



## TERMS FOR BUYER and/or BROKER PARTICIPATION WITH FRED DEFALCO, 920 REAL, INC., AND PUBLIC PRICING®

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**FORMER PALM BEACH JAI-ALAI ARENA**  
1415 45th Street, West Palm Beach, Florida 33407

### **A landmark ready for its next chapter.**

Once envisioned as a world-class sports and entertainment destination, this property offers a new owner the opportunity to explore a bold new vision.

### **A Property I Know. An Opportunity I Can Help Buyers and Brokers Navigate.**

Held by boxing legend Don King and his family since I sold it to them in 1999. It is ready for its next chapter. My longstanding connection with the property and don King allows me to provide unique information and perspective to help you become well positioned to evaluate the opportunity and prepare a competitive offer within Mr. King's and the court's sale requirements.

### **Let's Start a Conversation.**

Complete the inquiry form below to discuss your interest, request available property information and learn about the purchase process. Buyers and cooperating brokers are welcome. [www.45thWPB.com](http://www.45thWPB.com)

Submitting an inquiry creates no obligation.

**Fred DeFalco | Broker • Advisor • Auctioneer**  
920 Real Incorporated | Public Pricing®

## 1. Register and engage Fred DeFalco to represent you as a buyer, or a Co-Broker arrangement.

Simply complete this website's registration form. Fred DeFalco will contact you immediately to coordinate requests for the bidder package, governing documents, available property information, authorized inspections and assistance assembling the required bid materials.

Registration is an inquiry and coordination step; it is not a qualified bid, an extension of a deadline or a purchase commitment.

## 2. Dates and deadlines

| Event                              | Sale schedule — Eastern Time                                                                           |
|------------------------------------|--------------------------------------------------------------------------------------------------------|
| Complete qualified bid and deposit | October 26, 2026, by 5:00 p.m.                                                                         |
| Qualification notification         | October 28, 2026; at least two business days before auction                                            |
| Auction, if required               | October 30, 2026, at 10:00 a.m., via Zoom                                                              |
| Sale approval hearing              | November 4, 2026, at 2:00 p.m., per proposed order                                                     |
| Closing                            | Within 10 business days after entry of the Sale Order, but no later than November 14, 2026, per motion |

Dates, location and procedures are subject to the entered orders and authorized changes. The proposed closing requires waiver of the 14-day stay under Bankruptcy Rule 6004(h). Buyers must be ready to meet the controlling closing deadline; do not assume additional time is available.

## 3. Minimum bid and increments

The stalking horse contract price is \$55,000,000. The proposed minimum initial competing bid is \$56,050,000, consisting of the \$55,000,000 stalking horse price, a proposed \$825,000 stalking horse break-up fee and a \$225,000 initial overbid. The \$825,000 is included in the stated threshold; it is not an additional charge on top of that threshold. Subsequent auction increases are at least \$50,000 unless changed by the debtor under the governing procedures. The separate buyer service premium described below is not credited toward the required bid.

#### **4. Required bid package and qualification**

- The court approved purchase agreement to be provided for your review.
- A bid of at least \$56,050,000 for the entire property, payable in cash at closing, with no break-up fee or expense reimbursement for the competing bidder.
- A \$2,500,000 deposit will be required.
- Written evidence of sufficient financial capacity to close at the offered price and any increased auction price.
- For an entity bidder, a board resolution, written consent or similar evidence of authority to submit, execute, deliver and close the transaction.
- Signed acknowledgments of the as-is sale, the opportunity for prior due diligence, reliance on the bidder's independent investigation and acceptance of the governing sale procedures.

Purchase agreement with no financing contingency, due diligence period or condition, internal corporate approval condition or other closing contingency is permitted.

#### **5. Deposit and escrow**

The proposed procedures require the \$2,500,000 deposit to be wired to GrayRobinson, P.A. and held in a non-interest-bearing account. Buyer registration through this website does not change the designated deposit recipient. Public Pricing LLC and 920 Real Incorporated do not receive the court-required deposit under these terms.

#### **6. Due diligence and as-is condition**

Complete inspections and due diligence before submitting a binding bid. The property is offered "as is," "where is" and "with all faults," without the debtor's representations or warranties as described in the governing documents. Bidders must rely on their own independent investigation of title, survey, environmental matters, physical condition, zoning, utilities, access, development approvals and intended use. Concept renderings and marketing descriptions do not establish entitlements, permitted density or feasibility.

Access to inspection reports in the data room is subject to the required agreement waving claims against the report providers and acknowledging that the reports are informational and that the buyer must conduct its own due diligence. Inspection and data-room access must be authorized and are subject to applicable access requirements.

## **7. Separate ½% / .5% buyer service premium**

For buyers and brokers who elect to engage Fred DeFalco of 920 Real Incorporated under a separate signed buyer service agreement, the proposed compensation is a buyer-paid premium equal to .50 / 1/2% of the final purchase price accepted by the seller and approved by the Court. The proposed premium is additional to the property purchase price and buyer closing costs, payable to 920 Real Incorporated at successful closing under that signed agreement.

## **8. Cooperating brokers**

Brokers seeking to participate through our marketing program should register with Fred DeFalco before introducing a prospect and obtain a separate written cooperation agreement specifying any compensation and its conditions. These terms do not promise seller-paid commissions, a share of the premium or payment to a cooperating broker without an applicable written agreement.

## **9. Buyer and/or Broker acknowledgment and next step**

Submission of this form confirms I acknowledge that I have reviewed these buyer participation terms; that the sale is subject to court orders; and that website registration alone does not create any obligation for myself or 920 Real, Inc. It is my request that Fred DeFalco contacts me about the bidder package and buyer participation services. Prefer to call, Fred can be reached at 561-702-3757.