

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION
www.flmb.uscourts.gov

In re:

RAD Diversified REIT, Inc.;

RAD Diversified OZ Fund, LP;

DHI Fund, LLC;

DHI Holdings, LP;

DDH Fund, LLC;

Debtors.¹

Chapter 11

Case No. 8:26-bk-01636-CPM

Joint Administration Requested With

Case No. 8:26-bk-01637

Case No. 8:26-bk-01638

Case No. 8:26-bk-01639

Case No. 8:26-bk-01640

**DECLARATION OF KATIE S. GOODMAN, CHIEF RESTRUCTURING OFFICER,
IN SUPPORT OF DEBTORS' CHAPTER 11 PETITIONS AND FIRST DAY MOTIONS**

I, Katie S. Goodman, hereby declare that the following is true and correct to the best of my information, knowledge, and belief:

1. I am the Chief Restructuring Officer ("**CRO**") of the above-captioned debtors and debtors in possession (collectively, the "**Debtors**").

2. The Debtors' principal place of business is located at 11418 US-19 N, Port Richey, Florida 34668.

3. I am the Managing Partner of GGG, based in Atlanta, Georgia. On February 20, 2026, each of the Debtors formally engaged GGG to provide turnaround management services, and designated me as CRO. Previously, we were retained as a financial advisor to the Debtors.

¹ The last four digits of the Debtors' tax identification numbers are: RAD Diversified REIT, Inc.–6337; RAD Diversified OZ Fund, LP–2518; DHI Fund, LLC–8614; DHI Holdings, LP–8429; and DDH Fund, LP–6939. The Debtors' mailing address is 11418 US 19 N., Port Richey, FL 34668.

4. GGG is a national turnaround consulting firm that provides turnaround, business and advisory and restructuring services over a multitude of industries and markets. Sample representations of GGG include financial advisory services to a number of debtors, including: *In re FedNat Holding Company, et al.* (Bankr. S.D. Fla.) (Chief Restructuring Officer); *In re Regional Housing & Community Services Corp., et al.* (Bankr. N.D. Ga) (Chief Restructuring Officer); *USA Dry Van Logistics, LLC* (Bankr. S.D. Tex.) (Chief Restructuring Officer); *In re The Cliffs Club & Hospitality Group, Inc., et al. d/b/a The Cliffs Golf and Country Club* (Bankr. D.S.C.) (Chief Restructuring Officer); *In re The Alieria Companies Inc. d/b/a Alieria Healthcare, Inc.* (Bankr. D. Del.) (Chief Liquidating Officer), *In re Trendset, Inc.* (Bankr. D.S.C.) (Chapter 11 Trustee and Plan Administrator); and *In re Phoeben, Inc.* (Bankr. S.D. Tex.) (Sale Process Advisor).

5. I have 25 years of experience in the practice of turnarounds and restructuring. Among my many engagements, I have acted as receiver, assignee in general assignments for the benefit of creditors, and Chief Restructuring Officer in matters filed under chapter 11 of title 11 of the United States Code (the “**Bankruptcy Code**”).

6. Before joining GGG, I worked for a leveraged buyout fund, where I focused on assessing and acquiring middle-market companies including acquisitions in the telecommunications, textile, and industrial distribution industries.

7. In my capacity as Debtors’ CRO, I am generally familiar with the Debtors’ day-to-day operations, business affairs, and books and records.

8. Specifically, I have been directly involved in the matters leading up to these Chapter 11 filings, including financial planning, forecasting, and the restructuring process.

9. I am authorized to submit this declaration (this “**Declaration**”) on behalf of the Debtors and in connection with (a) the Debtors’ petitions for relief under chapter 11 of the

Bankruptcy Code filed on the date hereof (the “**Petition Date**”) and (b) the relief requested by the Debtor pursuant to the pleadings described herein (collectively, the “**First Day Motions**”).²

10. Except as otherwise indicated, all facts and statements set forth in this Declaration are based upon (a) my personal knowledge or opinion, (b) information obtained from members of the Debtors’ management team, employees, or advisors, (c) the Debtors’ books and records maintained in the ordinary course of their business, or (d) my review of relevant documents and information concerning the Debtors’ operations, financial affairs, and restructuring initiatives, or my opinions based upon my experience and knowledge.

11. I submit this declaration in support of the First Day Motions and pursuant to 28 U.S.C. § 1746.

12. If called upon to testify, I could and would testify competently to the statements set forth in this Declaration, as the information in this Declaration is accurate to the best of my information, knowledge, and belief. In making the statements herein, I have relied in part upon others to accurately record, prepare and collect necessary documentation and information.

13. As set forth in more detail herein, the purpose of the above-captioned chapter 11 cases (the “**Chapter 11 Cases**”) is to preserve and maximize the value of Debtors’ substantial assets, which includes more than 300 residential rental properties and vacant residential lots located predominantly in Pennsylvania, Texas, and Florida.

14. The negative press that resulted from certain Regulatory Matters (described below) crippled the Debtors’ ability to obtain financing and raise the capital necessary to continue to operate its business. The goal of these Chapter 11 Cases is to preserve and maximize the value of the Debtors’ business enterprise for the benefit of creditors and equity investors.

² Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the applicable First Day Motion.

15. In an effort to come up to speed, I have, among other things: (a) met or spoken with the ultimate principals, Brandon “Dutch” Mendenhall and Amy Vaughn, and various employees of the Debtors; (b) reviewed certain of the Debtors’ books and records, including financial records, and (c) analyzed the nature and extent of Debtors’ real estate portfolio.

16. To ensure independent decision-making throughout these Chapter 11 Cases, the Debtors have appointed the Independent Director (as defined herein) to whom I report and who has the ultimate decision-making authority on behalf of the Debtors.

17. The Debtors have also engaged Soneet Kapila and KapilaMukamal, LLP to, among other things, provide forensic accounting services to the Debtors and assist with preparation of Debtors’ Schedules and Statements of Financial Affairs.

18. These Chapter 11 Cases are emergency filings and much of the information remains to be developed. I intend to verify key information that has been represented by the Debtors and their pre-petition management by reviewing books and records more closely, looking at underlying documents, and seeking the input of each of the parties in interest. To help me do so, I am working with my colleagues at GGG and KapilaMukamal, LLP, who have begun to review budgets, rent rolls, and other documents provided to them. To the extent necessary or appropriate, I intend to supplement this declaration as information develops.

19. This Declaration is divided into four sections. Section I provides an introduction, a brief overview of the Debtors’ business operations, and a discussion of the Debtors’ capital structure. Section II contains a discussion of the events giving rise to these cases. Section III provides the path and strategy that Debtors intend to utilize in these cases. Finally, Section IV provides the factual and evidentiary basis for the emergency and other relief that the Debtors have requested from the Court pursuant to the First Day Motions.

Background

A. Founding and Purpose.

20. The Debtors were formed to acquire, manage, renovate or reposition, and operate real property, consisting primarily of single family residential properties and vacant lots located in Florida, Pennsylvania, Texas, and New Jersey. **Exhibit A** attached to this declaration is a spreadsheet provided to me by management that details the real properties owned by each of the Debtors. I am advised that Exhibit A may include properties that have recently been foreclosed upon or sold at sheriff's sales.

21. Debtor RAD Diversified OZ Fund, LP ("**RAD OZ**") is a Delaware limited partnership that was formed to invest in real property located in Qualified Opportunity Zones.

22. Debtor DHI Fund, LLC ("**DHI Fund**") is a Delaware limited liability company.

23. Debtor DHI Holdings, LP ("**DHI Holdings**") is a Delaware limited partnership.

24. Debtor DDH Fund, LLC ("**DDH Fund**") is a Delaware limited liability company.

25. Debtor RAD Diversified REIT, Inc. ("**RAD REIT**") is a Maryland corporation that was formed to qualify as a real estate investment trust under the Internal Revenue Code.

26. Certain affiliates of the Debtors that own real estate other than residential real properties have not filed bankruptcy at this time. I intend to investigate and evaluate any transactions between the Debtors and these entities. **Exhibit B** attached to this declaration is a list of affiliated entities that has been provided to me by Debtors' management. I have not verified whether this list is accurate and complete, but I am advised that the list does include the names of all affiliates of the Debtors.

27. Brandon Dutch Mendenhall and Amy Vaughn are the founders of each of the Debtors and I believe have exercised managerial control over each of the Debtors since they were founded.

B. Appointment of CRO and Independent Director; Bankruptcy Filings.

28. On February 20, 2026, I executed an engagement letter with the Debtors to become the CRO of the Debtors. In that capacity, I will be in charge of the administration of the Debtors' operations during the Chapter 11 Cases. It is contemplated that I will serve as CRO of the Debtors and any affiliated entities that may file Chapter 11 bankruptcy petitions in the future.

29. In light of the Regulatory Matters (as defined and described below) and consequent financial distress faced by the Debtors, as well as the imminent foreclosure sales scheduled for many of the Debtors' properties, the Debtors determined that engaging an independent manager to govern the operations of the Debtors was appropriate.

30. KapilaMukamal, LLP will also provide financial advisory and forensic accounting services to the Debtors, including an investigation of transactions among the Debtors and various non-debtor affiliates and the Debtors and investors.

31. The presence of the Independent Director ensures that I can be entirely independent. On February 28, 2026, the Debtors each executed Independent Director Agreements (the "**Director Agreements**") under which each of the respective Debtors delegated all managerial authority over its operations and management to the Independent Director. In addition, the Independent Director has the ultimate authority and decision-making power to manage the Debtors' operations.

32. As the CRO, I have broad authority to manage, operate, sell and reorganize the Debtors and/or certain of the Debtors' assets, as applicable; I will report to the Independent

Director. I will not report to Mr. Mendenhall, Ms. Vaughn, or any of their affiliates, but I will solicit their input and discuss their views as is necessary and appropriate.

33. In an effort to come up to speed, I have, among other things: consulted with Mr. Mendenhall and Ms. Vaughn and other members of Debtors' accounting and management teams; reviewed Debtors' books and records, including financial records; and reviewed the Regulatory Matters.

34. Proposed general restructuring counsel for the Debtors, Pack Law, ordered title searches for all of the real properties owned by the Debtors and UCC searches for each of the Debtors. Based upon my review of these title searches and UCC searches, it is my understanding that the majority of the properties owned by the Debtors are encumbered by first mortgages or deeds of trust, judgment liens, ad valorem tax liens, and/or municipal liens, but certain properties may be owned free and clear of any liens.

35. I worked with Debtors' counsel to engage KapilaMukamal, LLP to support me in my role as CRO.

36. On March 1, 2026, the Independent Director authorized me to file voluntary chapter 11 petitions for each of the Debtors.

37. The bankruptcy cases of the Debtors were filed on an emergency basis to prevent additional loss of properties through foreclosure and/or notices of trustee sales. As such, my advisors and I have not yet had the opportunity to review all of the budgets or the data underlying the budgets, or verify all of the material information that will need to be reviewed. However, in this very short period of time, we have covered a lot of ground, gathered and reviewed a significant amount of information, and developed and implemented a plan for moving forward quickly and efficiently.

C. The Debtors' Bank Accounts and Cash Management System.

38. Based on my efforts to investigate the Debtors' business, it is my understanding that each of the Debtors maintained one or more pre-petition bank accounts. Exhibit C is a list of all open pre-petition bank accounts of each of the Debtors. It is my further understanding that the tenants of the Debtors' properties pay rent through AppFolio (a property management software), which is transferred by ACH into Debtor RAD REIT's pre-petition bank account. The Debtors are in the process of setting up debtor-in-possession bank accounts at an approved depository institution. GGG personnel will be the sole signatories on the debtor-in-possession accounts.

39. I am advised that it will take approximately 30 days from the date a request is made for AppFolio to change the ACH transfer from RAD REIT's pre-petition bank account to the debtor-in-possession bank accounts. Accordingly, the Debtors will be seeking "first day" interim cash management relief pending the opening of the debtor-in-possession bank accounts and remittance of AppFolio rent collections to those accounts.

D. The Debtors' Capital Structure.

40. Historically, the Debtors funded their operations with a combination of cash flow from rentals, property sales, loans, and investments. Unfortunately, as of the Petition Date, many of the Debtors' properties are vacant. Further, I am advised that many tenants are withholding payment of rent because they have been served with foreclosure lawsuits. Accordingly, the Debtors are not receiving substantial rental income. I am advised that Debtors received total rental income in excess of \$90,000 in each of December 2025 and January 2026.

41. In order to protect the personal information of Debtors' tenants, Debtors will be seeking to file their respective Schedules of Executory Contracts under seal and limit access to this schedule to the Court and the US Trustee.

a. Property Level Secured Obligations.

42. It has been represented to me that most of the real properties owned by the Debtors are subject to deeds of trust, mortgages, and other secured debt (collectively, the “**Mortgages**”) in favor of various lenders (collectively, the “**Real Estate Lenders**”) arising from the acquisition, development, and/or ownership of such real property. **Exhibit A** attached hereto describes the current servicer and approximate amount of the outstanding Mortgages that encumber each parcel of property. Because many of the Mortgages have been assigned (in some cases multiple times), **Exhibit A** may not reflect the current owner of the Mortgage or the current servicer of that mortgage. The Debtors’ proposed counsel is reviewing the title reports for each property to determine the current holder and servicer of all mortgages and deeds of trust, as well as all other recorded liens against the properties.

43. It has been represented to me by prepetition management that certain of the properties have equity in their current condition and that others will require minor repairs and maintenance to return the properties to a rentable condition and maximize the value of these properties. My advisors and I have not yet had an opportunity to analyze value, liens, and condition of each of the properties.

b. The Debtors’ Capital Raising Efforts from Individual Investors.

44. It has been represented to me that that the Debtors engaged in a variety of prepetition fundraising efforts, including public offerings under Reg A and Reg D, and that there are more than 5,000 investors, the majority of which are individuals, closely held businesses, or self-directed IRAs. Certain of the investments were documented and denominated as secured promissory notes, unsecured promissory notes, joint ventures, and equity investments. The investors were initially “assigned” to a particular Debtor entity or property, and in some cases were

“rolled over” into a different Debtor or non-debtor entity or property. In most cases, the “joint venture” investors are not reflected on the deed or elsewhere in the official records. Similarly, the “secured promissory notes” indicate that the note is secured by the real property located at a specified address, but there is no mortgage or other document recorded in the official records that reflects the existence of a lien. Among other things, KapilaMukamal, LLP has begun analyzing Debtors’ pre-petition transactions with investors and the sources and uses of investor funds.

45. It has been represented to me that:

- a. The Debtors have at least 5,000 investors, who have made aggregate investments in one or more of the Debtors ranging from \$1,000.00 to more than \$1,000,000.00;
- b. Pre-petition, the Debtors communicated with these investors primarily through email;
- c. Certain investors have filed lawsuits against the Debtors or management arising out of these investments.

46. Because of the extensive number of investors and creditors in these Chapter 11 Cases, the Debtors have filed a First Day Motion seeking to employ Epiq Corporate Restructuring, LLC (“**Epiq**”) as claims noticing agent in these Chapter 11 Cases, and seeking to provide notice by email to all investors (except those that request notice by mail). In addition, the Debtors have filed a First Day Motion seeking to restrict access to the names and information concerning investors pursuant to 11 U.S.C. § 107(b) and Federal Rule of Bankruptcy Procedure 9037.

Events Leading to the Commencement of these Cases

A. The Regulatory Matters.

47. In the years leading to the Petition Date, the Debtors’ ability to obtain financing and capital from investors has been crippled by the negative publicity attendant to certain governmental, compliance, and regulatory matters (collectively, the “**Regulatory Matters**”), some of which are briefly discussed in the paragraphs that follow.

48. For example, in February 2024, the United States Securities and Exchange Commission halted Debtor RAD REIT's ability to raise new funds by declaring its offering statement abandoned.

49. Subsequently, in July 2025, Florida Attorney General James Uthmeier announced he had issued subpoenas to RAD REIT and related entities after receiving alleged investor complaints that RAD REIT wasn't using investor money as represented. In a public statement, Uthmeier said "this appears to be a Ponzi scheme." While the Debtors pre-petition management strenuously disagrees with this characterization, the accusation received substantial press coverage and crippled the Debtors' ability to operate their businesses.

B. Litigation

50. The Debtors have also been the subject of some private litigation by investors, including a civil RICO suit in which a well-known media personality asserts that certain affiliates of the Debtors allegedly misled investors.

51. Additionally, the landlord of Debtor RAD REIT's former principal place of business, 100 S Ashley Drive, Suite 700, Tampa, Florida, filed an eviction action against the Debtor in May, 2025 that also received substantial publicity.

52. As a result of the publicity from the Regulatory Matters, the pending litigation, and resulting loss of investor trust, the Debtors determined that the implementation of independent management safeguards and seeking chapter 11 protections was necessary to maintain the value of the Debtors' assets for the benefit of all parties in interest.

C. Potential Claims on Behalf of Debtors.

53. I have instructed the Debtors' advisors to investigate potential claims the Debtors may have against third parties. These investigations are in their infancy and are ongoing as of the Petition Date.

54. Further, Debtors' advisors, the Independent Director, and I will investigate all pre-petition transfers of estate property to determine whether the Debtors have any claims or avoidance actions against third parties or whether any affiliated entities should consider the filing of their own chapter 11 petitions to be jointly administered and/or substantively consolidated with the Debtors' Chapter 11 Cases.

D. Loan Defaults.

55. In addition to the legal fees associated with the Regulatory Matters, low occupancy rates, high overhead, stagnant real estate markets, and high mortgage interest rates resulted in significant negative cash flow to the Debtors. Over time, the Debtors began defaulting on Mortgages and Deeds of Trust and failing to timely pay real estate taxes and insurance.

56. As of the Petition Date, the Debtors have lost a number of properties through foreclosure or deeds of trust sales, and dozens of additional foreclosures and related actions are pending. The filing of the Chapter 11 Cases was necessary to avoid further diminution of the value of the Debtors' Estates.

Chapter 11 Objectives

57. The Debtors and their advisors have developed three primary objectives for these Chapter 11 Cases.

A. Appointment of CRO and Independent Director.

58. Independent management has taken control of the estates to preserve and maximize value for the benefit of all constituents.

59. I was engaged and appointed as CRO to act as an independent officer of the Debtors. Additionally, the Debtors have engaged the Independent Director to ensure these Chapter 11 Cases are run independently for the benefit of the Debtors' estates and creditors with maximum transparency and trust. While substantial work has been done prior to the Petition Date, the Chapter 11 Cases are emergency filings and the Debtors' restructuring advisors have not had the time or resources to undertake a comprehensive examination of the Debtors' historical financial information nor the extent to which the Debtors' estates may hold claims arising from potential avoidance actions.

B. Assessment of Real Properties and Sale Process.

60. The Debtors maintain a portfolio of owned real property assets. The Debtors intend to develop a comprehensive plan to maximize the value of these real estate holdings. The Debtors' anticipated plan will involve a sale of some properties and the creation of a post-confirmation trust to manage and liquidate the remaining properties for the benefit of investors and other parties in interest.

61. The Debtors and their advisors additionally hope to negotiate consensual use of cash collateral consisting of rents from the occupied properties with the various mortgagees to, *inter alia*, pay insurance and real estate taxes. The Debtors have filed a First Day Motion seeking to use cash collateral, and will not utilize any cash collateral prior to the entry of an order from the Court unless the parties with an interest in cash collateral consents.

62. In order to preserve and then maximize value, the Debtors' estates may require additional liquidity. I am analyzing various alternatives to resolve the liquidity crisis, including the sale of properties with equity and/or debtor-in-possession financing. This week, GGG, at my direction, has begun exploring the long term cash needs for the enterprise and talking to the Debtors' pre-petition business management and property managers.

C. Plan of Reorganization.

63. The Debtors intend to pursue a confirmation process for a plan of reorganization. The forthcoming plan will involve one or more trusts to which the real property and all claims and causes of action will be transferred.

First Day Motions

64. To enable the Debtors to continue operating effectively and minimize potential adverse effects from the commencement of the Chapter 11 Cases, the Debtors are requesting certain emergency and other relief from the Court pursuant to the First Day Motions. I have reviewed each of the First Day Motions, including the exhibits thereto. All facts set forth in the First Day Motions are true and correct based upon my personal knowledge; information provided to me by certain of the Debtors' former employees and professionals; my review of relevant documents; or my opinion based upon my experience, knowledge, and information concerning the operations and financial affairs of the Debtors. Accordingly, for the reasons stated herein and in the First Day Motions, I believe that the relief requested in each of the First Day Motions is in the best interests of the Debtors, their estates, and their creditors, and, therefore, should be approved.

65. The Debtors have narrowly tailored these First Day Motions to meet the goals of: (i) continuing their operations in chapter 11 to preserve value for the Debtors' estates for the benefit of their creditors and investors; (ii) providing an adequate runway for the Debtors to formulate

effectuate a successful plan of reorganization; and (iii) establishing procedures for the efficient administration of the Chapter 11 Cases.

A. Debtors' *Ex Parte* Motion for Order Directing Joint Administration of the Debtors' Chapter 11 Cases (the "Joint Administration Motion").

66. The Debtors are seeking joint administration of their Chapter 11 Cases pursuant to Federal Rule of Bankruptcy Procedure 1015(b). As set forth herein, all of the Debtors are affiliates. Joint administration is appropriate in these Chapter 11 Cases to promote efficiency and judicial economy. The Debtors anticipate that numerous notices, applications, motions, or other pleadings, hearings, and orders in these Chapter 11 Cases will affect all Debtors. Accordingly, joint administration is in the best interest of the Debtors, their creditors, and other parties in interest.

B. Debtors' *Ex Parte* Motion for Authorization to File a Consolidated Chapter 11 Case Management Summary (the "Consolidated Case Management Summary Motion").

67. I am advised that in accordance with Local Rule 2081-1(b), the debtor in possession in a Chapter 11 case is directed to file with the Court and serve a completed local form Chapter 11 Case Management Summary providing certain information regarding the assets, liabilities and financial affairs of Chapter 11 debtors.

68. In the Consolidated Case Management Summary Motion, the Debtors request that the Court authorize them to file a consolidated Case Management Summary, reflecting the assets, liabilities and financial information of each of the Debtors. I believe that the Debtors' request for authority to file a consolidated Case Management Summary is justified, because the filing of a separate Case Management Summary for each of the five Debtors would be, in significant part, duplicative, and confusing. The filing of a consolidated Case Management Summary is more efficient and will provide the Court and parties-in-interest with adequate disclosures regarding the assets and liabilities of the Debtors.

C. Motion For Entry of Interim and Final Orders (I) Approving the Appointment of an Independent Director; (II) Authorizing the Payment of Fees; and (III) Granting Related Relief (the “Independent Director Motion”).

69. The Debtors are seeking a Court order approving the appointment of the Independent Director and an authorization to pay the fees of the Independent Director. The Debtors believe that the combination of the Independent Director and the CRO will result in the fair and impartial management of the Debtors.

70. The governing documents and applicable State law for each of the Debtors allows for the delegation of managerial authority to the Independent Director.

71. The Independent Director, Michael T. Roye, was selected based on his more than 35 years of experience, including in independent management roles in bankruptcy proceedings for companies such as Regional Housing & Community Services Corporation, Envistacom L.L.C., and The Alera Companies. The Independent Director has no pre-petition relationship with Debtors or their pre-petition managers.

72. The Independent Director is eminently qualified and brings to bear a suite of professional restructuring and management experience that will assist the Debtors and their advisors in successfully addressing the myriad, complex issues involved in these Chapter 11 Cases. The Independent Director, coupled with the CRO, will also provide a layer of oversight and independence to Debtors’ post-petition operations and bankruptcy objectives.

73. Accordingly, ratification of the Independent Director Agreement is within the Debtors’ business judgment and should be approved.

74. In addition to appointing the Independent Director, the Debtors also delegated all managerial authority over the Debtors to the Independent Director. This delegation was done to

ensure that the Independent Director has full, independent control over all of the management decisions of the Debtors without the influence of any party.

75. Pursuant to the Manager Agreement, the Debtors will pay the Independent Director \$[4,500] per month, in advance, and reimburse him for all reasonable and necessary out of pocket expenses (collectively, the “**Compensation**”). The Debtors believe that the Compensation is reasonable in light of the anticipated work that the Independent Director will undertake in these Chapter 11 Cases. The Compensation will be paid monthly or as otherwise provided for under the Manager Agreement. The Manager Agreement also includes customary indemnification provisions, which require that the Debtors indemnify the Independent Director unless it is determined by a court of competent jurisdiction that his conduct constituted gross negligence, willful misconduct, or fraud.

D. Debtors’ Motion for Entry of Interim and Final Orders (I) Authorizing the Debtors to (A) Operate Their Cash Management System, (B) Honor Certain Prepetition Obligations Related Thereto, and (C) Maintain Existing Business Forms, and (II) Granting Related Relief (the “Cash Management Motion**”).**

76. The Debtors use and maintain a cash management system (the “**Cash Management System**”) in the ordinary course of business, to collect funds, make transfers, and disburse funds to satisfy their financial obligations. The Cash Management System allows the Debtors to manage cash efficiently and maintain effective control over the bank accounts identified on Exhibit C. All rents are paid via ACH transfer through AppFolio to RADD REIT’s bank account, and it will take approximately 30 days to change the rent deposits to the debtor-in-possession bank accounts, when opened.

77. The Debtors are in the process of establishing debtor in possession accounts at a bank (the “**DIP Accounts**”) that is an authorized depository approved by the Office of the United States Trustee (“**UST**”). The Debtors request the Court grant them 30 days to complete the process

of establishing the DIP Accounts and switching AppFolio rent deposits to those accounts. In the interim, the Debtors propose to sweep all funds deposited into the pre-petition bank accounts into the DIP Accounts on a regular basis.

78. Given the emergency nature of the Petitions, and the control and oversight of the CRO and Independent Director, the Debtors respectfully request that the Court extend their deadlines to comply with the Bankruptcy Code and the Operating Guidelines to the end of the Interim Period.

E. Application for Appointment of Epiq as Claims and Noticing Agent (the “Claims Agent Application”).

79. The Debtors seek entry of an order appointing Epiq Corporate Restructuring, LLC (“Epiq”) as claims and noticing agent (“Claims and Noticing Agent”) in the Debtors’ Chapter 11 Cases effective as of the Petition Date pursuant to the terms and conditions of that certain engagement agreement dated December 11, 2025, by and between the Debtors and Epiq (the “Epiq Engagement Agreement”).

80. As the Claims and Noticing Agent for the Debtors and their Chapter 11 Cases, Epiq will assume full responsibility for the distribution of notices and the maintenance, processing, and docketing of proofs of claim filed in the Debtors’ Chapter 11 Cases. Based upon my experience as a CRO, the rates set forth in the Epiq Engagement Agreement are competitive and reasonable given Epiq’s quality of services and expertise.

81. Although the Debtors have not yet filed their schedules of assets and liabilities, they anticipate that there will be more than 7,500 creditor and investor claimants to be noticed. In view of the number of anticipated creditor and investor claimants and the complexity of the Debtors’ business, the Debtors submit that the appointment of a claims and noticing agent is in the best interests of both the Debtors’ estates and their creditors.

F. Debtors' Motion for Entry of an Order (I) Authorizing the Debtors to File a Consolidated Creditor Matrix and Consolidated List of the Top Thirty Unsecured Creditors, and (II) Establishing Notice Procedures (the "Consolidated Creditor Matrix and Notice Motion").

82. Pursuant to the Consolidated Creditor Matrix and Notice Motion, the Debtors request authority to file and maintain a consolidated list of creditors in lieu of submitting a separate mailing matrix for each Debtor. My preliminary review of Debtors' bank statements and records reflect significant intercompany transactions and transfers among Debtors and non-debtor affiliates. Further, certain of Debtors' books and records are maintained on a consolidated basis and many expenses benefitted more than one Debtor but were not allocated among the Debtors and non-debtor affiliates. It is estimated that the consolidated matrix will include more than 1,500 trade creditors and more than 5,000 investors. As such, it will be unduly expensive and time consuming to attempt to create separate matrixes for each Debtor. Permitting the Debtors to maintain a consolidated list of their creditors in electronic format only, in lieu of filing a separate creditor matrix for each Debtor, is warranted under the circumstances of the Chapter 11 Cases.

83. The Debtors, working together with Epiq (the Debtors' proposed claims, noticing, and solicitation agent), have prepared a single, consolidated list of the Debtors' creditors in electronic format.

84. The Debtors will also request authority to file a single consolidated list of their 30 largest general unsecured creditors in lieu of filing a separate list of the top twenty unsecured creditors for each Debtor. The Consolidated Top 30 List will help alleviate administrative burdens, costs, and the possibility of duplicative service.

85. The Debtors also respectfully submit that it is appropriate to authorize the Debtors to restrict access to the names, addresses, and email addresses of all investors, most of which are individuals or self-directed IRAs, because disclosure risks violating the privacy of such parties.

Pursuant to Section 107(c) of the Bankruptcy Code and Federal Rule of Bankruptcy Procedure 9037, it is appropriate to authorize the Debtors to restrict access to the names, residential addresses, and email addresses of the Debtors' individual creditors, investors, and parties in interest. The motion proposes that Epiq will maintain a list of the individual investors and creditors for purposes of notice, and this list will also be made available to the Court and US Trustee. Moreover, in light of the number of such individuals and the need to provide requisite notice to parties in interest, the Debtors respectfully request they be granted permission to notice the more than 5,000 investors via electronic mail addresses on file with the Debtors, rather than U.S. mail, in the interest of efficiency and preserving value of the Debtors' estates.

G. Motion for Entry of Interim and Final Orders (I) Authorizing Postpetition Use of Cash Collateral; (II) Granting Adequate Protection; (III) Modifying Automatic Stay; (IV) Scheduling a Final Hearing; and (V) Granting Related Relief (the "Cash Collateral Motion").

86. The Mortgages provide the various Mortgagees with a lien on rents. Based upon Debtors' pre-petition rent roll, Debtors anticipate collecting rents on the occupied residential rental properties (the "Operating Properties") in the aggregate amount of at least \$90,000 per month during each of the first two months of these cases

87. In order for the Debtors to meet their ongoing post-petition obligations to maintain and insure the Operating Properties, the Debtors require the immediate ability to use the rents from each Operating Property to pay the insurance, ordinary course maintenance, and other expenses associated with such property and the costs of administration of the Chapter 11 Cases. In the absence of such use, the Debtors' bankruptcy estates and creditors will suffer immediate and irreparable harm.

88. Attached to the proposed Interim Order (as defined in the Cash Collateral Motion) are: (i) a consolidated administrative budget for these Chapter 11 Cases (the "Administrative

Budget”). The Budgets were prepared by prior management. The Budgets have not yet been reviewed or verified, and the Budgets will be refined and reviewed by the CRO and GGG in the coming weeks. Importantly, no cash collateral will be used prior to a hearing on the Cash Collateral Motion.

89. All Debtors and their estates will be jointly and severally liable for the amounts set forth in the Administrative Budget, which ensures that the Debtors have sufficient funds to administer the Chapter 11 Cases and work toward emerging from them successfully. Each Operating Budget is intended to include only the expenses necessary to maintain, preserve, and/or operate each Operating Property. Post-petition rental income is each Debtor’s sole means of generating revenue. Use of post-petition rents to pay the expenses reflected on the Operating Budget and Administrative Budget will preserve the value of the Operating Properties and the bankruptcy estates as a whole and provide the resources for the Debtors to pursue their chapter 11 restructuring strategy.

90. The Debtors’ use of Cash Collateral is necessary to avoid immediate and irreparable harm; absent use of Cash Collateral, the Debtors ongoing costs associated with administering their estates and running the Operating Properties, thereby dissipating value to the detriment of their estates and creditors, including the Mortgagees. Access to Cash Collateral is necessary to maintain operations in the ordinary course and ensure the viability of the Debtors without significant deterioration to the detriment of all stakeholders.

91. The Debtors seek entry of the Interim Order to obtain authority to use Cash Collateral with respect to all Operating Properties on a unified basis, during the 30-day period commencing as of the date of entry of the Interim Order (the “**Interim Period**”) through and including the Termination Date.

92. The Debtors have not had the opportunity to negotiate use of Cash Collateral with the Mortgagees prior to the filing of the Cash Collateral Motion but hope to do so before the initial hearing. For this reason, the proposed Interim Order (as defined in the Cash Collateral Motion) is designed to preserve the status quo so that, during the Interim Period, the Debtors can work with the Mortgagees, on a property-by-property basis, to come to an agreement on an acceptable form of final order for each Operating Property, including appropriate adequate protection relief.

93. The CRO and GGG intend to work with the Mortgagees to attempt to reach a consensus as to the extent, validity, and priority of their respective liens in the Prepetition Collateral (as defined in the Cash Collateral Motion), value of the properties, current loan balances, and proposed treatment of the secured claim.

H. Anticipated “Second Day” Motions.

94. Subsequent to the “first day” motions, Debtors’ advisors anticipate filing (i) employment applications for professionals; (ii) one or more motions relating to claims administration and a proof of claim form for investor claimants; and, perhaps (iii) one or more motions seeking debtor in possession financing or the sale of certain properties.

Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the foregoing statements are true correct.

Dated: March 1, 2026

By: /s/ Katie Goodman
Name: Katie Goodman
Title: Chief Restructuring Officer

Exhibit A

Real Properties Owned by Debtors

Owner	Mortgage Servicer	Property Address	County	State
DDH Fund, LLC	FCI	6220 Flamingo Dr, Apollo Beach, FL 33572	Hillsborough	FL
DDH Fund, LLC	GLS Solutions	907 Centerbrook Dr, Brandon, FL 33511	Hillsborough	FL
DDH Fund, LLC	GLS Solutions	11639 Belle Haven Dr, Port Richey, FL 34654	Pasco	FL
DDH Fund, LLC	GLS Solutions	1808 Fox Cir, Clearwater, FL 33764	Pinellas	FL
DDH Fund, LLC	FCI	522 Westwinds Dr, Palm Harbor, FL 34683	Pinellas	FL
DDH Fund, LLC	GLS Solutions	11501 Minnieola Dr, New Port Richey, FL 34654	Pasco	FL
DDH Fund, LLC	FCI	12914 Longcrest Dr, Riverview, FL 33579	Hillsborough	FL
DDH Fund, LLC	FAY	6710 N Harer St, Tampa, FL 33604	Hillsborough	FL
DDH Fund, LLC	Shellpoint	200 Grant St, Riverside, NJ 08075	Burlington	NJ
DDH Fund, LLC		1655 N Wilton St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC		1657 N Wilton St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FCI	552 S Bethlehem Pike, Fort Washington, PA 19034	Montgomery	PA
DDH Fund, LLC	Select Portfolio Servicing	1609 N 18th St, Philadelphia, PA 19121	Philadelphia	PA
DDH Fund, LLC		4937 W Stiles St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FAY	170 E Meehan Ave, Philadelphia, PA 19119	Philadelphia	PA
DDH Fund, LLC	PHH	9000 West Chester Pike, Upper Darby, PA 19082	Delaware	PA
DDH Fund, LLC	FAY	427 W Hansberry St, Philadelphia, PA 19144	Philadelphia	PA
DDH Fund, LLC	FAY	1838 N 23rd St, Philadelphia, PA 19121	Philadelphia	PA
DDH Fund, LLC		3850 N 18th St, Philadelphia, PA 19140	Philadelphia	PA
DDH Fund, LLC	FAY	2300 N 15th St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	BSI Financial Services	1117 S Wilton St, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	Shellpoint	733 Oxford Ave, Tullytown, PA 19007	Bucks	PA
DDH Fund, LLC	Shellpoint	2948 Cecil B Moore Ave, Philadelphia, PA 19121	Philadelphia	PA
DDH Fund, LLC	FAY	1703 Arlington St, Philadelphia, PA 19121	Philadelphia	PA
DDH Fund, LLC	Shellpoint	141 W Apsley St, Philadelphia, PA 19144	Philadelphia	PA
DDH Fund, LLC	FAY	103 E Walnut Park Dr, Philadelphia, PA 19120	Philadelphia	PA
DDH Fund, LLC	Shellpoint	2235 N 22nd St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FAY	127 W Apsley St, Philadelphia, PA 19144	Philadelphia	PA
DDH Fund, LLC	FAY	23 Pleasant St, Philadelphia, PA 19119	Philadelphia	PA
DDH Fund, LLC	FAY	3914 Fairdale Rd, Philadelphia, PA 19154	Philadelphia	PA
DDH Fund, LLC	Shellpoint	487 Wigard Ave, Philadelphia, PA 19128	Philadelphia	PA
DDH Fund, LLC	BSI Financial Services	1823 72nd Ave, Philadelphia, PA 19126	Philadelphia	PA
DDH Fund, LLC	FCI	1835 Ashley Rd, Philadelphia, PA 19126	Philadelphia	PA
DDH Fund, LLC	Selene Finance	5320 Lebanon Ave, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	Selene Finance	900 Haws Ave, Norristown, PA 19401	Montgomery	PA
DDH Fund, LLC	Shellpoint	1161 E Phil Ellena St, Philadelphia, PA 19150	Philadelphia	PA
DDH Fund, LLC	FAY	4036 Vista St, Philadelphia, PA 19136	Philadelphia	PA
DDH Fund, LLC	Lima One Capital Loan	2737 W Eyre St, Philadelphia, PA 19121	Philadelphia	PA
DDH Fund, LLC	BSI Financial Services	2125 N Franklin St, Philadelphia, PA 19122	Philadelphia	PA
DDH Fund, LLC	PHH	9002 West Chester Pike, Upper Darby, PA 19082	Delaware	PA
DDH Fund, LLC	FCI	2060 N Franklin St, Philadelphia, PA 19122	Philadelphia	PA
DDH Fund, LLC	Shellpoint	4936 Greene St, Philadelphia, PA 19144	Philadelphia	PA
DDH Fund, LLC	Select Portfolio Servicing	5734 Christian St, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	Shellpoint	6301 Cardiff St, Philadelphia, PA 19149	Philadelphia	PA
DDH Fund, LLC	Select Portfolio Servicing	6032 N 19th St, Philadelphia, PA 19141	Philadelphia	PA
DDH Fund, LLC	BSI Financial Services	4835 N Marvine St, Philadelphia, PA 19141	Philadelphia	PA
DDH Fund, LLC	Lima One Capital Loan	5332 Lena St, Philadelphia, PA 19144	Philadelphia	PA
DDH Fund, LLC	FAY	2336 N 19th St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FAY	290 Watson Ave, Coatesville, PA 19320	Chester	PA
DDH Fund, LLC	FCI	5306 Angora Terrace, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	FAY	52 Collom St, Philadelphia, PA 19144	Philadelphia	PA
DDH Fund, LLC	FAY	1835 S Taylor St, Philadelphia, PA 19145	Philadelphia	PA
DDH Fund, LLC	FAY	3640 Morrell Ave, Philadelphia, PA 19114	Philadelphia	PA
DDH Fund, LLC	Shellpoint	7275 E Walnut Ln, Philadelphia, PA 19138	Philadelphia	PA
DDH Fund, LLC	Shellpoint	5932 Webster St, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	Shellpoint	105 Chatham St, Avondale, PA 19311	Chester	PA
DDH Fund, LLC	Select Portfolio Servicing	5242 N Camac St, Philadelphia, PA 19141	Philadelphia	PA
DDH Fund, LLC	FAY	1692 Powell Rd, Brookhaven, PA 19015	Delaware	PA
DDH Fund, LLC	FAY	1238 Harshaw Rd, Brookhaven, PA 19015	Delaware	PA

Owner	Mortgage Servicer	Property Address	County	State
DDH Fund, LLC	FAY	4015 Worrilow Rd, Brookhaven, PA 19015	Delaware	PA
DDH Fund, LLC	FAY	4024 Gideon Rd, Brookhaven, PA 19015	Delaware	PA
DDH Fund, LLC	FAY	1306 Elson Rd, Brookhaven, PA 19015	Delaware	PA
DDH Fund, LLC	FAY	3922 Elson Rd, Brookhaven, PA 19015	Delaware	PA
DDH Fund, LLC	FAY	1449 Rainer Rd, Brookhaven, PA 19015	Delaware	PA
DDH Fund, LLC	Shellpoint	2120 W Spencer St, Philadelphia, PA 19138	Philadelphia	PA
DDH Fund, LLC		2056 Haines Street, Philadelphia, PA 19138	Philadelphia	PA
DDH Fund, LLC	Lima One Capital Loan	335 N Redfield St, Philadelphia, PA 19139	Philadelphia	PA
DDH Fund, LLC	Select Portfolio Servicing	1744 N Wilton St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FAY	5518 Whitby Ave, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	Select Portfolio Servicing	5520 Whitby Ave, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	Select Portfolio Servicing	5865 Kemble Ave, Philadelphia, PA 19141	Philadelphia	PA
DDH Fund, LLC	FAY	6514 N Beechwood St, Philadelphia, PA 19138	Philadelphia	PA
DDH Fund, LLC	Shellpoint	1760 N Lindenwood St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FAY	1424 N 62nd St., Philadelphia, PA 19151	Philadelphia	PA
DDH Fund, LLC	Shellpoint	5056 Summer St, Philadelphia, PA 19139	Philadelphia	PA
DDH Fund, LLC	FAY	432 N Salford St, Philadelphia, PA 19151	Philadelphia	PA
DDH Fund, LLC	FAY	1327 N Wanamaker St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FAY	5404 W Thompson St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FAY	3146 Hanover Pike, Hanover, PA 17331	York	PA
DDH Fund, LLC	Select Portfolio Servicing	1612 S Conestoga St, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	FAY	1721 N Lindenwood St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FCI	31 N 53rd St, Philadelphia, PA 19139	Philadelphia	PA
DDH Fund, LLC	FAY	1629 S 55th St, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	FAY	3438 N 18th St, Philadelphia, PA 19140	Philadelphia	PA
DDH Fund, LLC	FAY	220 N Simpson St, Philadelphia, PA 19139	Philadelphia	PA
DDH Fund, LLC	Shellpoint	4933 N Uber St, Philadelphia, PA 19141	Philadelphia	PA
DDH Fund, LLC	FCI	2949 N 12th St, Philadelphia, PA 19133	Philadelphia	PA
DDH Fund, LLC	Selene Finance	6236 N Beechwood St, Philadelphia, PA 19138	Philadelphia	PA
DDH Fund, LLC	FCI	5526 Jane St, Philadelphia, PA 19138	Philadelphia	PA
DDH Fund, LLC	Shellpoint	937 Church Ln, Philadelphia, PA 19138	Philadelphia	PA
DDH Fund, LLC	FAY	2749 N Dover St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	Lima One Capital Loan	4182 Paul St, Philadelphia, PA 19124	Philadelphia	PA
DDH Fund, LLC	FCI	2240 W Estaugh St, Philadelphia, PA 19140	Philadelphia	PA
DDH Fund, LLC		2016 W Boston St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FAY	2521 N Cleveland St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FCI	2407 N Newkirk St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC		4939 W Stiles St, Philadelphia, PA 19131	Philadelphia	PA
DDH Fund, LLC	FAY	2648 N Stanley St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FAY	3712 N Percy St, Philadelphia, PA 19140	Philadelphia	PA
DDH Fund, LLC	FCI	2508 N Opal St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	Select Portfolio Servicing	2528 Holbrook St, Philadelphia, PA 19142	Philadelphia	PA
DDH Fund, LLC	FAY	2714 N Croskey St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FAY	2735 W Somerset St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FAY	4114 N Darien St, Philadelphia, PA 19140	Philadelphia	PA
DDH Fund, LLC	FCI	2731 W Oakdale St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FAY	2637 N Stanley St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	Lima One Capital Loan	4124 Paul St, Philadelphia, PA 19124	Philadelphia	PA
DDH Fund, LLC	Shellpoint	2603 W Seltzer St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC	FCI	2455 N Opal St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC		3013 N Lambert St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC		1331 W Silver St, Philadelphia, PA 19132	Philadelphia	PA
DDH Fund, LLC		3305 Gransback St, Philadelphia, PA 19134	Philadelphia	PA
DDH Fund, LLC	Selene Finance	4243 Leidy Ave, Philadelphia, PA 19104	Philadelphia	PA
DDH Fund, LLC	Selene Finance	5548 Upland St, Philadelphia, PA 19143	Philadelphia	PA
DDH Fund, LLC	FAY	8010 Silver Lure Dr., Humble, TX 77346	Harris	TX
DHI Fund, LLC	FAY	3713 N Delhi St, Philadelphia, PA 19140	Philadelphia	PA
DHI Fund, LP	FAY	5244 W Jefferson St, Philadelphia, PA 19131	Philadelphia	PA
DHI Fund, LP	FAY	53 W Sharpnack St, Philadelphia, PA 19119	Philadelphia	PA

Owner	Mortgage Servicer	Property Address	County	State
DHI Fund, LP		6331 Ogontz Ave, Philadelphia, PA 19141	Philadelphia	PA
DHI Holdings LP		6661 Cornelius St, Philadelphia, PA 19138	Philadelphia	PA
DHI Holdings LP	Select Portfolio Servicing	540 E Mayland St, Philadelphia, PA 19144	Philadelphia	PA
DHI Holdings, LP	Select Portfolio Servicing	307 E Elwood St, Philadelphia, PA 19144	Philadelphia	PA
DHI Holdings, LP	Shellpoint	19603 Jackson Brook Way, Cypress, TX 77429	Harris	TX
DHI Holdings, LP	Financial, Renovo	11927 Moss Branch Rd, Houston, TX 77043	Harris	TX
DHI Holdings, LP	Shellpoint	12635 Lacey Crest Dr, Houston, TX 77070	Harris	TX
DHI Holdings, LP	FAY	917 Almond St, Baytown, TX 77521	Harris	TX
DHI Holdings, LP		9842 Ribbonwood St, Houston, TX 77078	Harris	TX
DHI Holdings, LP		8210 Easter St, Houston, TX 77088	Harris	TX
RAD Diversified OZ Fund, LP	Shellpoint	124 S Main St, Glassboro, NJ 08028	Gloucester	NJ
RAD Diversified OZ Fund, LP		3961 Reno St, Philadelphia, PA 19104	Philadelphia	PA
RAD Diversified OZ Fund, LP	FAY	1644-46 Francis St, Unit 1, Philadelphia, PA 19130	Philadelphia	PA
RAD Diversified OZ Fund, LP	FCI	24 S Salford St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified OZ Fund, LP	FAY	1826 Plum St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified OZ Fund, LP	FAY	868 N 45th St, Philadelphia, PA 19104	Philadelphia	PA
RAD Diversified REIT, Inc.	Selene Finance	916 Centerbrook Dr, Brandon, FL 33511	Hillsborough	FL
RAD Diversified REIT, Inc.	DLP LENDING FUND	1460 Bugle Ln, Clearwater, FL 33764	Pinellas	FL
RAD Diversified REIT, Inc.	Shellpoint	3100 Lake Arnold Pl, Orlando, FL 32806	Orange	FL
RAD Diversified REIT, Inc.	FCI	144 Barrington Dr, Brandon, FL 33511	Hillsborough	FL
RAD Diversified REIT, Inc.	Shellpoint	9833 Hermosillo Dr, New Port Richey, FL 34655	Pasco	FL
RAD Diversified REIT, Inc.	Elite Commercial Servicing	1901 Coral Tree Ct, Brandon, FL 33511	Hillsborough	FL
RAD Diversified REIT, Inc.	FCI	264 Van Gogh Circle, Brandon, FL 33511	Hillsborough	FL
RAD Diversified REIT, Inc.	Elite Commercial Servicing	795 89th Ave N, Saint Petersburg, FL 33702	Pinellas	FL
RAD Diversified REIT, Inc.	Selene Finance	12748 Lake Vista Drive, Gibsonton, FL 33534	Hillsborough	FL
RAD Diversified REIT, Inc.	FCI	110 Goldenwood Ave, Brandon, FL 33511	Hillsborough	FL
RAD Diversified REIT, Inc.	FCI	40 Walnut Ln, Clementon, NJ 08021	Camden	NJ
RAD Diversified REIT, Inc.	Shellpoint	1336 Argus Road, Camden, NJ, 08104	Camden	NJ
RAD Diversified REIT, Inc.	Selene Finance	622 Main St, Sewell, NJ 08080	Gloucester	NJ
RAD Diversified REIT, Inc.		1721 N Aberdeen St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.		1736 Church Ln, Philadelphia, PA 19141	Philadelphia	PA
RAD Diversified REIT, Inc.		1743 N Lindenwood St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.		1821 Roselyn St, Philadelphia, PA 19141	Philadelphia	PA
RAD Diversified REIT, Inc.		1828 Brunner St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		1848 Brunner St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		2330 Thomas Ave, Aston, PA 19014	Delaware	PA
RAD Diversified REIT, Inc.		3412 N 22nd St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		3414 N 22nd St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		3633 N 19th St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		3635 N 19th St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1508 W Oxford St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.		4516 N Marvine St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		4527 N Marvine St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		4555 N Marvine St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		5514 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.		5547 Blakemore St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.		5651 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.		5724 Kemble Ave, Philadelphia, PA 19141	Philadelphia	PA
RAD Diversified REIT, Inc.		5916 Old York Rd, Philadelphia, PA 19141	Philadelphia	PA
RAD Diversified REIT, Inc.		6148 N Lambert St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.		4944 N Smedley St, Philadelphia, PA 19141	Philadelphia	PA
RAD Diversified REIT, Inc.		1604 W Juniata St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		1502 N 61st St, Philadelphia, PA 19151	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	221 W Coulter St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1617 W Montgomery Ave, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5839 Crittenden St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2122 N Carlisle St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	151 Bryn Mawr Ave, Lansdowne, PA 19050	Delaware	PA
RAD Diversified REIT, Inc.	FAY	1316 S Reese St, Philadelphia, PA 19147	Philadelphia	PA

Owner	Mortgage Servicer	Property Address	County	State
RAD Diversified REIT, Inc.	FCI	1008 Snyder Ave, Philadelphia, PA 19148	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5920 Chestnut St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2110 Latona St, Philadelphia, PA 19146	Philadelphia	PA
RAD Diversified REIT, Inc.	Select Portfolio Servicing	320 Walnut St, Royersford, PA 19468	Montgomery	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	2030 E Lehigh Ave, Philadelphia, PA 19125	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	3517 W Allegheny Ave, Philadelphia, PA 19132	Philadelphia	PA
RAD Diversified REIT, Inc.	BSI Financial Services	2129 Mifflin St, Philadelphia, PA 19145	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1829 S 58th St, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1943 Ashley Rd, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Selene	2067 Chelten Ave, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2018 N 17th St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2022 N 17th St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	4488 Livingston St, Philadelphia, PA 19137	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1720 Monument St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1718 Monument St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	4141 Cambridge St, Philadelphia, PA 19104	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5713 Chew Ave, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5312 Chestnut St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5522 Chew Ave, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	3056 Tulip St, Philadelphia, PA 19134	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	336 E Olney Ave, Philadelphia, PA 19120	Philadelphia	PA
RAD Diversified REIT, Inc.	BSI Financial Services	129 S Redfield St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	824 S 58th St, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1926 N Gratz St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	Elite Commercial Servicing	1928 S Hemberger St, Philadelphia, PA 19145	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	8609 Bayard St, Philadelphia, PA 19150	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2034 N 17th St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2030 N 17th St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	4338 N Penn St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1037 S 52nd St, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2650 S Holbrook St, Philadelphia, PA 19142	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	146 Crum Creek Dr, Woodlyn, PA 19094	Delaware	PA
RAD Diversified REIT, Inc.	FAY	249 E Haines St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	3067 Chatham St, Philadelphia, PA 19134	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	1336 E Rittenhouse St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	304 E Bringham St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1351 Forrest St, Trainer, PA 19061	Delaware	PA
RAD Diversified REIT, Inc.	FAY	1334 Price St, Marcus Hook, PA 19061	Delaware	PA
RAD Diversified REIT, Inc.	FCI	880 N 66th St, Philadelphia, PA 19151	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	340 W Berkley St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	5834 Haverford Ave, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	2113 Simon St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1205 Rainer Rd, Brookhaven, PA 19015	Delaware	PA
RAD Diversified REIT, Inc.	FAY	1345 Harshaw Rd, Brookhaven, PA 19015	Delaware	PA
RAD Diversified REIT, Inc.	FAY	1659 Pratt St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	Select Portfolio Servicing	5214 Heston St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1537 Rainer Rd, Brookhaven, PA 19015	Delaware	PA
RAD Diversified REIT, Inc.	FAY	4036 Gideon Rd, Brookhaven, PA 19015	Delaware	PA
RAD Diversified REIT, Inc.	FAY	2024 E Madison St, Philadelphia, PA 19134	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	4005 Gideon Rd, Brookhaven, PA 19015	Delaware	PA
RAD Diversified REIT, Inc.	FAY	2010 Wilmot St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2066 Wilmot St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2077 Wilmot St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	196 W Chew Ave, Philadelphia, PA 19120	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5114 Duffield St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2014 Wilmot St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	6614 Chew Ave, Philadelphia, PA 19119	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	1821 S Alden St, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5350 Chancellor St, Philadelphia, PA 19139	Philadelphia	PA

Owner	Mortgage Servicer	Property Address	County	State
RAD Diversified REIT, Inc.	Shellpoint	2149 W Laveer St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5518 Malcolm St, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	Lima One Capital Loan	5743 N Beechwood St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	4047 N 6th St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	5166 Viola St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	224 Dorset St, Philadelphia, PA 19119	Philadelphia	PA
RAD Diversified REIT, Inc.	Selene Finance	1353 Sellers St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	Financial, Renovo	5536 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	5849 Springfield Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	Selene Finance	509 N 63rd St, Philadelphia, PA 19151	Philadelphia	PA
RAD Diversified REIT, Inc.		2627 N 23rd St, Philadelphia, PA 19132	Philadelphia	PA
RAD Diversified REIT, Inc.	PHH	9004 West Chester Pike, Upper Darby, PA 19082	Delaware	PA
RAD Diversified REIT, Inc.	Shellpoint	3840 N 18th St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	5927 Springfield Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	3601 W 13th Street, Trainer, PA 19061	Delaware	PA
RAD Diversified REIT, Inc.	Selene Finance	1804 W Albanus St, Philadelphia, PA 19141	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	1745 N Wilton St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	7307 Kinglet Place, Philadelphia, PA 19153	Philadelphia	PA
RAD Diversified REIT, Inc.	Selene Finance	1764 N Aberdeen St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5215 Euclid St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5634 N 18th St, Philadelphia, PA 19141	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	2326 Almond St, Philadelphia, PA 19125	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1435 N Hobart St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	1026 Kerlin St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	FAY	2141 Carver St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5106 Jackson St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	6113 McMahan St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5964 Warrington Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1731 N Willington St, Philadelphia, PA 19121	Philadelphia	PA
RAD Diversified REIT, Inc.		6408 Carlton St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified REIT, Inc.	BSI Financial Services	4038 Glendale St, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	1733 N Lindenwood St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	725 Engle St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	Shellpoint	1116 Parker St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	FAY	4968 W Thompson St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1168 E 9th St, Eddystone, PA 19022	Delaware	PA
RAD Diversified REIT, Inc.	Select Portfolio Servicing	5731 Hazel Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	1221 E Stafford St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	714 W 11th St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	FAY	2528 Sandeland St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	Shellpoint	339 Taylor Terrace, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	FAY	4290 Griscom Ave, Philadelphia, PA 19124	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	221 W Clapier St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	2539 W Gordon St, Philadelphia, PA 19132	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	6439 N Beechwood St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	94 E Ashmead St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	533 E Mayland St, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.		404 N Wanamaker St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	6030 Media St, Philadelphia, PA 19151	Philadelphia	PA
RAD Diversified REIT, Inc.	Select Portfolio Servicing	526 E Walnut Ln, Philadelphia, PA 19144	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	1456 N Ithan St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	3759 N 15th St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2749 N Croskey St, Philadelphia, PA 19132	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	1105 Madison St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	Selene Finance	3827 N Fairhill St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	436 N Wilton St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	4147 N 9th St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2529 N 33rd St, Philadelphia, PA 19132	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	940 Highland Ave, Chester, PA 19013	Delaware	PA

Owner	Mortgage Servicer	Property Address	County	State
RAD Diversified REIT, Inc.	FAY	1602 Rowan St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.	Select Portfolio Servicing	6019 Vine St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	800 W 11th St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	FAY	232 Ramsey St, Philadelphia, PA 19139	Philadelphia	PA
RAD Diversified REIT, Inc.	Financial, Renovo	5545 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	5509 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Financial, Renovo	5546 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Financial, Renovo	5532 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5520 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Financial, Renovo	5538 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5518 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	5533 Bloyd St, Philadelphia, PA 19138	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	2066 E Allegheny Ave, Philadelphia, PA 19134	Philadelphia	PA
RAD Diversified REIT, Inc.		326 Valley Road, Coatesville, PA 19320	Chester	PA
RAD Diversified REIT, Inc.		5334 Glenmore Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.		5310 Glenmore Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.		5340 Glenmore Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	417 E 20th St, Chester, PA 19013	Delaware	PA
RAD Diversified REIT, Inc.	Shellpoint	5425 Sharswood St, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	Selene Finance	1931 W Airdrie St, Philadelphia, PA 19140	Philadelphia	PA
RAD Diversified REIT, Inc.		311 9th Street, Upland, PA 19015	Delaware	PA
RAD Diversified REIT, Inc.		5538 Linmore Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.		5540 Linmore Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.		5544 Linmore Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.		3903 Wyalusing Ave, Philadelphia, PA 19104	Philadelphia	PA
RAD Diversified REIT, Inc.	FAY	5224 Westminster Ave, Philadelphia, PA 19131	Philadelphia	PA
RAD Diversified REIT, Inc.	Shellpoint	7061 Reedland St, Philadelphia, PA 19142	Philadelphia	PA
RAD Diversified REIT, Inc.	RF Moertgage	207 Park Ave, Collegeville, PA 19426	Montgomery	PA
RAD Diversified REIT, Inc.		5429 Chester Ave, Philadelphia, PA 19143	Philadelphia	PA
RAD Diversified REIT, Inc.	Kiavi Servicing	412 Hohldale St, Houston, TX 77091	Harris	TX
RAD Diversified REIT, Inc.		0 FM 1960 Rd W, Humble, TX 77338	Harris	TX

Exhibit B

Affiliated Entities (or dba)

RADD Solutions, LLC
RADD Capital Management, LLC
RADD Capital Crypto Fund, LP
RAD Diversified Land REIT, Inc
RAD Management, LLC
DDH Capital Management, LLC
The Seminar Solution
RADD CAPITAL, LLC
RADD Ventures, LP
RADD Bibbs, LLC
RADD Weiser Ranch, LLC
RADD PA SPV
Private Owls/2B Blessed
7 Rivers Auction House
RADD Foothills
RADD Wentworth
Black River
RADD Wholesale Management, LLC
RADD Real Estate Wholesale Fund, LP
RADD Windy City, LP

Exhibit C

Bank Accounts

Debtor	Bank	Acct. No.	Balance on 3/1/2026
RAD Diversified REIT, Inc.	Fifth Third	xxx3867	\$8,223.75
RAD Diversified REIT, Inc. (escrow)	Piermont	xxx3845	\$7,238.29
DHI Fund, LLC	Fifth Third	xxx6635	\$0.90