

Little Valley MHC
959-600-6377
ospreymanagementct@osprey-management.com
305 Mohegan Park Road
Norwich, CT 06360



January 17, 2025

Dear Resident:

A notice letter was sent to all residents of the Little Valley MHC on November 27, 2024 advising of the Owner's conditional acceptance of a contract to sell the park. Below are additional details of the terms and conditions of such contract:

1. Multi-property sale:
 - The conditional acceptance is for the sale of 7 manufactured housing communities in Connecticut, broken up between 2 contracts
 - One contract contains 6 communities, which lists Little Valley as one of the assets being sold; another contract is for a separate community that the seller owns
 - The sale is conditioned upon all of the communities being purchased together
2. Purchase Price
 - The total purchase price for the 7 communities is \$16,000,000
 - The total Earnest Money Deposit is \$200,000 for the 7 assets. 50% was deposited up front and the other 50% must be deposited within 2 days after expiration of the Inspection Period
 - There is a loan at Little Valley that the purchaser must assume (it cannot be paid off prior to 10/27/2025)
3. Inspection Period & Closing
 - The Inspection Period is 90 days after the Effective Date of the PSA
 - Closing is to occur 15 days after the expiration of the Inspection Period

4. Closing Costs

12. Closing Costs.

(a) Sellers shall pay for (i) all taxes and assessments affecting any portion of the Property for all prior years, (ii) all costs related to Required Cure Items and any other title or survey matters that are the responsibility of Seller under Section 4 hereof, (iii) all transfer taxes and fees (including real or personal property transfer taxes and assignment fees in connection with the transfer of title to Buyer of the Property, including the Homes), (iv) all fees and commissions of the Broker, and (v) fifty percent (50%) of the closing, escrow and settlement fees charged by the Title Company.

(b) Buyer shall pay for (i) all costs of the Title Policy (and mortgagee's loan policy, if applicable) as set forth in Section 4(g), (ii) all fees and costs associated with Buyer's financing of the Property, including the Financing Costs, if any, (iii) title search fees and abstracting fees, (iv) fifty percent (50%) of the closing, escrow and settlement fees charged by the Title Company.

(c) Each Party will pay their respective attorneys' fees, if applicable.

Please contact us at ospreymanagementct@osprey-management.com with any questions or concerns.

Sincerely,
Little Valley MHC CT LLC