



Notice of Offer to Sell or List for Sale a Manufactured Home Park

To: Park Tenants

From: Park Owner

Date: 3-21-2026

This serves as a written notice that COUNTS TR. PK. is being offered for sale or will be listed for sale on 3-21-2026 (Date) (PARK NAME)

The Virginia Manufactured Home Lot Rental Act provides (with some exceptions) that the owner (the "Park Owner") of a manufactured home park (the "Park") provide written notice ("Notice of Offer to Sell or List") to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owner sends the Notice of Offer to Sell or List to each of the Park Tenants, a copy of such notice also is sent by the Park Owner to the Virginia Department of Housing and Community Development to post on the Department's website. (See Section 55.1-1308.2 of the Code of Virginia <https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

The Department keeps the Notice of Offer to Sell or List posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale or the transaction does not go to settlement. The Park Owner is required to give the Notice of Offer to Sell or List at least 90 days prior to accepting an offer.

The relevant information about the Park is listed on the second page. (<https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Offer to Sell or List was: () mailed by regular mail, postage prepaid, () hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

141 COUNTS DR CASTLEWOOD Virginia 23024, this 21 day of MARCH, 2026
(PARK ADDRESS)

Kassie McDowell
Name of Park Owner

OWNER - MGR
Authorized Representative

KASSIE MCDOWELL
Printed Name of Authorized Representative

Relevant Information:

Park Name Counts Trailer Park
Park Address 141 Counts Dr Castlewood Virginia 24524
(Zip Code)
Number of lots 19
Price \$ 250,000.00

Name of Park Owner Kassie McDowell
Address 2121 Hwy 126 Bristol TN 37620
(Zip Code)
Email _____
Phone 423 646 7883

Contact for Info Kassie McDowell
Address 2121 Hwy 126 Bristol TN 37620
(State) (Zip Code)
Email _____
Phone 423 646 7883

Copy To: Virginia Department of Housing and Community Development

AGREEMENT OF PURCHASE AND SALE

Date: February 26, 2026

RE: Purchase and sales agreement for Castlewood Mobile Home Park

Buyer: MSS Capital LLC and/or assigns. The contract will be assigned to a single asset limited liability company prior to Closing

Seller: Kassie J. McDowell

Property: The Purchase Price is for the mobile home park located at: 141 N. Counts Drive, Castlewood, VA 24224. The Property includes any real property land and improvements, park personal property, intangible park property owned by Seller located on or about the Property. For clarify, and without limitation, the Property is ±19 mobile home lots.

Purchase Price: The purchase price is \$250,000.

Earnest Money: Two Thousand Dollars and 0/100 (\$2,000.00) to be deposited with the Title Company at the end of the inspection period. The earnest money deposit shall be applicable to the Purchase Price and is refundable to the Buyer during the Inspection Period.

Due Diligence

Materials: The Seller shall provide the Buyer with any documentation from third party consultants relating to previous surveys, permits and licenses, inspections, correspondence, environmental reports, leases, rent rolls, and other financial statements available, no later than fourteen (14) days from contract execution. **Seller doesn't have to pay for a new survey if there is not one on file.**

Inspection Period: Forty-Five (45) days, commencing upon receipt of the Due Diligence Materials and Title from Seller.

Closing: Closing shall occur Fifteen (15) days after the completion of the Inspection Period.

Title: The Seller shall provide a preliminary title commitment prior to the beginning of the Inspection Period. Buyer shall pay for any endorsements above the standard title policy at Closing.

Environmental: The Buyer may conduct its own environmental audit of said Property at Buyer's cost, although the Seller shall provide copies to Buyer of all previously conducted environmental audits currently in its possession.

Taxes and Special Assessments: Property taxes for 2026 shall be prorated at the time of transfer. Seller warrants that all property taxes for prior years have been paid.

The Buyer will cover all closing costs.

Title Company: The Parties will open an escrow account with a company of the Buyer's choosing, where Closing shall be held in accordance with the purchase agreement.

Easements & Restrictions: The Seller will provide a copy of any restrictive documents or covenants encumbering the Property or access agreements and any amendment(s) thereto that encumber the Property within fifteen (15) days of the execution of the purchase contract, with the Inspection Period being extended by one day for every day until delivery.

Zoning: The current zoning of the Property allows for its existing use as an operating mobile home park and Seller represents that it has all permits and licenses for said operation for 19 mobile home pads.

Tenants: Seller to provide an assignment of leases, assignment of rents for the month of closing, rights to any back rent, and security deposits (with a detailed listing of all of the above) at Closing

Miscellaneous: All personal property owned by Seller that is on the premises as of shall remain with the Property and be transferred to Buyer at Closing. Please review the enclosed information and acknowledge your approval of the terms and conditions set out herein by signature below.

This offer shall constitute a binding contract.

Submitted by: MSS Capital LLC

Manny Sandhu, Manager

Manny Sandhu
dotloop verified
02/26/26 1:17 PM EST
2N8G-S2T-Y6XD-LUVY

Date: 02/26/2026

Accepted by:

Seller(s):

Name *Kassie J. McDowell* Date: *Mar-18-2026*
Kassie J. McDowell

Kassie McDowell

2121 Hwy 126

Burton TN 37620

May 21-2026

Dept of Housing and Community Dev.
Commonwealth of Va.

600 East Main Street #300
Richmond Va 23219

Sale of Castlewood Va. Mobile Home Pk
141 Counts Dr.

Castlewood VA 24224

You are hereby notified
that Kassie McDowell has
entered into a contract of
purchase and sale of
Castlewood Va. Mobile Home
Pk. for the sum of
\$250,000.00.

Enclosed is a copy of
contract with this notice

Thank you,
Kassie McDowell