Lower Hanel Mill Offer Comparison

Confidential working matrix | Offers identified only as A, B, and C

Key Term	Offer A	Offer B	Offer C
Purchase price	$3,473,910.00	$3,251,000.00	$2,582,997.50
Net price after commission	$3,300,214.50	N/A - No Commission	$2,505,507.57
***footnote**	*net price does not take into account standard 1-3% closing costs	NA	*net price does not take into account standard 1-3% closing costs
Price per square foot	$7.25	Approx. $6.79/SF	$5.50
Property included	Entire property	Entire property	Entire property divided among four buyers
Transaction structure	Single purchase agreement	Single purchase agreement	Four separate purchase agreements - one for each parcel
Earnest money	$75,000 original deposit, plus $30,000 in prior extension fees	$50,000	$75,000 total, allocated proportionately among the four purchases
Nonrefundable amount	Proposed amendment increases the nonrefundable amount to $80,000	Refundable during conditions period; nonrefundable after conditions are satisfied or waived	Fully refundable during due diligence
Due diligence / inspection	Proposed extension through April 16, 2027	60 days	45 days for Lots 1011 and 1015; 90 days for Lots 1017 and 902
Closing	Within 30 days after inspection period; approximately May 16, 2027 if full period is used	No later than December 1, 2026	Within five days after completion of each parcel's due diligence period. However one property could elect to back out and leave a single lot remaining. PSA
***footnote**	*271 day extenstion to close	On or before December 1, 2026, following the 60-day due-diligence period. Buyer could close earlier.	*If executed August 18, 2026, Lots 1011 and 1015 would close by October 7, 2026, and Lots 1017 and 902 would close by November 21, 2026.
Financing	Cash at closing	Cash or immediately available funds at closing; no financing contingency	Three smaller parcels described as cash purchases; proof of funds/financing to accompany PSAs are not tied together.
Proposed use / economic benefit	Not stated in the purchase agreement	Sustaining 60+ employees and generating an additional 15-20 additonal jobs	Local business expansion and light-industrial development; approximately 50 new jobs and nearly 100 total jobs represented
Broker commission	Seller to pay 5% commission	No broker fee	Seller to pay 3% commission
Current document status	Executed 2025 PSA with a proposed, unsigned amendment to reinstate and extend it	Buyer-executed PSA; not yet accepted by Seller	Nonbinding LOI signed by buyers; four PSAs still required
Key consideration	Highest price, but longest period before closing	Second-highest price with the shortest clearly defined path to a single closing	Strongest stated local job and business-development benefit, but lowest price and more complex four-buyer structure