

Purchase and Sale Agreement

Property: Parkview Apartments, 1234 Parkview Lane, Austin, TX 78704

Seller: Parkview Holdings LLC

Buyer: Acquisition Partners LP

1. Purchase Price: \$42,500,000
2. Earnest Money Deposit: \$1,250,000
3. Due Diligence Period: 45 days from the Effective Date
4. Closing Date: September 30, 2026
5. Financing Contingency: None - Buyer's obligation is not contingent on financing.
6. Title and Survey Objection Period: 20 days