland Mobile Home Park as a Mobile Home Community.

The Owner is considering accepting this Offer. The Offer includes the following terms and conditions: (1) A purchase price of \$250,000, with an earnest deposit of \$1,000; (2) a closing date in early October with \$49,000 due at closing; (3) the balance to be paid in a 3-year seller-financed contract at 4% interest with monthly payments; and (4) a final balloon payment in July, 2029.

The Owner would consider any offer made by a representative acting on behalf of residents or a non-profit that will become a representative acting on behalf of residents.

This notice is sent in compliance with Minn. Stat. 327C.097. Please contact me with any questions or concerns regarding this notice.

Sincerely,

A handwritten signature in cursive script that reads "Ronnette J. Trulson". The signature is written in dark ink and is positioned above the printed name and address.

Ronnette J. Trulson
KT Properties LLC
Owner, Hyland Mobile Home Park
201 Winter Drive
Granite Falls, Minnesota 56241