

PARCEL 11
BUYER PURCHASE PROPOSAL

May 15, 2020

Lynn F. Coker
NAI Capital
lcoker@naicapital.com

Dear Mr. Coker;

I am offering to purchase the City of Desert Hot Springs' Successor Agency (Seller) Parcel Number 11 located at 66146 Pierson Blvd, Riverside County APN 639-232-040, with the following conditions and terms:

1. Price: \$9,800, payable in cash with close of escrow.
2. Buyer: MLOU GUZMAN VILLANUEVA, or assignee.
3. Intended Use: Eventual commercial development of the site will conform to all City zoning and land use requirements and may include both retail and office applications.
4. Closing: Fifteen (10) Days following the removal of all Buyer Contingencies.
5. Buyer Due Diligence Period: Fifteen (15) Days following the opening of escrow.
6. Earnest Money Deposit: Buyer shall deposit \$1,000 into the Escrow Account within 3-days following the opening of Escrow. This money is refundable to Buyer should Escrow be cancelled at any point throughout the Buyer Due Diligence Period.
7. Condition of Property at Close of Escrow: Seller shall deliver the subject parcel lien free and cleared of all trash and debris.
8. Broker Representation: NAI Capital represents the City of Desert Hot Springs' Successor Agency and both Buyer and Seller warrant there are no other Brokers, Agents or Consultants eligible for any compensation as a result of the consummation of this contemplated transaction other than NAI Capital.

This expression of interest outlines high level purchase and sale conditions and is to be used for discussion purposes only. Neither Buyer nor Seller is obligated by any elements of this expression of interest nor is either party required to respond or advance these discussions whatsoever. For the purpose of the contemplated transaction, only a fully executed Purchase and Sale Agreement may bind the parties.

Sincerely,

MLOU GUZMAN VILLANUEVA



May 9, 2020

To whom it may concern,

My name is MLOU GUZMAN VILLANUEVA and I'm a real estate investor. I've been involved in purchasing property in Desert Hot Springs since 2016. I own both commercial and residential property. One of my goals since I started has been to renovate commercial buildings and single-family homes in order to help the city onto a healthy growth path. My current project is a perfect example of this. I recently purchased the commercial building at 66088 Pierson Blvd. This building was home to squatters, drugs, and trash. This was a big problem for the city of DHS for years and I came in and cleared the property within weeks. I have worked hard with the city to bring this building back to life, and I look forward to more opportunities.

My intent to purchase new commercial vacant land on Pierson Blvd aligns with my goal to build one of the main corridors to the city. Furthermore, I have plans to purchase the adjacent parcels of the commercial land in question from the current owners. Many investors are purchasing on speculation, but my intent is to get to work as soon as possible and make a difference in this community. I see a future in Desert Hot Springs and I want to be a part of it.