



INVESTOR
DECK

MANUFACTURED HOMES

11.5%+ Cap Rate
Real Estate Opportunity |
Investor's Dream

HOUSTON, TX - MSA

TFSPROPERTIES.COM
TEL: 626-551-4326



OUR CALIFORNIA TEAM



MAC GRAHAM
Principal Broker
DRE: 00636872

RUSTY TWEED
President
DRE: 01956794

EDWARD WENG
Vice President
DRE: 02007124

MICHAEL MAK
Associate
DRE: 02069152

BIONKA CHI
Associate
DRE: 02096826

SUSIE LEE
Associate
DRE: 02090226



CLINTON LU
Marketing
Manager

JULIE TRIEU
Administrative
Assistant



OUR SAN MARINO OFFICE

2060 Huntington Dr. Suite #1
San Marino, CA 91108
Tel: (626) 551-4326

TFSPROPERTIES.COM

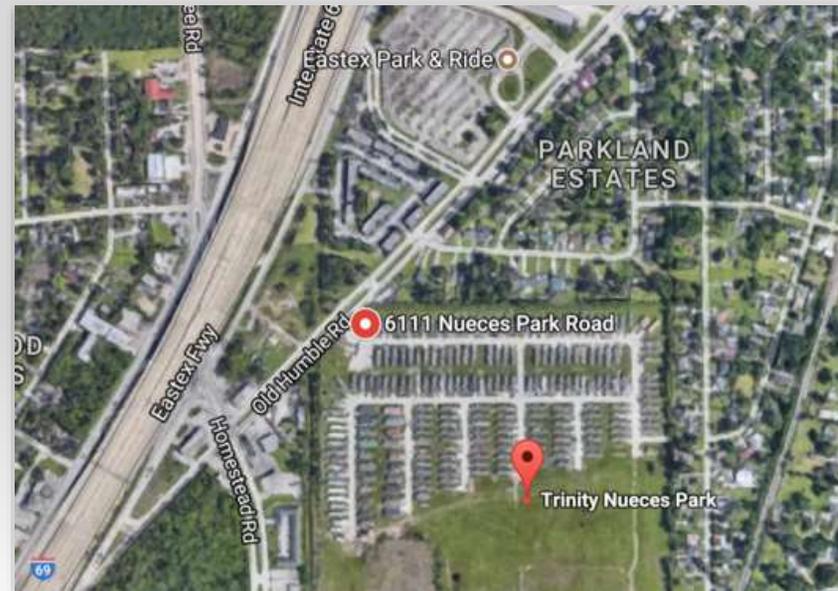
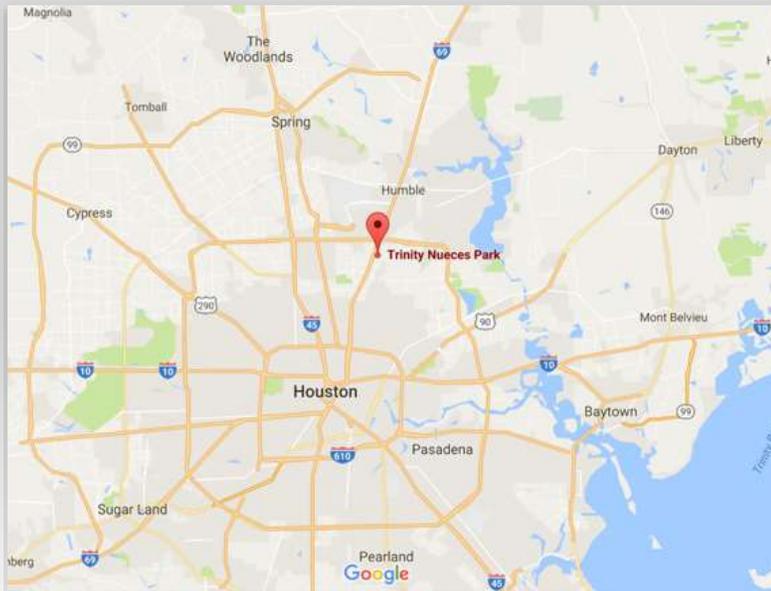


MANAGEMENT TEAM

- **John Hurd, CEO**
- 25+ years of experience in Mobile Home / RV Park Industry
- 30+ years of experience in Real Estate
- Over **2,800+** tenants under management in 15 parks (Montana, New Mexico, Texas, Louisiana)
- Consultant on Buying / Selling / Managing Mobile Homes
- Author of **“Play Ball for Real Estate Sales”, “Play Ball: Driving Home”, & “Play Ball: The Why”**
- Over 34+ Mobile Home Parks Under Management



LOCATION



TRINITY PARK

Houston, TX

4th Largest
City In America



MANUFACTURED HOMES

Price: \$45,000 to \$64,000

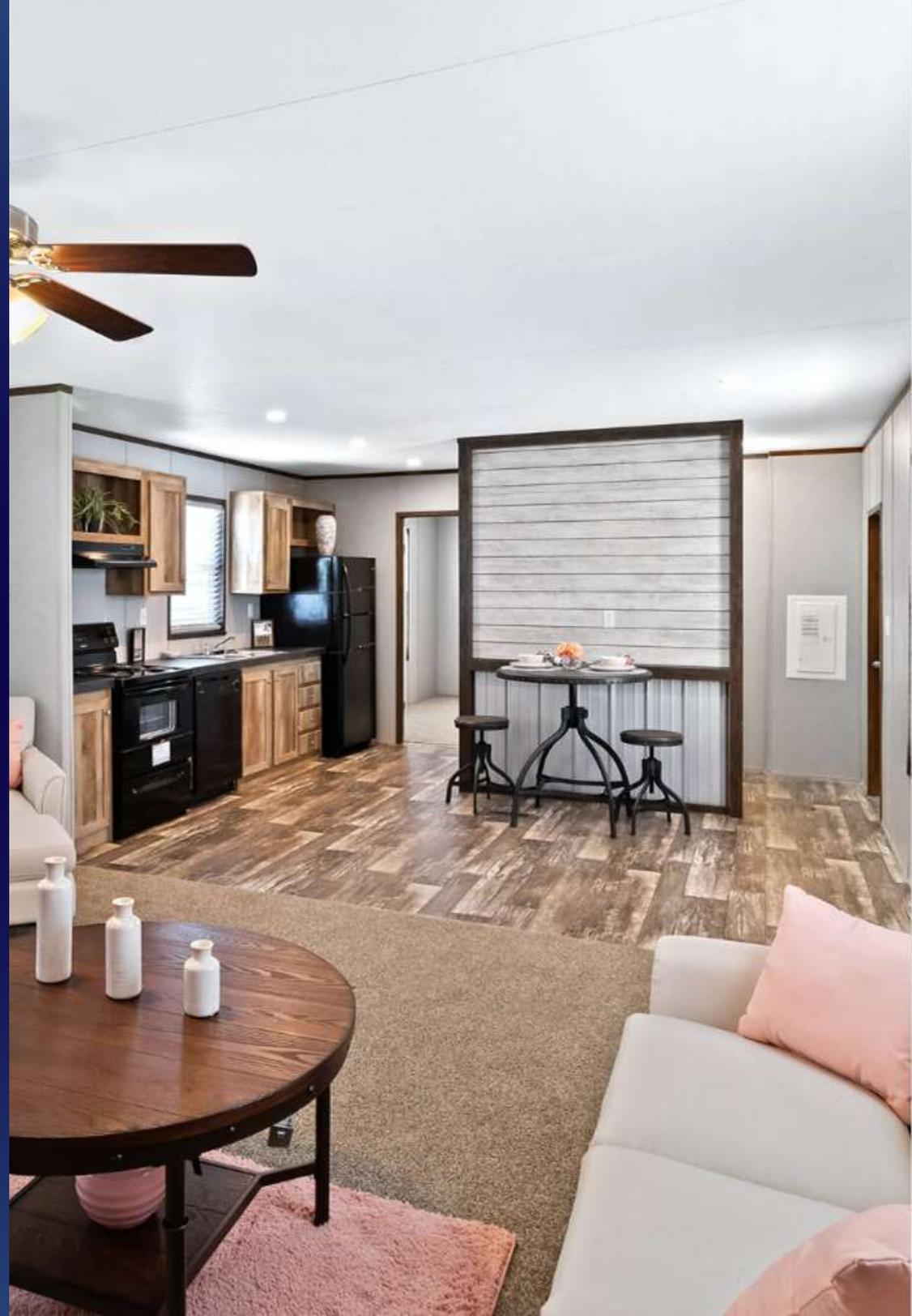
±1300 SF (Approx.)

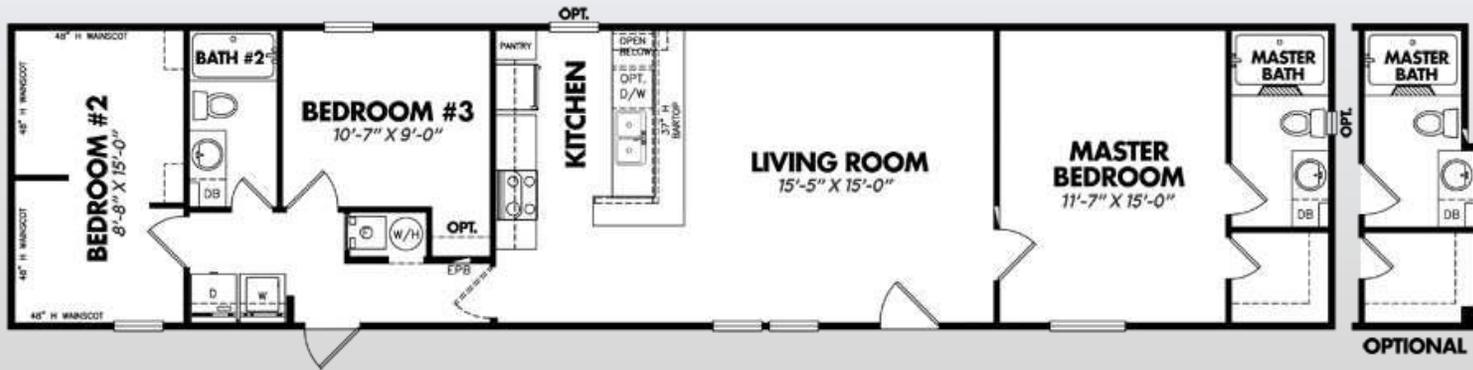
BEDROOMS: 3 or 2

BATHROOMS: 2

MODEL YEAR: 1990 – 2019

- Computer-Generated Design to Specification
- Factory Build
- Gated Community & Amenities
 - 95%+ Occupancy
- Professional Management Team (TCG)
- Tenant Lease In Place
- Annual Increases in Rent
- Guaranteed Buy-Back Option After 2 Years
- Built to latest US-HUD standards





BUILD QUALITY & CONSTRUCTION

- Concrete Pillars & Metal Girders, reinforced from foundation to roof
- Plumbing & Electrical built-in, at half the cost of site-built homes
- Firmly Anchored for High Wind Stability
- Built to US Department of Housing & Urban Development (HUD) Standards



SPECS

- Built between 1990's-2019
- Computer Engineered Design
- Factory-Built to US-HUD Specifications
- Gated Community & Park Amenities
- Professional Management Team
- Tenant Lease In Place
- Annual Increases in Rent
- Re-Purchase Options for Investors
- Upgraded Building Codes
- Anchored for High Wind Stability
- Manufacturer's Warranty in Place



SMART PASSIVE INVESTMENTS

**10% - 12% +
Cap Rates**

Located Outside
of
100-Year Floodplains

Includes Maintenance
Warranty Program



INVESTMENT OVERVIEW

1 Home @ \$53,500			\$ 53,500.00			10 Homes @ \$53,500 ea.			\$ 535,000.00		
	Per Year	Per Month		Per Year	Per Month		Per Year	Per Month		Per Year	Per Month
<u>Gross Income</u>	\$12,000	\$1,000		\$120,000	\$10,000	<u>Gross Income</u>	\$120,000	\$10,000		\$120,000	\$10,000
<u>Expenses</u>						<u>Expenses</u>					
Land Lease	\$3,900	\$325		\$39,000	\$3,250	Land Lease	\$39,000	\$3,250		\$39,000	\$3,250
Insurance	\$360	\$30		\$3,600	\$300	Insurance	\$3,600	\$300		\$3,600	\$300
Taxes (Due Feb.)	\$400	\$33		\$4,000	\$333	Taxes (Due Feb.)	\$4,000	\$333		\$4,000	\$333
Maintenance Program	\$456	\$38		\$4,560	\$380	Maintenance Program	\$4,560	\$380		\$4,560	\$380
Management Fees After Land Lease (4.5%)	\$365	\$27		\$3,650	\$270	Management Fees After Land Lease (4.5%)	\$3,650	\$270		\$3,650	\$270
Vacancy Factor (5%)	\$405	\$34		\$4,050	\$338	Vacancy Factor	\$4,050	\$338		\$4,050	\$338
Total Expenses:	\$5,886	\$513		\$58,860	\$4,533	Total Expenses:	\$58,860	\$4,533		\$58,860	\$4,533
<u>Net Total:</u>	\$6,114	\$510		\$61,140	\$5,129	<u>Net Total:</u>	\$61,140	\$5,129		\$61,140	\$5,129
	CAP RATE 11.43%			CAP RATE 11.43%			CAP RATE 11.43%			CAP RATE 11.43%	



CONCLUSION

- LIMITED INVENTORY AVAILABLE
- SUITABLE FOR **IRA / ROTH-IRA / 401K ROLLOVER**
- **11.5%+** NET INCOME STREAMS
- REPURCHASE OPTIONS FOR INVESTORS
- OVER 34 PARKS CURRENTLY UNDERMANAGEMENT
- MORE THAN 250 HOMES ACQUIRED BY TFS INVESTORS

WHILE EVERY EFFORT HAS BEEN MADE IN GOOD FAITH TO INSURE THE ACCURACY OF THE NUMBERS, CALCULATIONS AND PARTICULARS CONTAINED IN THESE PROJECTIONS, THE CONCLUSIONS ARE DEPENDENT ON FUTURE EVENTS AND MAY BE AFFECTED POSITIVELY OR NEGATIVELY BY CHANGES IN ECONOMIC CONDITIONS, GOVERNMENTAL REGULATIONS AND OTHER CIRCUMSTANCES BEYOND THE CONTROL OF TFS PROPERTIES, INC. & MT TX2 MOBILE HOMES, LLC. NEITHER GUARANTEES NOR WARRANTS THE INFORMATION AND PROJECTIONS CONTAINED IN THIS AND RELATED MATERIALS NOR ASSUMES ANY RESPONSIBILITIES FOR ANY ADVERSE CONSEQUENCES, NOR IMPLIES ANY IMPUTED PARTICIPATION IN ANY POSITIVE RESULTS THAT MAY OCCUR AS A RESULT OF THE FINANCIAL PROJECTIONS BEING AT VARIANCE FROM ACTUAL FINAL RESULTS.

