



# Manufactured Housing Properties Inc.

## Series B Cumulative Redeemable Preferred Stock



### THE OFFERING

<b>OFFERING SIZE</b>	\$10,000,000.00
<b>DIVIDENDS</b>	8% current annual return paid in Monthly Preferred Distributions
<b>TERM</b>	60 months
<b>PRINCIPAL REPAYMENT</b>	1.5x repayment of initial capital at the end of the term
<b>MINIMUM INVESTMENT</b>	\$5,000.00
<b>EXAMPLE</b>	\$100k pays \$667/mo. plus \$150K (1.5x) at mo. 60 for total of \$190K return (=1.9x initial investment)

### 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 over 40 years combined experience in the Manufactured Housing Management sector, and 70 years in real estate and public company experience.

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 20 communities.

*No assurance will be made regarding the dividend and repayment of invested capital. An investment in Series B Cumulative Redeemable Preferred Stock may be considered speculative and is subject to a high degree of risk*

### HIGHLIGHTS

Proven and experienced real estate management team aligned with shareholders

Providing Affordable Housing to Residents and Attractive Returns to Investors

20 communities containing 1,308 home sites

Significant pipeline of opportunities for growth

Generating strong NOI from current portfolio

Attractive Preferred Monthly Distributions





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### COMPANY HIGHLIGHTS

- 20 communities containing 1,308 home sites
- Occupancy 96%
- Paid off the \$3M Mezzanine note payable with proceeds from the senior debt refinance of several of our communities. The \$3M is available to use for future acquisitions
- Company is cash flow positive & every acquisition is accretive to the bottom line
- Secured \$9.4M in preferred equity investment commitments – investment proceeds are for new acquisitions in our pipeline.
- Acquisition pipeline of \$50M located in the high growth Southeastern states
- Pipeline of great acquisition targets

### DISCLAIMER

Set forth below are summary risk factors regarding the Company and its Series B Cumulative Redeemable Preferred Stock. Investors should review the Company's Final Offering Circular, including the "Risk Factors" therein, prior to investing in the Company's Series B 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 B 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 investor could lose all or a substantial portion of its investment.

Please Note: This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. This sales and advertising literature must be read in conjunction with, and is qualified in its entirety by, the offering circular filed with the Securities and Exchange Commission regarding the securities described herein. Neither the Securities and Exchange Commission nor any other regulatory body has approved or disapproved or passed upon the accuracy or adequacy of the foregoing. This presentation contains forward-looking statements, typically identified by the use of such terms as "may," "should," "could," "intend," "plan," "anticipate," "estimate," "believe," "will" or the negative of such terms and other comparable terminology. 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 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, one 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 a 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.

### PORTFOLIO HIGHLIGHTS

20 Communities with  
1,308 home sites

33% of lots have  
company owned homes  
rented or lease purchase  
optioned

Occupancy of 96%

Average lot rent \$375

Average home rent \$400

Month-to-month leases

Located in NC, SC, TN,  
GA

