



# Manufactured Housing Properties Inc.

## Investor Presentation

2019



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## 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/Archives/edgar/data/1277998/000165495419005530/mhpc\\_1a.htm](https://www.sec.gov/Archives/edgar/data/1277998/000165495419005530/mhpc_1a.htm)

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

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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

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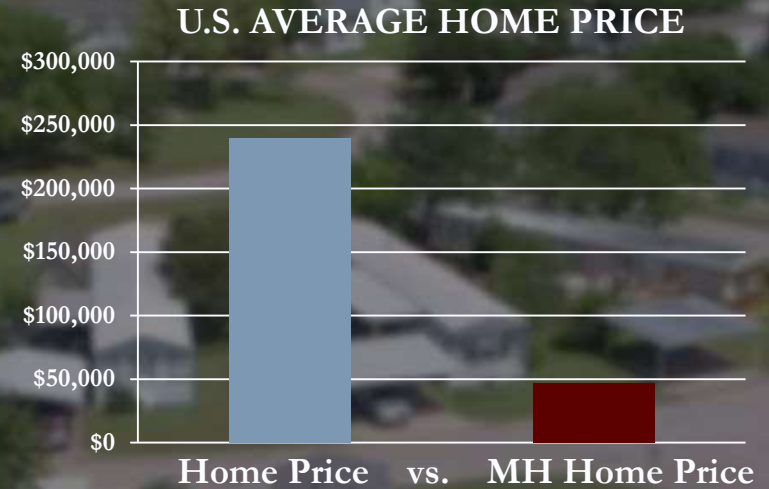
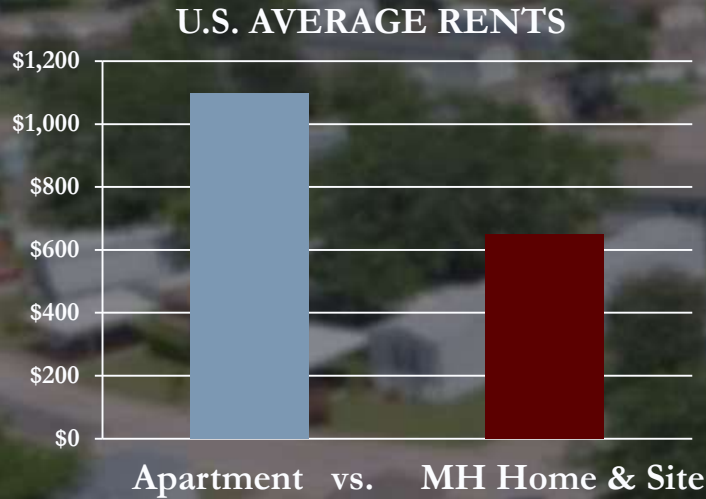
Communities are being re-developed

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

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Formed in 2016

Owns and operates ten  
communities

86% internally owned

Internally managed

## OBJECTIVES

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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

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Operations Team:

40 years of manufactured  
housing experience

Executive Team:

70 years real estate and public  
company experience

# OUR PORTFOLIO



10 Communities with 722 lots

25% of lots have company owned homes rented or lease purchase optioned

Occupancy of 96%

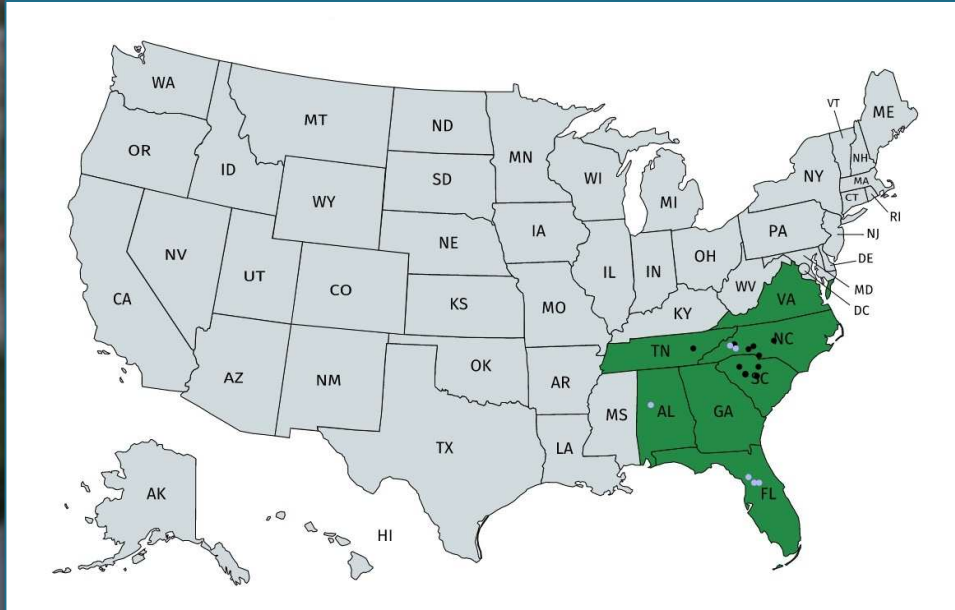
Average lot rent \$350

Average home rent \$400

Month-to-month leases

Located in NC, SC, TN

# CONCENTRATING ON THE SOUTH EAST



● Communities Owned    ● Communities Under Contract

## Current Portfolio Value

2019 projected NOI      \$2,350,000

Portfolio capitalization rate      7.0%

**Portfolio market value      \$33,600,000**

## Current Portfolio Capital Structure

Senior debt      \$19,900,000

Equity      13,700,000

**Portfolio market value      \$33,600,000**

# INVESTMENT OFFERING - \$10,000,000

Term - 5 years

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8% current annual return paid in Monthly Preferred Distributions

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Repayment of 1.5X return of capital

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Total return of 16% IRR

**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