



BANKRUPTCY AUCTION OF **100% EQUITY INTEREST** IN OWNER OF REDEVELOPMENT OPPORTUNITY (3443 Ed Bluestein Blvd, Austin, TX 78721)



Key Facts

- **Address:** 3443 Ed Bluestein Blvd, Austin, TX 78721
- **Current Status:** Fully vacant – ready for immediate reconfiguration or ground-up development
- **Land Area :** 109.65 acres
- **Gross Building Area (SF) :** 2,793,990 SF
- **Zoning:** LI-PDA-NP, Limited Industrial Services/Planned Development Area/Neighborhood Plan Combining District
- **Auction Format :** Court-approved public auction
- **Transaction structure :** sale of 100% of the equity subject to all liens and claims
- **JLL appraisal (January 30 2025) :** \$34.5MM
- **Liens and Claims :** in excess of \$200MM

Investment Highlights

- Note this is not a sale of any real property, but rather the owner of the real property, RIC (Austin), LLC, a Chapter 11 debtor, is selling 100% of its equity to the highest bidder pursuant to the terms of its proposed *Subchapter V Debtor's First Amended Plan* filed with the Bankruptcy Court on January 23, 2026.
- The sale is subject to all currently asserted claims against RIC (Austin) including secured claims of ~\$243MM and unsecured claims of ~\$520K.
- The Stalking Horse Bidder is Romspen (Reomaster) Holdings, Inc., which is currently the 75% interest owner of RIC (Austin) and is an affiliate of Romspen Mortgage Limited Partnership, which asserts a first lien of ~\$114MM and a second lien of ~\$100MM.
- The Stalking Horse Bid of \$5.4MM in new cash is subject to higher and better offers.

Sale Details

- ➔ **Method:** Public Auction (subject to court approval)
- ➔ **Terms:** Sold AS-IS, WHERE-IS – No representations or warranties
- ➔ **Due Diligence:** Buyer responsible for all verification (zoning, environmental, etc.)
- ➔ **Next Steps:** Contact Carl Esterhuysen (carl@harneycapital.com) for access to Data Room, bidder registration, auction details, or site tour scheduling

This offering is subject to court approval. Information is preliminary and for marketing purposes only.
No representations or warranties expressed or implied. Buyer to rely on its own due diligence.