

Letter of Intent to Purchase Real Estate

Premier Custom Homes Inc.

17205 Yale Street NW

Elk River, MN 55330

763-464-4827

brandonv@premierhomesmn.com

2/12/25

Dear Grand Rapids Economic Development Authority,

a public body corporate and politic under the laws of Minnesota, having its office located at 420 North Pokegama Avenue, Grand Rapids, Minnesota, 55744

This Letter of Intent (“LOI”) is submitted by Premier Custom Homes Inc. (“Buyer”) to Grand Rapids Economic Development Authority (“Seller”) regarding the potential purchase of the property located at Great River Acres Lot 2 Block 2 (“Property”). This LOI is non-binding, except for the confidentiality and exclusivity provisions, and is intended to outline the principal terms and conditions under which Buyer is interested in purchasing the Property.

1. Purchase Price

The proposed purchase price for the Property is \$19,500.

2. Earnest Money Deposit

Buyer shall provide an earnest money deposit of \$2,000 within executing a formal Purchase Agreement.

3. Closing Date

Closing shall occur within 30 days after the execution of a Purchase Agreement. Permit Application for a single-family home will be applied for with the city of Grand Rapids within 45 days of Lot closing.

4. Option for Additional Lot Purchase

Seller agrees that Buyer shall have the option to purchase additional Lots. The purchase price of each additional Lot shall be as follows:

Lot 3 Block 2 \$19,500

Lot 5 Block 2 \$19,500

Lot 6 Block 2 \$21,000

Lot 7 Block 2 \$25,000

Lot 3 Block 3 \$23,500

Lot 5 Block 3 \$21,000

5. Lot Takedown Schedule

Buyer agrees to purchase 2nd Lot within 1 year of closing Lot 2 Block 2. Buyer is required to purchase 1 additional Lot every 6 months. See takedown schedule:

-2nd Lot purchased by 3/12/26

-3rd Lot purchased by 9/12/26

-4th Lot purchased by 3/12/27

-5th Lot purchased by 9/12/27

-6th Lot purchased by 3/12/28

-7th Lot purchased by 9/12/28

6. Lots currently under option agreement

Buyer to have 4 additional Lots currently under contract added to option agreement. If or when they become available. Buyers would have option to purchase these Lots any time prior to 9/12/28.

The purchase price of each additional Lot shall be as follows:

Lot 1 Block 3 \$25,000

Lot 2 Block 3 \$23,500

Lot 4 Block 3 \$23,500

Lot 7 Block 3 \$30,000

7. Exclusivity & Confidentiality

The Seller agrees not to solicit or entertain other offers for the Property for a period of 14 days from the execution of this LOI. Both parties agree to keep the terms of this LOI and any related discussions confidential.

8. Non-Binding Agreement

This Letter of Intent is not a legally binding contract but serves as a basis for negotiating a formal Purchase Agreement. The only binding obligations are the exclusivity and confidentiality provisions stated above.

If the terms outlined above are acceptable, please sign below and return a copy to me. We look forward to moving forward with this transaction in good faith.

Sincerely,

Brandon Vasquez

Premier Custom Homes Inc.

17205 Yale Street NW

Elk River, MN 55330

Acknowledged and Agreed:

