

ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT

Market Place Apartments

This ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT (the “Assignment”) is dated effective as of February 11, 2026, by and between American Community Developers, Inc. (“Assignor”) and Market Place 2026 L.L.C. (“Assignee”).

RECITALS

WHEREAS, Assignor, as Buyer, entered into that certain Purchase and Sale Agreement dated as of February 10, 2026 (the “Purchase Agreement”), concerning the real and personal property described therein associated with Market Place Apartments located in the City of Rock Hill, South Carolina (the “Property”); and

WHEREAS, pursuant to Section 10(f) of the Purchase Agreement Assignor, as Buyer, desires to assign its total interest in the Purchase Agreement to Assignee, and Assignee desires to accept such assignment and assume the Assignor’s obligations under the Purchase Agreement for the acquisition of the Property.

AGREEMENT

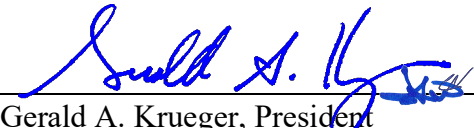
NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns all of its rights, title and interests in and to the Purchase Agreement, as Buyer, to Assignee, effective as of the date of this Assignment. Assignee hereby accepts such assignment and assumes all of the obligations of Assignor under the Purchase Agreement.

{signatures on following page}

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first written above.

ASSIGNOR:

American Community Developers, Inc., a Michigan Corporation

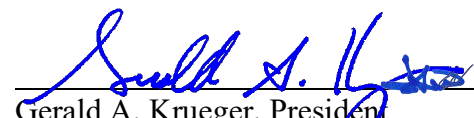
By: 
Gerald A. Krueger, President

ASSIGNEE:

Market Place 2026 L.L.C., a Michigan limited liability company

By: MCFAH South Carolina L.L.C.
Its: Managing Member

By: American Community Developers,
Inc., Manager

By: 
Gerald A. Krueger, President