

EXECUTIVE SUMMARY

This portfolio consists of two mobile home parks with solid fundamentals including public utilities and a strong local market. With existing park infrastructures and the potential for upside through the infilling of lots; this portfolio presents an exciting development opportunity. The City of Providence is also interested in working with us to revitalize the two parks. With infilling being the primary objective, the value-add budgets are much higher than normal helping to ensure the success of the portfolio. This portfolio, along with a high cap rate represents the best of both worlds including undervaluation and value-add opportunities which could produce an IRR of 20-25% over the lifetime of the project.

Project Description

Westside Mobile Home Park

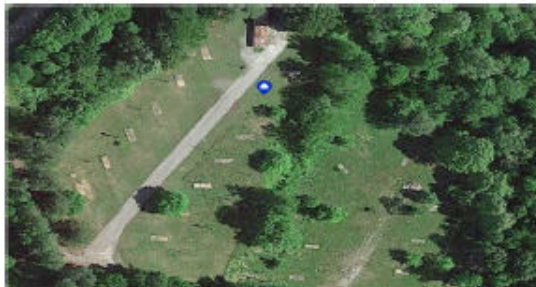
This park is in the beautiful and historic town of Providence, Webster County, KY. Webster County is host to the Webster County Technology Center, Webster County Community Hospital, several large manufacturing and distribution centers and Lake Barkley State Resort Park. In addition, the county is taking action to encourage economic growth by reinvesting in downtown areas and working to repair historic buildings.



- 18 lots, 6 park owned homes, 5 occupied.
- Upside in lot rents and transitioning away from park owned homes
- Infill 6 lots to bring occupancy to close to 70%
- Direct bill water, sewer, trash, and electric
- Its current financial profile and the pricing gives it a current **cap rate of 18%**

Evergreen Mobile Home Park

Located only two miles away from the Westside Mobile Home Park above; creates efficiency for management, contractors, vendors, and all in-filling needs.



- 23 lots, with 1 tenant owned home occupied
- Great opportunity to put homes on lots and largely increase occupancy.
- We are purchasing this park at only 6% of its appraised value

Deal Structure & Raise Goals

Name	Westside MHP	Evergreen MHP
Location	Providence, KY	Providence, KY
Asking Price	\$65,000	\$20,000
Purchase Price	\$60,000	\$20,000
Financing	Cash	Cash
Due Diligence	\$4,000	\$4,000
Acquisition Fee	\$5,000	\$5,000
Closing Costs	\$3,000	\$3,000
Reserves	\$8,000	\$8,000
Value-Add	\$80,000	\$80,000
Raise	\$160,000	\$120,000
Total	\$280,000	

Return on Investment

Targeted Project IRR: 20% - 25%
 Targeted Equity Multiple: 2x - 3x
 Targeted Hold Time: 5 - 8 Years

Schedule of the Investor's Return of Capital

- *First:* 100% to Investors until a **10% preferred return** is achieved
- *Second:* After a 10% preferred return is achieved, then 80% to Investors and 20% to Sponsor
- *Third:* After a 14% return is achieved, then 70% to Investors and 30% to Sponsor