



## Manufactured Housing Properties Inc. Stock (MHPC)

The Company is a full-service, vertically integrated owner and operator of manufactured housing communities. The Company's Management and Operations team has over 40 years combined Experience in the Manufactured Housing Management sector.

The Company was formed in 2016 to capitalize on strong underlying Manufactured Housing sector fundamentals of stable cash flows, 30-40% operating expense ratios, high demand for affordable housing, tight diminishing supply, and recession resiliency. The focus is to acquire, reposition and manage communities in markets with favorable employment and population characteristics combined with a need for affordable housing. The Company currently owns 7 communities producing a 15% cash on cash return.

### Investment Consideration

#### **The company is seeking capital to acquire more assets in the pipeline**

- Initial funding up to \$10.0 million
- 8% current annual return paid in Monthly Preferred Distributions
- Terms: 60 mo. / 8% current / Repayment of 1.5X return of capital for a total return of 16%
- (Example): \$100K pays \$667/mo. Plus \$150K at 60 mo. Totaling \$190K (\$100K initial investment plus \$90K of total gain on investment)
- Option to convert to common stock at \$2.50 per share
- SEC quarterly financial reporting

#### **Current Portfolio Statistics:**

- 7 communities containing 433 home sites, producing \$1.45M NOI
- Portfolio occupancy 92%
- 25% of total home sites are company owned homes being rented
- Average lot rent per month \$325
- Average home rent per month \$400
- Short term leases to keep up with inflation
- Located in the high growth Southeastern states of North Carolina, South Carolina, and Tennessee

#### **Acquisition Criteria:**

- Metro population > 100,000
- Metro median home price > \$100,000
- Markets with positive annual net domestic migration
- High population metros
- Metros with stable employment sectors
- Undervalued
- Poorly managed and underperforming
- Under capitalized
- Require tenant repositioning

### Profile

Formed in 2016, full-service and vertically integrated owner and operator of manufactured housing communities.

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### Market

The Company specializes in acquiring, owning and operating manufactured housing communities with current cash flow.

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### Highlights

- Proven and experienced real estate management team aligned with shareholders
- Significant pipeline of opportunities for growth
- Generating strong NOI in current portfolio
- Attractive Preferred Monthly Distributions

