

Property Details		Occupany Data			Collections Data		
Consolidated		Acquisition	Current		Acquisition	Current	
Total Sites	1328	Economic Occ	902	902	Delinq Rate	8.62%	4.06%
		<i>Low Point</i>	852		Delinq Amt	\$ 24,989.75	\$ 9,878.65
		Physical Occ	1045	1075			
		# Sites to Stablization (85% occ)		227			
		Properties On the Market		19			
Acquisition Summary		Financial Data			Notes		
		Acquisition	Current				
Purchase Price	\$ 18,970,000.00	Gross Rev	\$ 3,562,267.00	\$ 3,871,088.96			
Debt	\$ 14,578,750.90	Expenses	\$ 1,889,062.00	\$ 2,281,935.60			
LTV*	77%	Expense Ratio	53%	59%			
		NOI	\$ 1,673,205.00	\$ 1,589,153.36			
		Site Rent	\$ 282	\$ 307			

Property Details		Occupancy Data			Collections Data		
Community Name	Rustic Pines	Acquisition		Current	Acquisition		Current
City/State	Thompson, Ohio	Economic Occ	66	79	Delinq Rate	8.96%	4.67%
		<i>Low Point</i>	66		Delinq Amt	\$ 1,989.00	\$ 1,643.33
Total Sites	131	Physical Occ	81	91			
Utilities (Sewer)	Private	# Sites to Stablization (85% occ)		32			
Utilities (Water)	Private	Properties On the Market		0			
Acquisition Summary		Financial Data			Notes		
Date	5/12/17	Acquisition		Current	NOTES: Water meters were paid of in April. Lighting was replaced on several lots. Due to Covid 19 stay at home orders there was a slow down in the eviction process and no late fees have been collected since March.		
Purchase Price	\$ 725,000.00	Gross Rev	\$ 284,176.00	\$ 399,717.48			
Debt	\$ 1,050,000.00	Expenses	\$ 211,771.00	\$ 233,057.36			
LTV*	145%	Expense Ratio	75%	58%			
Equity	\$ 850,000.00	NOI	\$ 72,404.00	\$ 136,288.00			
		Site Rent	\$ 340	\$ 355			
* Prop refinanced 12/20/18							

Property Details		Occupancy Data			Collections Data		
Community Name	Four Seasons	Acquisition		Current	Acquisition		Current
City/State	Vienna/Ohio	Economic Occ	137	154	Delinq Rate	2.21%	1.30%
		<i>Low Point</i>	136				
Total Sites	192	Physical Occ	168	170	Delinq Amt	\$ 850.00	\$ 493.33
Utilities	Private	# Sites to Stablization (85% occ)		9			
		Properties On the Market		2			
Acquisition Summary		Financial Data			Notes		
Date	2/14/18	Acquisition		Current	NOTES: Commenced work on sewer project. Was able to camera the sanitary sewer lines system. We expected to begin infiltration repairs during the 3rd/4th quarter. Due to Covid 19 stay at home orders there was a slow down in the eviction		
Purchase Price	\$ 3,000,000.00	Gross Rev	\$ 552,698.00	\$ 581,622.64			
Debt	\$ 2,336,250.00	Expenses	\$ 283,416.00	\$ 313,005.40			
LTV	78%	Expense Ratio	51%	54%			
Equity	\$ 1,911,706.00	NOI	\$ 269,282.00	\$ 230,008.00			
		Site Rent	\$ 270	\$ 300			

Property Details		Occupany Data			Collections Data		
Community Name	Brady Hills	Acquisition		Current	Acquisition		Current
City/State		Economic Occ	149	136	Delinq Rate	21.48%	5.64%
		<i>Low Point</i>	137		Delinq Amt	\$ 13,210.00	\$ 2,328.15
Total Sites	175	Physical Occ	156	157			
Utilities (Sewer)	Private	# Sites to Stablization (85% occ)		13			
Utilities (Water)	Private	Properties On the Market		1			
Acquisition Summary		Financial Data			Notes		
Date	7/27/17	Acquisition		Current	NOTES: Rebuilt 2 well houses as pumps had aged out. 2 new homes were ordered. Due to Covid 19 stay at home orders there was a slow down in the eviction process and no late fees have been assessed since March.		
Purchase Price	\$ 2,125,000.00	Gross Rev	\$ 478,475.00	\$ 487,971.24			
Debt	\$ 1,406,000.00	Expenses	\$ 278,408.00	\$ 298,431.92			
LTV*	66%	Expense Ratio	58%	61%			
Equity	\$ 1,679,193.00	NOI	\$ 200,067.00	\$ 189,539.32			
		Site Rent	\$ 255	\$ 275			

Property Details		Occupany Data			Collections Data		
Community Name	Watson	Acquisition		Current	Acquisition		Current
City/State		Economic Occ	95	96	Delinq Rate	11.58%	3.49%
		<i>Low Point</i>	90		Delinq Amt	\$ 6,236.00	\$ 1,104.50
Total Sites*	163	Physical Occ	120	126			
Utilities (Sewer)	Public	# Sites to Stablization (85% oc		43			
Utilities (Water)	Public	Properties On the Market		0			
Acquisition Summary		Financial Data			Notes		
Date	11/9/17	Acquisition		Current	NOTES: Two new homes were ordered. Community manager was replaced in Ferbruary. Due to Covid 19 stay at home orders there was a slow down in the eviction process and no late fees have been collected since March. On- going sewer line repairs and clean outs.		
Purchase Price	\$ 2,270,000.00	Gross Rev	\$ 409,229.00	\$ 487,545.72			
Debt	\$ 1,762,500.00	Expenses	\$ 204,109.00	\$ 266,544.00			
LTV*	78%	Expense Ratio	50%	55%			
Equity	\$ 1,542,144.00	NOI	\$ 205,120.00	\$ 221,001.72			
		Site Rent	\$ 317	\$ 337			

**\*Legal Sites 176**

Property Details		Occupancy Data			Collections Data				
Community Name Arrowhead Portfolio		Acquisition		Current		Acquisition		Current	
City/State		Economic Occ	356	329	Delinq Rate	3.31%	8.32%		
		<i>Low Point</i>	328		Delinq Amt	\$ 1,506.75	\$ 3,801.01		
Total Sites	541	Physical Occ	410	417	Delinq Rate without Escrow	5.16%			
Utilities (Sewer)		# Sites to Stablization (85% occ)	131		Delinq Amt without Escrow	\$1,792.39			
Utilities (Water)		Properties On the Market	13						
Acquisition Summary		Financial Data			Notes				
Date	9/9/17	Acquisition		Current		<p>A second PM was hired during the second quarter. Due to Covid 19 stay at home orders there was a slow down in the eviction process and no late fees have been collected since March. State issued violations were closed out. Continued upgrades and repairs to the Water plant and addressing the OEPA NOV. Extensive maintenance of Sewer system as well.</p>			
Purchase Price	\$ 9,350,000.00	Gross Rev	\$ 1,572,501.00	\$ 1,575,930.20					
Debt	\$ 6,261,500.90	Expenses	\$ 773,953.00	\$ 975,805.44					
LTV*	67%	Expense Ratio	49%	62%					
Equity		NOI	\$ 798,548.00	\$ 600,124.76					
		Site Rent	\$ 290	\$ 305					

Property Details		Occupany Data			Collections Data		
Community Name	Town and Country	Acquisition		Current	Acquisition		Current
City/State	Evansville, IN	Economic Occ	99	108	Delinq Rate	4.21%	0.92%
Total Sites	126		95		Delinq Amt	\$1,198.00	\$ 508.33
Utilities		Physical Occ	110	114			
		# Sites to Stablization (85% occ)		-1			
		Properties On the Market		3			
Acquisition Summary		Financial Data			Notes		
Date	4/12/17	Acquisition		Current	Solar lights were approved and installed. 2 new homes ordered. Six large trees were removed. Due to Covid 19 an eviction moratorium was issued in this state. Due to Covid 19 stay at home orders there was a slow down in the eviction process and no late fees have been assessed since March.		
Purchase Price	\$ 1,500,000.00	Gross Rev	\$ 265,188.00	\$ 338,301.68			
Debt*	\$ 1,762,500.00	Expenses	\$ 137,405.00	\$ 195,091.48			
LTV	118%	Expense Ratio	52%	58%			
Equity		NOI	\$ 127,783.00	\$ 143,210.20			
		Site Rent	\$ 220	\$ 270			

\* Loan refinance 1/31/18