



THE
JENSEN LITIGATION FIRM
PLLC

August 1, 2025

VIA CERTIFIED MAIL

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

Re: Notice of Unsolicited Offer Pursuant to Minn. Stat. § 327C.097

Dear Sir or Madam:

I am an attorney representing Mora Acquisition, LLC, which owns and operates Edgewood Park located in Mora.

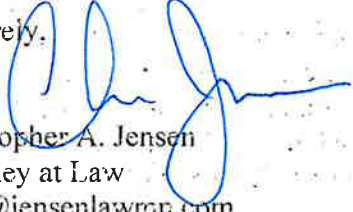
Pursuant to Minn. Stat. § 327C.097, Mora Acquisition, LLC is providing Notice of an Unsolicited Offer for sale of its manufactured home park.

Mora Acquisition, LLC has received an unsolicited bona fide offer of \$2.2 million for purchase of the Mora park. Mora Acquisition, LLC intends to consider that offer or may consider making a higher counteroffer in that general range. Closing of a sale would be expected in 60-90 days. The offeror has requested the possibility of seller financing. We would expect to use standard terms and conditions for the sale of a mobile home community and would not expect to include any unusual terms or conditions. Mora Acquisition, LLC understands that the proposed buyer would intend to continue operating a manufactured home community. Negotiations are moving forward.

The owner would consider selling the park and would consider any offer made by a representative acting on behalf of residents or a nonprofit that will become a representative acting on behalf of residents.

Enclosed is the Notice being sent by regular mail to each resident household in the community.

Sincerely,


Christopher A. Jensen
Attorney at Law
chris@jensenlawmn.com

Cc: Client (via email)
Encl.

NOTICE OF UNSOLICITED OFFER
PURSUANT TO MINN. STAT. § 327C.097

VIA REGULAR MAIL

August 1, 2025

Dear Edgewood Park Residents:

Minnesota law requires us to provide you with notice of any unsolicited bona fide offers that we receive to purchase our manufactured home community.

We have received an unsolicited bona fide offer of \$2.2 million for purchase of this manufactured home community. We intend to consider that offer or may consider making a higher counteroffer in that general range. Closing on a sale would be expected in 60-90 days. The offeror has requested the possibility of seller financing. We would expect to use standard terms and conditions for the sale of a manufactured home community and would not expect to include any unusual terms or conditions. Negotiations are moving forward.

We understand that the proposed buyer would intend to continue operating a manufactured home community in this location.

The owner would consider selling the park and would consider any offer made by a representative acting on behalf of residents or a nonprofit that will become a representative acting on behalf of residents.

Thanks,

Park Owners – Mora Acquisition, LLC d/b/a Edgewood Park