COMPANY OVERVIEW & CAPABILITIES

Royall Estates LLC

A trusted acquisition partner for agents, wholesalers, and portfolio sellers — built on creative finance, fast execution, and clean closings.

Bayne Royall
Member & Acquisitions

royallestates.com
acquisitions@royallestates.com

Who We Are

Royall Estates LLC is a real estate acquisitions company that purchases residential and small multifamily assets using structured, creative-finance solutions designed to solve seller problems traditional buyers can't.

We work directly with agents, wholesalers, and sellers to acquire properties through purchase-and-sale agreements paired with creative structures — including subject-to, seller-carry preferred equity, and the stack method, where we clear existing debt with institutional financing so sellers can exit cleanly.

Our focus is straightforward: give sellers and their representatives a counterparty who is responsive, transparent about structure up front, and who actually closes. We move quickly, communicate through every step of escrow, and bring the right lending and title partners to the table.

15	LLC	2022
PROJECTS (24 MO.)	REGISTERED ENTITY	REG #2022-001181981

ENTITY SNAPSHOT

Legal name: **Royall Estates LLC** · Registration #: **2022-001181981** · Web: **royallestates.com**

AFFILIATED ENTITIES

Hurry House Offers LLC — Acquisitions · **Staycious LLC** — Property Management

How We Buy

A clear, repeatable structure that lets us close deals other buyers walk away from.

S

STACK METHOD

We place institutional financing (e.g., DSCR) to retire existing debt, with the seller carrying remaining equity as preferred equity.

Sub

SUBJECT-TO

Where it fits, we take title subject to the existing mortgage, keeping favorable in-place financing intact for a faster, cleaner exit.

PE

PREFERRED EQUITY

Seller-carry equity documented through a JV and preferred-equity agreement, with a promissory note and clear return terms.

$

WE ALSO BUY IN CASH

For sellers who want certainty and speed, we close all-cash — as-is, with no inspections — and can fund in as little as two weeks.

2-WEEK CLOSE

AS-IS

NO INSPECTIONS

WHAT THIS MEANS FOR SELLERS & AGENTS

Because we don't rely on a single conventional loan and price, we can solve for payoff, timing, and equity in ways a cash-only or financed retail buyer cannot. Agents keep their commission; sellers get certainty and a structure tailored to their situation.

OUR BUY BOX

Asset types: SFR, small multifamily, and select hospitality/RV/MH park opportunities.
Minimum price point: **$175,000+**
Preferred structures: stack method, subject-to, seller-carry preferred equity.

Track Record

A snapshot of some of our deals from the past year — owned, under-contract, and note-held projects across our markets.

Property	Location	Type	Price	Date	Status
230 Debbie Ln	San Leon, TX	Rental · Stack/Pref Equity	$1,550,000	Apr 2026	**Owned**
10337 Church Hammock Rd	Leesburg, FL	Wrap	$320,000	Jan 2026	**Note Held**
12701 Cornell Ct	Hudson, FL	Fix & Hold	$235,000	Nov 2025	**Owned**
5411 NW 7th Pl	Ocala, FL	Rental	$240,000	Aug 2025	**Owned**
1457 East 174th St	Cleveland, OH	Rental	$110,000	Apr 2026	**Owned**
415 Clark St	Saginaw, MI	Rental	$90,000	May 2026	**Owned**
842 90th Ave N	Saint Petersburg, FL	Rental	$318,150	Apr 2026	**Owned**
3821 W Everett Ave	Tampa, FL	Rental	$426,000	Jun 2026	**Under Contract**
8918 Walker St	Fortville, IN	Wrap	$440,000	Jul 2026	**Under Contract**
400 S US 181 Bypass	Beeville, TX	Fix & Flip	$1,638,050	Jun 2026	**Under Contract**
1809 Iris Dr	Columbia, MO 65202	Fix & Hold	$300,000	Jun 2026	**Under Contract**

PROOF OF CLOSING

Complete document sets — Purchase & Sale Agreement, JV / Preferred Equity Agreement, Promissory Note, and Final Settlement Statement — are available on request for all properties.

Financial Capacity

How we fund closings, and how we document our ability to perform.

Royall Estates closes using a combination of business banking liquidity and institutional lending and capital partners. Our model intentionally pairs traditional capital (such as DSCR and transactional financing) with seller-carry equity, so each deal is funded through the right stack rather than a single source.

DOCUMENTATION WE PROVIDE ON REQUEST

1. **Proof of Funds Letter**
   Issued for a specific transaction to cover the required down payment / cash to close.
2. **Lending & Capital Partner Confirmation**
   Confirmation from our financing or capital partner for the institutional portion of the stack.
3. **Business Banking Verification**
   Account verification through our business banking (Relay Financial) for the cash portion of close.

BANKING & LENDING PARTNERS

Primary business banking: **Relay Financial** · Lending / capital partners: **iFundwise**, **Revolution Mortgage**

Working With Us

From first call to funded close — what a seller or agent can expect.

1. **Deal Review**
   We review the property, payoff, and seller goals — usually within 24–48 hours — and tell you honestly whether it fits our buy box.

2. **Letter of Intent**
   We send a written LOI that lays out price and structure in plain terms so there are no surprises later.

3. **Contract & Documentation**
   PSA plus the appropriate creative-finance documents (JV, preferred equity, promissory note) prepared with our transaction coordinator and title partner.

4. **Escrow & Title**
   We open with a reputable title company, submit EMD promptly, and keep every party copied through closing.

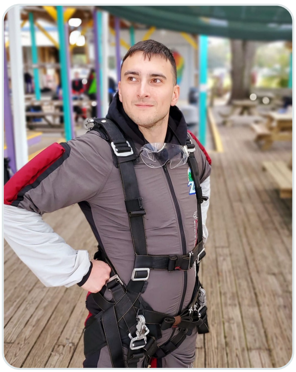
5. **Funding & Close**
   We coordinate lender and capital partners, fund the close, and deliver a clean settlement statement.

REFERENCES AVAILABLE ON REQUEST

Title officers, transaction coordinators, and lending/capital partners who have worked our deals can speak to our reliability and ease of doing business. Professional references and seller testimonials are available upon request.

Meet The Founders

The team behind Royall Estates — pairing analytical, numbers-first underwriting with hands-on operational execution.



Bayne Royall

CO-FOUNDER & CHIEF EXECUTIVE OFFICER

Bayne leads acquisitions, underwriting, finance, and broker relations at Royall Estates, sourcing deals and structuring the creative-finance solutions that drive the company's growth. A Pittsburgh native, he holds a master's in computer science from Penn State and spent the early part of his career in data science, working with the Department of Defense and other government contractors — a background that brings an analytical, numbers-first discipline to every deal.

He has worked in real estate since 2022. Outside of work, Bayne is a motorcycle enthusiast and outdoorsman.

FL REAL ESTATE LICENSE SL3609417

Olivia Drexler

CO-FOUNDER & CHIEF OPERATING OFFICER

Olivia leads operations at Royall Estates, overseeing onboarding, property management, and the day-to-day performance of the portfolio. She also designs and manages the company's short- and mid-term rental projects, turning newly acquired properties into well-run, guest-ready operations.

Olivia holds an MBA from the University of Florida with a specialty in marketing, and brings a background in sales and marketing from the retail and beverage industry — experience that shapes how the company positions and operates every property it touches. A Florida native, she lives in St. Petersburg, and outside of work she's an avid equestrian.

Let's Talk

Have a deal that needs a creative structure or a certain close? Send it over.

We're actively acquiring and we respond fast. If you're an agent, wholesaler, or seller with a property that fits — or even one you're not sure about — reach out and we'll give you a straight answer on whether and how we can close it.

BAYNE ROYALL — MEMBER & ACQUISITIONS

OFFICE
412-477-2731

CELL
724-584-1445

EMAIL
acquisitions@royallestates.com

WEB
royallestates.com

AVAILABLE ON REQUEST

Final Settlement Statements & full closing document sets · Sample LOI · Sample PSA & JV / Preferred Equity Agreement · Entity registration · Transaction-specific Proof of Funds · Professional references & testimonials.

This packet was prepared from Royall Estates LLC's own records. Sections marked with a dashed highlight are placeholders to be completed with verified information before the packet is sent. All deal, financial, and reference claims should reflect documented, accurate facts at the time of sending.