

MANUFACTURED HOUSING PROPERTIES INC.

Series C Cumulative Redeemable Preferred Stock



About Us

Manufactured Housing Properties Inc. (OTC: MHPC) is a publicly traded, full-service, vertically integrated owner and operator of manufactured housing communities. The company's management and operations team has more than 40 years combined experience in the manufactured housing management sector, as well as 70 years combined in real estate and public company experience.

The company was formed in 2016 to capitalize on market opportunities observed.¹ 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 46 communities.

The Offering

Offering Size	\$47,000,000
Dividends ^{2,3}	7% coupon paid monthly
Term	48 months
Principal Repayment ²	Repayment of initial capital at the end of the term
Minimum Investment	\$10,000
Offering Price	\$1,000 Preferred Unit
Investment Structure	Reg. A
Preferred Return ^{2,3}	7%
Tax Reporting	1099
Early Redemptions*	<p>Available quarterly at shareholder request.</p> <p>Year 1 – 11% redemption fee</p> <p>Year 2 – 8% redemption fee</p> <p>Year 3 – 5% redemption fee</p> <p>Mandatory Redemption at end of year 4</p> <p>*Please refer to our offering circular for details regarding limitations and restrictions on redemptions.</p>

Note: All data as of 3/31/22.

Property pictured herein is owned and managed by Manufactured Housing Properties.

Company Goals



Proven and experienced real estate and property management team aligned with shareholders



Generating strong NOI⁴ from current portfolio



46 communities comprised of 2,195 home sites



Significant pipeline of opportunities for growth



Attractive preferred⁴ monthly distributions



Providing affordable housing to residents and attractive returns to investors

1. There is no guarantee the opportunities will continue. | 2. There is no assurance that this offering will have the ability to pay distributions to investors. | 3. Dividend Rate and Payment Date. Holders of our Series C Preferred Stock will be entitled to receive cumulative monthly cash dividends at a per annum rate of 7% of the stated value (or \$5.83 per share each month based on the initial stated value). Dividends on each share will begin accruing on, and will be cumulative from, the date of issuance and regardless of whether our board of directors declares and pays such dividends. If our articles of incorporation, provisions of Nevada law or our borrowing agreements prohibit us from paying dividends, unpaid dividends will cumulate. | 4. There is no guarantee of similar future results.

Portfolio Highlights

46

Communities with
2,195 home sites

\$350

Average lot rent

Locations

NC, SC, GA, TN

Company Highlights

- Owner and seasoned operator with specialized expertise in manufactured housing
- Scalable operations
- Company is cash flow positive from operations and every acquisition has been accretive to the bottom line
- Acquisition pipeline of \$490M located in the high growth southeastern states

Manufactured Housing Sector Highlights

- Increasing demand for affordable housing
- Decreasing supply
- Attractive risk-adjusted returns
- Fragmented market
- Rents have not kept up with inflation

Risk Disclosures

Investors should review the Company's Final Offering Circular, including the "Risk Factors" therein, prior to investing in the Company's Series C Cumulative Redeemable Preferred Stock.

- There is no assurance that the Company will be able to successfully achieve our investment objectives.
- There are substantial risks associated with owning, financing, operating and leasing real estate.
- The Company's investments are expected to be concentrated in manufactured housing real estate.
- Series C Cumulative Redeemable Preferred Stock is not listed on any securities exchange, and we do not intend to list the security for trading. There is no liquidity for offering until issuer redeems shares.
- An investment in our Preferred Stock is highly speculative and is suitable only for persons or entities who are able to evaluate the risks of the investment. An investment in our Preferred Stock should be made only by persons or entities able to bear the risk of and to withstand the total loss of their investment.
- This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Before investing, one should carefully read and understand the offering circular filed with the Securities and Exchange Commission (SEC).

Note: All data as of 3/31/22.

- Neither the SEC nor any other regulatory body will pass upon the merits or give its approval of any securities offered or the terms of the offering, nor do they pass upon the accuracy or completeness of any offering circular or other solicitation material.
- There is no existing public trading market for the Series C Preferred Stock for which we have arbitrarily set the price, and we do not anticipate that a secondary market for the stock will develop.
- We may issue additional debt and equity securities, which are senior to our Series C Preferred Stock as to distributions and in liquidation, which could materially adversely affect the value of the Series C Preferred Stock.
- Environmental and competitive factors beyond our control may decrease or prevent increases in the occupancy and rental rates of our properties which could adversely affect our business, profitability and cash flow.
- We may become more highly leveraged, resulting in increased risk of default on our obligations and an increase in debt service requirements that could adversely affect our financial condition and results of operations and our ability to pay distributions.

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Arete Wealth Management, LLC and Manufactured Housing Properties Inc. are not affiliated.