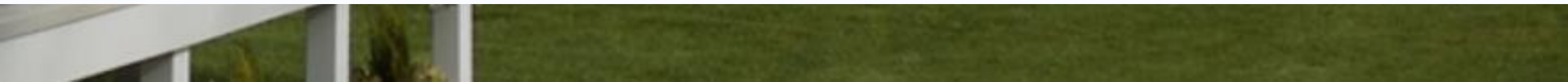




Manufactured Housing Properties Inc.

Investor Presentation

2019



DISCLAIMER

The information in this presentation has been prepared by Manufactured Housing Properties Inc. (the “Company”) solely for informational purposes and does not constitute an offer to sell or the solicitation of an offer to purchase securities. Any such offer will be made solely by means of the offering circular contained in a qualified offering statement. The information contained herein may not be used in connection with an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not qualified or to any person to whom it is unlawful to make such offer or solicitation. Neither the Securities and Exchange Commission nor any other regulatory body has approved or disapproved or passed upon the accuracy or adequacy of this presentation. The information contained herein remains subject to change. This presentation contains forward-looking statements. Forward-looking statements are typically identified by the use of such terms as “may,” “should,” “could,” “intend,” “plan,” “anticipate,” “estimate,” “believe” or the negative of such terms and other comparable terminology. Such forward-looking statements are based upon the Company’s current plans, expectations, estimates, assumptions and beliefs that involve numerous risks and uncertainties, including, but not limited to, those set forth in “Risk Factors” section of the offering circular, related to future economic and/or market conditions, as well as future business decisions, which are difficult or impossible to predict accurately or which may be out of the Company’s control. Actual results could vary materially from those set forth in such forward-looking statements. Before investing, a prospective investor should carefully read the offering circular contained in the Company’s offering statement.

Important Notice the Regarding Regulation A Offering

An offering statement regarding the offering described above has been filed with the SEC. The SEC has qualified that offering statement, which means that Manufactured Housing Properties Inc. may make sales of the securities described by that offering statement. It does not mean that the SEC has approved, passed upon the merits or passed upon the accuracy or completeness of the information in the offering statement. You may obtain a copy of the offering circular that is part of that offering statement through this link: <https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001277998>

Investing in an public offering like our Regulation A offering is subject to unique risks, tolerance for volatility, and potential loss of your investment, that investors should be aware of prior to making an investment decision. Please carefully review the risk factors contained in the offering circular for this offering.

OUR MISSION

Providing Affordable Housing to Residents and
Attractive Returns to Investors



THE AFFORDABLE HOUSING PROBLEM

INCREASING DEMAND

30% of US households earn less than
\$35,000

37% of US households are renters

47% of the US renters spend more than
30% of income on rent

DIMINISHING SUPPLY

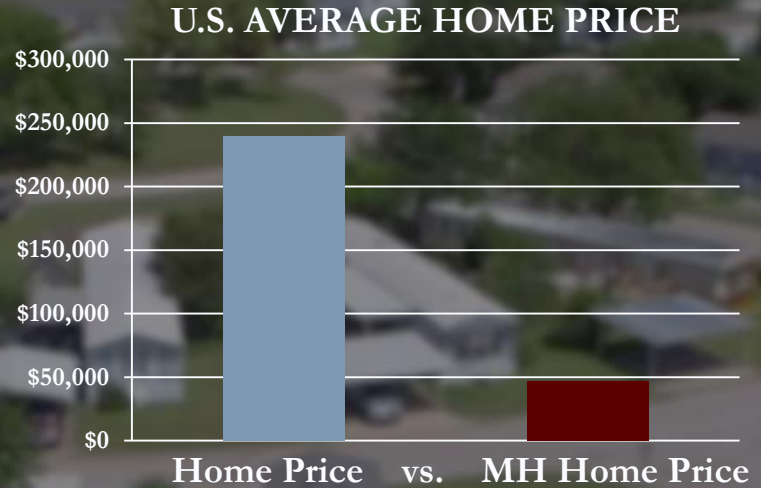
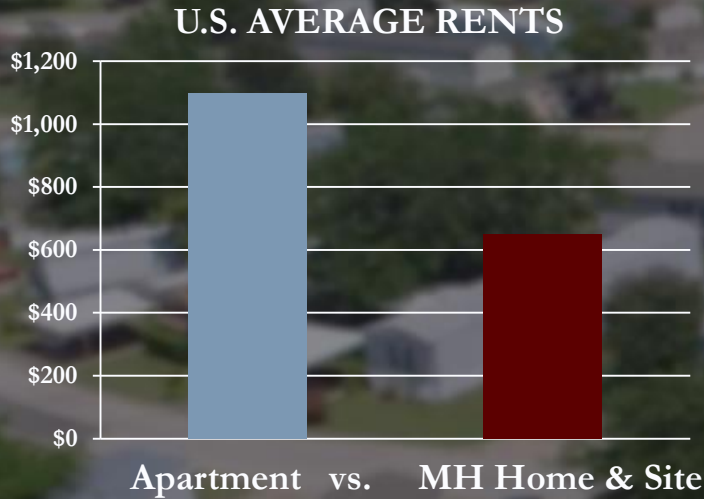
Communities are being re-developed

Zoning restrictions

New development is not feasible

LOW-INCOME HOUSEHOLDS ARE ESPECIALLY BURDENED

MANUFACTURED HOUSING SOLUTION



Supply and demand dynamics positions manufactured housing communities for continued growth



MANUFACTURED HOUSING PROPERITES INC.

ABOUT

Formed in 2016

Owns and operates ten
communities

86% internally owned

Internally managed

OBJECTIVES

Acquire, reposition and manage
MH communities:

Markets with a need for
affordable housing and strong
demographic characteristics

Stable & growing cash flows

Operating expense ratios < 40%

MANAGEMENT

Operations Team:

40 years of manufactured
housing experience

Executive Team:

70 years real estate and public
company experience

OUR PORTFOLIO



11 Communities with 947 lots

27% of lots have company owned homes rented or lease purchase optioned

Occupancy of 97%

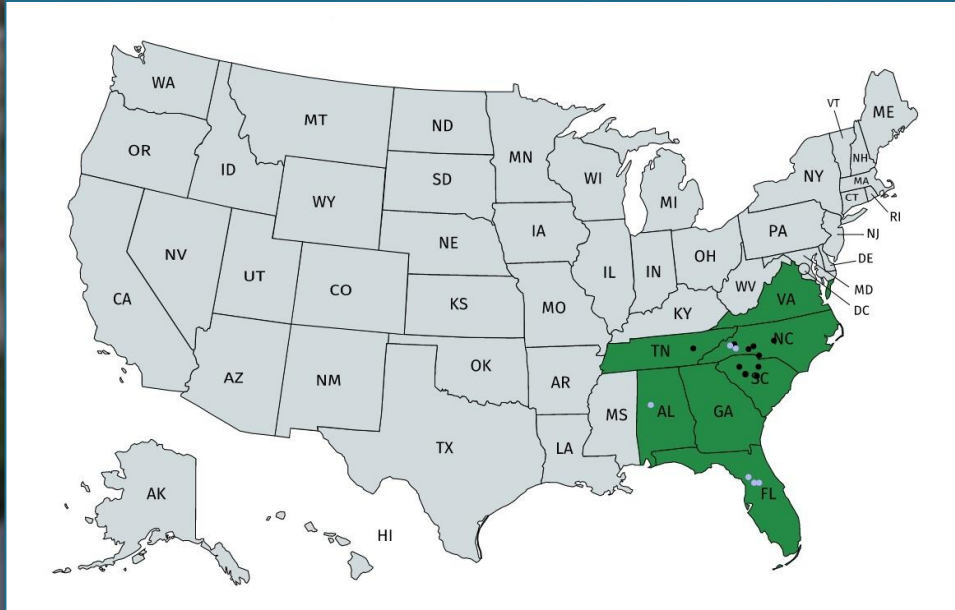
Average lot rent \$350

Average home rent \$400

Month-to-month leases

Located in NC, SC, TN, GA

CONCENTRATING ON THE SOUTH EAST



● Communities Owned ● Communities Under Contract

Current Portfolio Value

2020 projected NOI	\$3,100,000
Portfolio capitalization rate	<u>7.0%</u>
Portfolio market value	\$44,500,000

Current Portfolio Capital Structure

Senior debt	\$23,600,000
Equity	<u>20,900,000</u>
Portfolio market value	\$44,500,000

INVESTMENT OFFERING - \$10,000,000

Term - 5 years

8% current annual return paid in Monthly Preferred Distributions

Repayment of 1.5X of investment at the end of the Term

Total return of 16% IRR (=1.9X investment)

**Example: \$100K pays \$667/mo. plus \$150K after year 5, totaling \$190K
(\$100K initial investment plus \$90K of total gain on investment)**

INVESTMENT HIGHLIGHTS

**Increasing Demand/
Decreasing Supply**

Attractive sector dynamics

Recession Resilient

Provides non-subsidized housing affordability

Mispriced Asset Class

Rents have not kept up with inflation

Seasoned Management Team

Executive and operations team with over 70 years experience

Fragmented Market

Opportunity to acquire value add properties

Scalable Operations

Centralized and automated

COMMITTED AND ALIGNED MANAGEMENT TEAM



Raymond M. Gee
CEO

- Responsible for the long-term strategy of MHPC
- Current CEO of Gvest Capital LLC, a real estate investment company
- Former head of structured products for Royal & Sun Alliance
- Former head of the Latin American real estate practice for Arthur Andersen in Mexico City
- Graduate of the University of Oklahoma with a BBA in Finance



Michael Z. Anise
President

- Responsible for accounting, day to day corporate management and operations, and SEC reporting of MHPC
- Over 20 years experience in accounting and financial management, including credit and risk analysis and underwriting
- Has broad public company experience with SEC, regulatory, and mergers and acquisitions expertise
- Graduate of Florida Atlantic University with a Bachelor of Science in Accounting and Finance and a Masters degree in Finance



Adam A. Martin
CIO

- Responsible for identification and execution of MHPC's investment strategies
- Over 25 years experience in commercial real estate investment, finance and development
- Former Principal of Pinnacle Capital Partners, a real estate investment and development company
- He also worked for Deutsche Bank Mortgage Capital, Royal & SunAlliance, & Gvest Capital LLC
- Graduate of Texas A&M University with a BBA in Finance and a Master's in Land Economics & Real Estate