

**Exhibit (2)**  
**Buyer Financing Option Disclosure**  
**Aikens Plaza Condominiums**

4/1/2024

Warrantable Condominium Status

Cross Country Mortgage (CCM) has collaborated with Roth Construction Inc (RCI, the Seller) and the Aikens Plaza Condominium project to obtain a "Warrantable Condo Project Status", compliant with Freddie Mac and Fannie Mae guidelines, to become eligible and qualify for consumer mortgages. In doing so, we have complied with guidelines including establishing an Owner's Association, which all Buyer/Owners are members, that will properly ensure the future and ongoing financial stability, management, and maintenance, of the Property and provide proper protections to the Owners and their Lenders.

Fully Warrantable Status

The last item required for the project to become "Fully Warrantable" is the sale of at least 50% of the residential units to other owners so they are no longer owned by the Seller. The Seller cannot own more than 50% of the residential units in order to fully qualify.

Cross Country Mortgage makes this possible

Regardless of not being "Fully Warrantable" due to the ownership status described above, Conventional financing is however available through a pre-sale variance program. CCM will accept applications and commit to lend to consumers in relation to the project, subject of course to standard Buyer qualifications. CCM does this by owning or retaining these loans within their portfolio, until such time the project reaches the Fully Warrantable status making these loans more marketable, and marketable in the eyes of Freddie and Fannie.

Other Lenders

Other Lenders may not offer financing due to the Aikens ownership status but are entitled to use the materials that we and CCM have currently established with Freddie Mac, should they choose to also retain the loan.

All Lenders

Once the project reaches the 50% threshold and becomes Fully Warrantable, all lenders should be willing to lend applicable to the project.

Contact CCM

Our Contact at CCM is Julie Glassco whom is one of the most knowledgeable and effective mortgage officers that we have worked with. Not only now, but also once the project is Fully Warrantable, we encourage you to consider Julie as your lender due to the complexity of condo financing and her history and familiarity with the project, we know that she will streamline your process.