

UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION  
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In re:

RAD Diversified REIT, Inc.;

RAD Diversified OZ Fund, LP;

DHI Fund, LLC;

DHI Holdings, LP; *and*

DDH Fund, LLC,

Debtors.

Chapter 11

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

*Jointly Administered with*

Case No. 8:26-bk-01637-CPM

Case No. 8:26-bk-01638-CPM

Case No. 8:26-bk-01639-CPM

Case No. 8:26-bk-01640-CPM

**DEBTORS' FIRST SUPPLEMENT TO THE EMERGENCY MOTION FOR INTERIM AND FINAL ORDERS PURSUANT TO 11 U.S.C. §§ 105(a), 361, AND 363 OF THE BANKRUPTCY CODE AND RULES 2002, 4001 AND 9014 OF THE FEDERAL RULES OF BANKRUPTCY PROCEDURE (I) AUTHORIZING USE OF CASH COLLATERAL; (II) GRANTING REPLACEMENT LIENS; (III) GRANTING ADEQUATE PROTECTION; AND (IV) SCHEDULING HEARING [DKT. NO. 50]**

The above-captioned debtors and debtors-in-possession (the “**Debtors**”) by and through their undersigned counsel, file this supplement (the “**Supplement**”) to *Debtors’ Emergency Motion for Interim and Final Orders Pursuant to 11 U.S.C. §§ 105(a), 361, and 363 of the Bankruptcy Code and Rules 2002, 4001 and 9014 of the Federal Rules of Bankruptcy Procedure (I) Authorizing Use of Cash Collateral; (II) Granting Replacement Liens; (III) Granting Adequate Protection; and (IV) Scheduling Hearing [Dkt. No. 50]* to include:

- a. an updated Exhibit A reflecting rents collected from March 6, 2026 to March 11, 2026 and the names of the first mortgagees that may assert an interest in those rents (the “**Updated Rent Roll**”); and

- b. a revised budget for the 5-week period from March 20, 2026 to April 17, 2026 (the “**Revised Budget**”).

The Updated Rent Roll is attached to this Supplement as **Exhibit A** and the Revised Budget is attached to this Supplement as **Exhibit B**.

Dated: March 16, 2026

Respectfully submitted,

**PACK LAW**

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*Counsel to Debtor and Debtor in Possession*

**Exhibit A**

**Post-Petition Rents Collected Through March 11, 2026**

| <b>Property</b>                                | <b>Entity</b> | <b>Rent Paid</b> | <b>Mortgagor</b>   | <b>Mortgagor Counsel</b>  |
|--|---------------|------------------|--|---|
| 2016 W Boston St<br>Philadelphia, PA 19132     | DDH Fund, LLC | \$1,260.50       | None   | n/a   |
| 2603 W Seltzer St<br>Philadelphia, PA 19132    | DDH Fund, LLC | \$90.00          | Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of NYMT Loan Trust 2024-INV1<br>440 South La Salle Street, Suite 2000<br>Chicago, IL 60605                        | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 7275 E Walnut Ln<br>Philadelphia, PA 19138     | DDH Fund, LLC | \$1,700.00       | Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of OBX 2024-NQM2 Trust<br>500 Delaware Avenue, 11th Floor<br>Wilmington, DE 19801                           | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 6236 N Beechwood St<br>Philadelphia, PA 19138  | DDH Fund, LLC | \$1,300.00       | Wilmington Trust North America, not in its individual capacity but solely as owner trustee for Tryon Street Acquisition Trust I<br>One Marina Park Drive<br>Boston, MA 02210                                 | n/a   |
| 127 W Apsley St<br>Philadelphia, PA 19144      | DDH Fund, LLC | \$30.00          | U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee of Saluda Grade Alternative Mortgage Trust 2024-INV2<br>1011 Centre Road, Suite 203<br>Wilmington, DE 19805 | n/a   |
| 1424 N 62nd St.<br>Philadelphia, PA 19151      | DDH Fund, LLC | \$30.00          | U.S. Bank Trust National Association, not in its individual capacity, but solely as Delaware Trustee for Treaty Oak Mortgage Trust<br>1011 Centre Rd, Suite 203<br>Wilmington, DE 19805                      | n/a   |
| 1721 N Lindenwood St<br>Philadelphia, PA 19131 | DDH Fund, LLC | \$1,410.50       | U.S. Bank Trust National Association, not in its individual capacity, but solely as Delaware Trustee for Treaty Oak Mortgage Trust<br>1011 Centre Rd, Suite 203<br>Wilmington, DE 19805                      | n/a   |

| <b>Property</b>                            | <b>Entity</b>                | <b>Rent Paid</b> | <b>Mortgagor</b>   | <b>Mortgagor Counsel</b>  |
|--|------------------------------|------------------|--|---|
| 19603 Jackson Brook Way Cypress, TX 77429  | DDH Fund, LLC                | \$1,800.00       | None   | n/a   |
| 6331 Ogontz Ave Philadelphia, PA 19141     | DDH Fund, LLC                | \$1,625.00       | None   | n/a   |
| 5743 N Beechwood St Philadelphia, PA 19138 | DDH Fund LP                  | \$677.75         | U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee of Homeward Opportunities Fund Trust 2020-2<br>60 Livingston Ave. EP-MB-WS3D<br>St Paul, MN 55107     | n/a   |
| 24 S Salford St Philadelphia, PA 19139     | RAD Diversified OZ Fund, LLC | \$450.00         | Wilmington Savings Fund Society, FSB, as Trustee for Residential Mortgage Aggregation Trust<br>90 Park Avenue, 23rd Floor<br>New York, NY 10016  | Larocca Hornik et al.<br>475 County Rd. 520, Ste. 200<br>Marlboro, NJ 07746   |
| 5166 Viola St Philadelphia, PA 19131       | RAD Diversified REIT, Inc.   | \$800.00         | Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner Trustee of OBX 2023-NQM8 Trust<br>500 Delaware Ave., 11th Floor<br>Wilmington, DE 19801                 | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 2529 N 33rd St Philadelphia, PA 19132      | RAD Diversified REIT, Inc.   | \$910.00         | U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1<br>60 Livingston Ave. EP-MB-WS3D<br>St Paul, MN 55107 | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 5634 N 18th St Philadelphia, PA 19141      | RAD Diversified REIT, Inc.   | \$2,049.17       | FF Investorco Grantor Trust<br>1011 Centre Road, Suite 203<br>Wilmington, DE 19805   | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 5340 Glenmore Ave Philadelphia, PA 19143   | RAD Diversified REIT, Inc.   | \$1,060.50       | None   | n/a   |

| <b>Property</b>                              | <b>Entity</b>                 | <b>Rent Paid</b> | <b>Mortgagor</b>   | <b>Mortgagor Counsel</b>  |
|--|-------------------------------|------------------|--|---|
| 1105 Madison St<br>Chester, PA 19013         | RAD Diversified<br>REIT, Inc. | \$400.00         | U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee for Stone Roots M Trust<br>1101 Centre Rd., Ste. 203<br>Wilmington, DE 19805                     | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 340 W Berkley St<br>Philadelphia, PA 19144   | RAD Diversified<br>REIT, Inc. | \$100.00         | None   | n/a   |
| 868 N 45th St<br>Philadelphia, PA 19104      | RAD Diversified<br>REIT, Inc. | \$995.00         | U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1<br>60 Livingston Ave EP-MN-WS3D<br>St Paul, MN 55107      | n/a   |
| 5839 Crittenden St<br>Philadelphia, PA 19138 | RAD Diversified<br>REIT, Inc. | \$735.00         | U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1<br>60 Livingston Avenue, EP-MN-WS3D<br>St. Paul, MN 55107 | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 326 Valley Road<br>Coatesville, PA 19320     | RAD Diversified<br>REIT, Inc. | \$1,500.00       | None   | n/a   |
| 94 E Ashmead St<br>Philadelphia, PA 19144    | RAD Diversified<br>REIT, Inc. | \$1,120.50       | U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1<br>60 Livingston Ave EP-MN-WS3D<br>St Paul, MN 55107      | Friedman Vartolo<br>1325 Franklin Ave.,<br>Suite 160<br>Garden City, NJ 11530 |
| 1829 S 58th St<br>Philadelphia, PA 19143     | RAD Diversified<br>REIT, Inc. | \$540.00         | U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1<br>60 Livingston Ave EP-MN-WS3D<br>St Paul, MN 55107      | n/a   |

| <b>Property</b>                         | <b>Entity</b>  | <b>Rent Paid</b> | <b>Mortgagor</b>   | <b>Mortgagor Counsel</b>  |
|---|--|------------------|--|---|
| 916 Centerbrook Dr<br>Brandon, FL 33511 | RAD Diversified<br>REIT, Inc. and Jewel<br>Property<br>Management, LLC | \$3,500.00       | U.S. Bank Trust National Association, not in<br>its individual capacity but solely as owner<br>trustee for RCF 2 Acquisition Trust<br>c/o Selene Finance LP<br>3501 Olympus Blvd., St. 500<br>Dallas, TX 75019 | Padgett Law Group<br>6267 Old Water Oak Rd., Ste.<br>203<br>Tallahassee, FL 32312 |
| <b>GRAND TOTAL: \$24,083.92</b>         |  |                  |  |   |

**Exhibit B**

**5-Week Budget**

**RAD Diversified REIT, Inc.**  
**13 Week Cash Forecast**  
**Prepared on March 13, 2026**

| Week Ending                       | 20-Mar          | 27-Mar          | 3-Apr         | 10-Apr        | 17-Apr          |
|-----------------------------------|-----------------|-----------------|---------------|---------------|-----------------|
| Lease Revenue                     | 10,000          | 10,000          | 25,000        | 55,000        | 15,000          |
| <b>Total Income</b>               | <b>10,000</b>   | <b>10,000</b>   | <b>25,000</b> | <b>55,000</b> | <b>15,000</b>   |
| Payroll / Independent Contractors | 8,440           | 8,440           | 8,440         | 8,440         | 8,440           |
| Utilities                         | 3,344           | 3,344           | 3,344         | 3,344         | 3,344           |
| Software                          | 3,500           | 3,500           | 3,500         | 3,500         | 3,500           |
| Other operating expenses          | 10,000          | 10,000          | 10,000        | 10,000        | 10,000          |
| <b>Total Operating Expenses</b>   | <b>25,284</b>   | <b>25,284</b>   | <b>25,284</b> | <b>25,284</b> | <b>25,284</b>   |
| <b>Operating cash flow</b>        | <b>(15,284)</b> | <b>(15,284)</b> | <b>(284)</b>  | <b>29,716</b> | <b>(10,284)</b> |
| Professional fees                 | -               | -               | -             | -             | -               |
| Director Fee                      | 4,500           |                 |               |               |                 |
| US Trustee fees                   | -               | -               | -             | -             | -               |
| <b>Non operating Expenses</b>     | <b>4,500</b>    | <b>-</b>        | <b>-</b>      | <b>-</b>      | <b>-</b>        |
| <b>Net Cash Flow</b>              | <b>(19,784)</b> | <b>(15,284)</b> | <b>(284)</b>  | <b>29,716</b> | <b>(10,284)</b> |
| Beginning cash                    | 83,758          | 63,974          | 48,690        | 48,407        | 78,123          |
| Net Cash Flow                     | (19,784)        | (15,284)        | (284)         | 29,716        | (10,284)        |
| Ending cash                       | 63,974          | 48,690          | 48,407        | 78,123        | 67,839          |