*NOT-AN OFFICIAL DOCUMENT

PURCHASE AGREEMENT

This Purchase Agreement (hereinafter referred to as "Agreement") is entered this 10th day of July, 2022 ("Effective Date"), by and between Quick Flip Pros, LLC (hereinafter referred as " Buyer") and Distressed Property Solutions, LLC (hereinafter referred as "Seller")

In consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto covenant and agree as follows: See Attached Likhit A for head Obstriction

- I. PROPERTY: Seller is the owner of a parcel of real property, with all improvements thereon, known generally as 3940 W 23rd Ave, Gary IN 46404, such property being more particularly legally described as parcel number 45-08-18-133-019.000-004
- 2. (the "Property"). The Property includes all of Seller's rights and interests in and to the Leases of the Property, buildings and other improvements on or within the Property or appurtenant thereto, including easements, warranties, guaranties, indemnities, and covenants. Seller wishes to sell and Buyer wishes to purchase the Property on the terms and conditions set forth herein.
- 3. PURCHASE PRICE: The purchase price for the Property is \$14,000.00 (the "Purchase Price")
- 4. IMPROVEMENTS AND FIXTURES: The above price includes all improvements permanently installed and affixed, such as, but not limited to, electrical and/or gas fixtures, heating equipment and all attachments thereto, gas grills, incinerators, windows shades, curtain rods, drapery poles and fixtures, awnings, TV antennas, all landscaping, mailbox, garage door opener with control(s), ceiling fans, smoke alarms, mini barns/storage sheds. satellite dish with control(s). The Property has been inspected and accepted by the Purchaser "as is" in its present condition and shall be delivered in such present condition to Purchaser at the time of possession, free of all liens and encumbrances except as otherwise provided herein. Acceptance of this Agreement by the Seller shall constitute a warranty that all of the articles, fixtures, accessories and appliances above described are fully paid for or will be fully paid for by the Seller prior to closing of the transaction.
- 5. METHOD OF PAYMENT: CASH: The entire purchase price shall be paid in cash, by certified or cashier's check at the time of closing the transaction. No financing is required.
- TIME FOR OBTAINING FINANCING: N/A
- CLOSING DATE: Closing date shall be no later than 7/11/2022
- 8. MISCELLANEOUS PROVISIONS: Conveyance of the property shall be by Quit Claim Deed, unless otherwise agreed to herein.
- TITLE COMPANY FEES: Purchaser shall pay any closing fees.

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- 10. INDEPENDENT INSPECTIONS: No Inspection Required
- 11. TAXES, ASSESSMENTS, AND PRORATIONS: Seller warrants that taxes are current and not past due. Purchaser to accept property subject to all taxes going forward from closing date, with no prorations at time of closing.
- 12. TITLE EVIDENCE: Purchaser shall provide own title evidence
- 13. SURVEY: Purchaser shall not receive a mortgage survey at Seller's expense.
- 14. RISK OF LOSS: All risks of ownership and loss, whether by fire, vandalism, theft, casualty or otherwise, shall belong to Seller until closing. In the event there are any damages to the Property prior to closing, Purchaser shall have the right to complete the sale, at his sole option, and have the insurance proceeds assigned to him after closing. If Purchaser declines in writing to close with assignment of insurance proceeds, Seller shall have the option to cancel this agreement.
- 15. MAINTENANCE OF PROPERTY: Seller shall maintain the condition of the Property and related equipment until possession thereof is delivered to Purchaser.

			APPROVAL: (Mark (x)	in appropriat	e box.) T	his Agreen	nent is
void if not	accep	ted in	writing on or before	□ AM	□ PM	□ Noon	
Midnight, _	_/_	_/	("Expiration Date").				

- 17. TIME PERIODS: Time is of the essence, and time periods specified in this Agreement shall expire at midnight on the date stated unless the parties agree in writing to a different date and /or time.
- 18. CONTINGENCY: This agreement is contingent and subject to Buyer's approval of title report and the Property's condition. Buyer shall immediately order a title report upon receipt of signed Agreement and shall be allowed to inspect the Property. Buyer shall, in addition to the above property condition inspection, be granted 10 days to approve title report after receipt. Should Buyer determine that the Property is not suitable for acquisition due to title issues or property condition, Buyer may cancel this Agreement. Both parties agree that Buyer is purchasing the Property in as-is condition, and Seller makes no warranty as to the Property or title condition.

 Seller D Purchaser

19. BUYER'S OFFER: This Agreement, first executed and delivered by Buyer, constitutes an offer to purchase the Property on the terms and conditions contained herein. For this offer to be accepted, one counterpart, duly executed by Buyer, must be returned by Seller, prior to the Expiration Date, otherwise this offer shall expire, at the option of the Buyer, without notice. The date of delivery of this Agreement to Buyer after execution by the last signatory hereto shall constitute the "effective date" of this Agreement for all purposes.

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THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE BEFORE SIGNING.

By signature below the parties verify that they understand and approve this Purchase Agreement and acknowledge receipt of a signed copy.

By: Dake a Dhis - Buyer
PRINTED PROLICE
SELLER'S RESPONSE TO PURCHASE AGREEMENT
The above terms and conditions are:AcceptedRejectedCountered
At(time)/(date)
Seller's Signature Seller's Signature
John M Roorda – Distressed Property Solutions, LLC PRINTED
8026 North Dr, Highland IN 46322 Mailing Address
Mailing Address
"I AFFIRM, UNDER THE PENALTIES FOR PERURY THAT I HAVE TAKEN REASON-ABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY JOHN PREPARED BY: 57 John M. Roorda
instrument prepared by: John M. Roorda
tressed property Solutions LLC-Myr

Exhibit 6 Tegas Restrict For Paricial DOCUMENT

Lot Number fourteen (14), in Block Number Thirteen (13) as marked and laid down on the recorded plat of Tarry town Second Subdivision in the City of Gary, lake County, Indiana, as the same appears of record in Plat Book 30, page 86, in the Recorders of Lake County, Indiana.

Property or lake County Recorder