Docket #0471 Date Filed: 10/02/2026

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF NORTH CAROLINA
Charlotte Division

IN RE: BRD LAND & INVESTMENT, et al., Debtors.[1]	Chapter 11 Case No. 26-30215 (Jointly Administered)

NOTICE OF FILING OF CORRECTED BRD LAND & INVESTMENT LIQUIDATION ANALYSIS

PLEASE TAKE NOTICE that the debtors and debtors-in-possession in the above-captioned case filed the *Disclosure Statement for Joint Second Amended Plan of Liquidation of BRD Land & Investment, BRDL Warden Station, LLC, and BRDL Warden Station Holding Co, LLC* [Docket No. 452] (the "Disclosure Statement"). The Disclosure Statement contained the BRD Land & Investment Liquidation Analysis attached as Exhibit B thereto.

Upon review, the "Net assets available to Unsecured" contained an incorrect figure. Therefore, the debtors are filing the BRD Land & Investment Liquidation Analysis, attached hereto as **Exhibit A**, to correct the line item "Net assets available to Unsecured" along with the corresponding line items.

Dated: October 2, 2026
Charlotte, North Carolina

RAYBURN COOPER & DURHAM, P.A.

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[1] The Debtors in these jointly administered cases are the following entities (the last four digits of their respective taxpayer identification numbers follow in parentheses): BRD Land & Investment, a South Carolina partnership (6940), BRDL Warden Station Holding Co LLC (0184), and BRDL Warden Station, LLC (4687). The Debtors' address is 6433 Bannington Road, Charlotte, NC 28226.

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Exhibit A

Corrected BRD Land & Investment Liquidation Analysis

BRD Land and Investment
Liquidation Analysis
As of September 1, 2026

	November 1, 2025 Appraised Value	High Percentage Realizable	Low Percentage Realizable	High Estimated Realized Value	Low Estimated Realized Value	Notes
Owned Property						
Bricklanding	$ 635,000			$ 350,000	$ 250,000	
China Grove/Liberty Grove	300,000			200,000	100,000	
Clark Tract	9,900,000			3,400,000	3,400,000	
Nabors on Third	262,000			200,000	150,000	
Yarbrough Farm	1,575,000			2,000,000	1,250,000	
Riverview	1,500,000			-	-	BRD will abandon this property, debt exceeds value
Total Owned Property	$ 14,172,000			$ 6,150,000	$ 5,150,000	
Net Cash and cash Equivalents	$ 763,433	100%	100%	$ -	$ -	Cash balance as of Sept. 1, 2026
Office furniture, fixtures, and equipment	65,087	30%	10%	-	-	
Deposits and Prepayments	11,525,948	0%	0%	-	-	
Investment in BRDL Warden Station Holding Co., LLC.	5,099,000	N/A	N/A	532,451	-	See Liquidation Analysis for BRDL Warden Station Holding Co., LLC
Total assets	**$ 31,625,468**			**$ 6,682,451**	**$ 5,150,000**	
Less: Secured portion of secured debt				(2,820,714)	(2,820,714)	
Net assets available to Unsecured				**3,861,737**	**2,329,286**	
Costs Associated with Liquidation:						
Less: Liquidation costs (trustee fee, turnover to secured creditors)				(467,772)	(360,500)	Estimated at 7%
Estimated net available for administrative costs				**3,393,965**	**1,968,786**	
Bankruptcy Administrative Costs:						
Less: Chapter 7 professional fees				(200,000)	(370,000)	
Less: Chapter 11 professional and court fees				(300,000)	(500,000)	
Total Bankruptcy Administrative Costs				(500,000)	(870,000)	
Estimated Net Available for Distribution to Priority Unsecured Creditors				**2,893,965**	**1,098,786**	
Priority Unsecured Claims:				-	-	
Estimated Net Available for Distribution to General Unsecured Creditors				**2,893,965**	**1,098,786**	
Unsecured liabilities:						
Unsecured Portion of Secured Debt				-	-	
General unsecured liabilities				$ (126,385,759)	(126,385,759)	
Payout Percentage to General Unsecured Creditors				**2.3%**	**0.9%**	