

NORTH TAMPA MOBILE HOME PARK

Confidential Status Report for Partners

I. ACQUISITION

We purchased the mobile home park at 1112 E. 142 Ave in Tampa from the FDIC and closed on the acquisition on 2/15/2014.

The park was previously owned by the Bank of Wisconsin, which foreclosed on the original owner who purchased and financed the mobile home park for \$1,880,000.

Subsequent to the foreclosure & transfer from Bank of Wisconsin to the FDIC, the tenants in many cases stopped payments of rents or paid only fractions thereof.

II. RENTAL INCOME

In the month of February 2014, the month of acquisition, the total rents collected were \$ 2,100. In the months of March we collected \$ 5,083 and in April \$ 5,100.

About 75% of all tenants needed to be evicted. This is an ongoing process.

III. PARK IMPROVEMENT

In all cases after the tenants have vacated their mobile homes, the same are in need of repair and remodeling.

During the last 3 months from February to May, we have made great progress and cleaned up the mobile home park, filling multiple dumpsters full of trash and garbage.

IV. SALE OF MOBILE HOMES

As less desirable tenants are being evicted from the premises, neighborhood tenants realize that there is change on its way. This has resulted in tenants from nearby mobile home parks coming in to request information on our **RENT TO OWN YOUR MOBILE HOME PROGRAM.**

Attached you will find pictures of the Park and amortization schedules for several different prices of mobile homes we offer to purchase under our “Rent to Own Program”. (\$15,000 handyman special, \$20,000 2 Bedrooms 2 Bath, and \$25,000 for 3 Bedrooms 2 Bath)

Today, on June 3rd, 2014 we have sold 9 mobile homes. **See list of buyers attached** and expect further sales shortly.

V. CASH FLOW

In many cases we provide the **first month rent free** for the buyers to fix their units. The first month income we received with signing of the agreement to purchase is paid to the sales representatives as a commission.

As a result of **one month free rent** for time to fix up the mobile homes and payment of one month commission to sales representatives, with a time delay of 2-3 months the units will generate the monthly payments agreed in the Option to Purchase agreement.

VI. DIVIDEND PAYMENT TO PARTNERS

Income of unit sold will generate the cash flow surplus needed to make dividend payments to our investors and partners.

Below is the cash flow projection and subsequent payment plan:

June 2014	August 2014	October 2014	December 2014
6% Dividend	7%	8%	9%

Rental income

12,000				* (9% of investment)
10,000				* (8% of investment)
8,000				* (7% of investment)
6,000				* (6% of investment)
4,000				
2,000				

Month	June(4)	Aug(6)	Oct(8)	Dec(10)
following acquisition				

VII. CONTINUED PARK IMPROVEMENT AND DIVIDEND INCREASE

We are adding additional mobile homes to increase the number of units at the North Tampa Mobile Home Park. In return the increased number of mobile homes will provide a higher Cash Flow surplus. Also, we will continue to pay dividends to our investors and partners. We anticipate that monthly dividend payments will be above 9% annually in the near future.