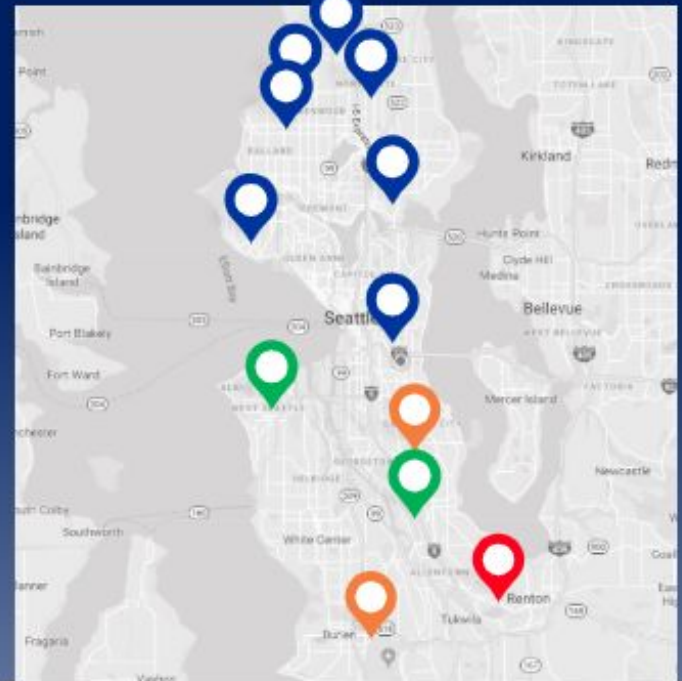




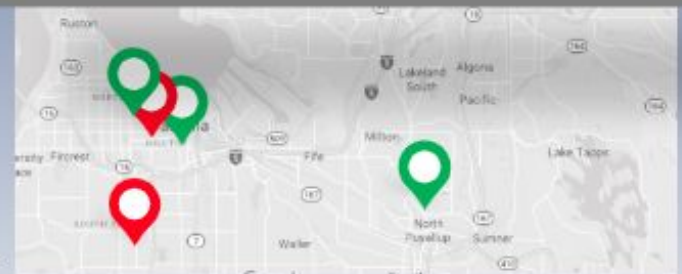
We create value

Simple as that



- Multi-family
- Mobile Home Park
- Single Family
- New Development

OUR RECENT PROJECTS



General Inquiries:
info@equalhousinggroup.com

For our Communities by adding affordable & safe housing to Washington's towns.

For our Investors by crafting value focused renovation & redevelopment projects in high growth areas of the state.

For our Seller & Stakeholders by treating our work with care, our relationships with respect, and forever fighting to achieve win win solutions.

The 3 founders of Equal Housing Group share prior **experience** that spans corporate **finance**, commercial **contracts**, business **operations**, sales, brokerage and **real estate investment**. EHG[®] currently offers a variety of **private lending** opportunities and asset backed **equity-share investments** for local investors.

We look forward to doing business with you,

Jan - Gabriel - Augustus

This is an assignment of contract. A legally binding purchasing contract with memorandum has been signed with the Seller giving our company exclusive rights to purchase the property. This company does not represent the owner. We are NOT brokers and do not represent ourselves as such.

DO NOT CONTACT THE OWNER/SELLER without our explicit consent. Any attempts to renegotiate or make contact with the owner will result in legal action.

Park Price: \$1,550,000

Vacant Land: \$150,000



Total Price: \$1,700,000

Total includes our Assignment Fee

Feasibility: through **December 16, 2019**

Closing: **January 10, 2019**

\$30,000 Earnest Money Deposit

Due at Execution of Assignment Agreement

\$15,000 of which is non-refundable after 14 days of Feasibility

Thank you for your time & consideration. We look forward to working together.



Gabriel - Jan - Augustus

Mobile Home Park **Property Overview**



Site includes

804,989 Sqft Lot

32 total spaces - fully occupied!

Well Water + Septic

Additional 6.75 acres of undeveloped land zoned to allow Mobile Home Park

Park is located across the street from Riverside High School and Riverside Middle School

Mobile Homes

Very clean mobile home park with double-wide capable sites

Current rent of \$315 per month per lot in Rental Income

Park currently operates at 25% operating expense ratio, per the seller

Known Issues

- TBD during due diligence period

Value Add Opportunity

Nearly Double the size of the park by developing the extra land zoned for MHP and operate at double digit cap rate!

Proforma Financial Analysis

This park is being offered at \$1,550,000 with a current average pad rent of \$315 and an in place cap rate of 5.46%. The market rents in the area are between \$375 and \$420, leaving substantial room for improvement with a rent market rate cap rate of 6.76%. The purchase includes approx. 6.75 acres of undeveloped land zoned "15 - Mobile Home Park", allowing for additional pad expansion.

This side shows the upside to easily raise rents at \$35 per year. This assumes you add an additional 23 pads to the park, bringing the park total to 55 pads. This park will operate at a 10%+ cap within 4 years, at which point you may decide to do a cash out refinance to pull all of your money out, or sell the improved park at a 7% CAP or better for a **\$1,000,000+ Net Profit.**

| AT ACQUISITION | | | | | | | |
|----------------|------------------|---|------------------|----------------------|------------------|------------|---------------|
| Park Info | | | | | | | |
| Park Name | Price incl. Fees | Who Pays Utilities | Market Pad Rents | Current Avg Pad Rent | Additional Rents | Total Pads | Occupied Pads |
| Parkview | \$1,550,000 | Tenants <input checked="" type="checkbox"/> Park <input type="checkbox"/> RV <input type="checkbox"/> | \$390 | \$315 | \$0 | 32 | 32 |

| AFTER VALUE ADD (YR 4 EXIT) | | | | | |
|-----------------------------|----------------------|---|-----------------------|------------------|--------------|
| Park Info | | | | | |
| Total Pads | Occupied Pads @ Exit | Who Pays Utilities | Annual Rent Increase* | Additional Rents | Land + CAPEX |
| 55 | 55 | Tenants <input checked="" type="checkbox"/> Park <input type="checkbox"/> RV <input type="checkbox"/> | \$35 | \$1,000 | \$400,000 |

| NOI Estimation | | | | | | |
|-------------------|------------------|---------------|---------------|---------------------|-----------|---------------|
| Utilities Paid by | Average Pad Rent | Occupied Pads | Expense Ratio | Additional Rent NOI | Total NOI | Best Case NOI |
| Tenants | \$315 | 32 | 30% | \$0 | \$84,672 | \$104,832 |

| Annual NOI Estimation | | | | | |
|-----------------------|------------|------------|------------|------------|------------|
| Year 1 NOI | Year 2 NOI | Year 3 NOI | Year 4 NOI | Year 5 NOI | Year 6 NOI |
| \$113,836 | \$136,290 | \$167,675 | \$202,440 | \$240,587 | \$282,114 |

\$237,090.00

| VALUE Estimation | | | | | | |
|--------------------------|--------------|-----------------|-----------------|------------------|------------------|------------------|
| CAP Rate at Asking Price | Asking Price | Value at 6% CAP | Value at 8% CAP | Value at 10% CAP | Value at 12% CAP | Value at 14% CAP |
| 5.46% | \$1,550,000 | \$1,411,200 | \$1,058,400 | \$846,720 | \$705,600 | \$604,800 |

| EXIT VALUES | | | | | (At Year 4) |
|--------------------|-------------|----------------|------------------|-----------------|-----------------|
| Operating CAP Rate | Cost Basis | Exit at 7% CAP | Exit at 8.5% CAP | Exit at 10% CAP | Exit at 12% CAP |
| 10.38% | \$1,950,000 | \$2,892,000 | \$2,381,647 | \$2,024,400 | \$1,687,000 |

| Best Case: 100% Occupancy at Market Rents | | | | | | |
|---|--|-------------|-------------|-------------|-----------|-----------|
| 6.76% | | \$1,747,200 | \$1,310,400 | \$1,048,320 | \$873,600 | \$748,800 |

| Best Case: 100% Occupancy at Market Rents | | | | | |
|---|--|-------------|-------------|-------------|-------------|
| 12.16% | | \$3,387,000 | \$2,789,294 | \$2,370,900 | \$1,975,750 |

Link to Analysis Calculator: https://docs.google.com/spreadsheets/d/1b5INFaK0CzTj8KGE8WRa46izdbp8CBR3z_oY3jAZgZk/edit?usp=sharing

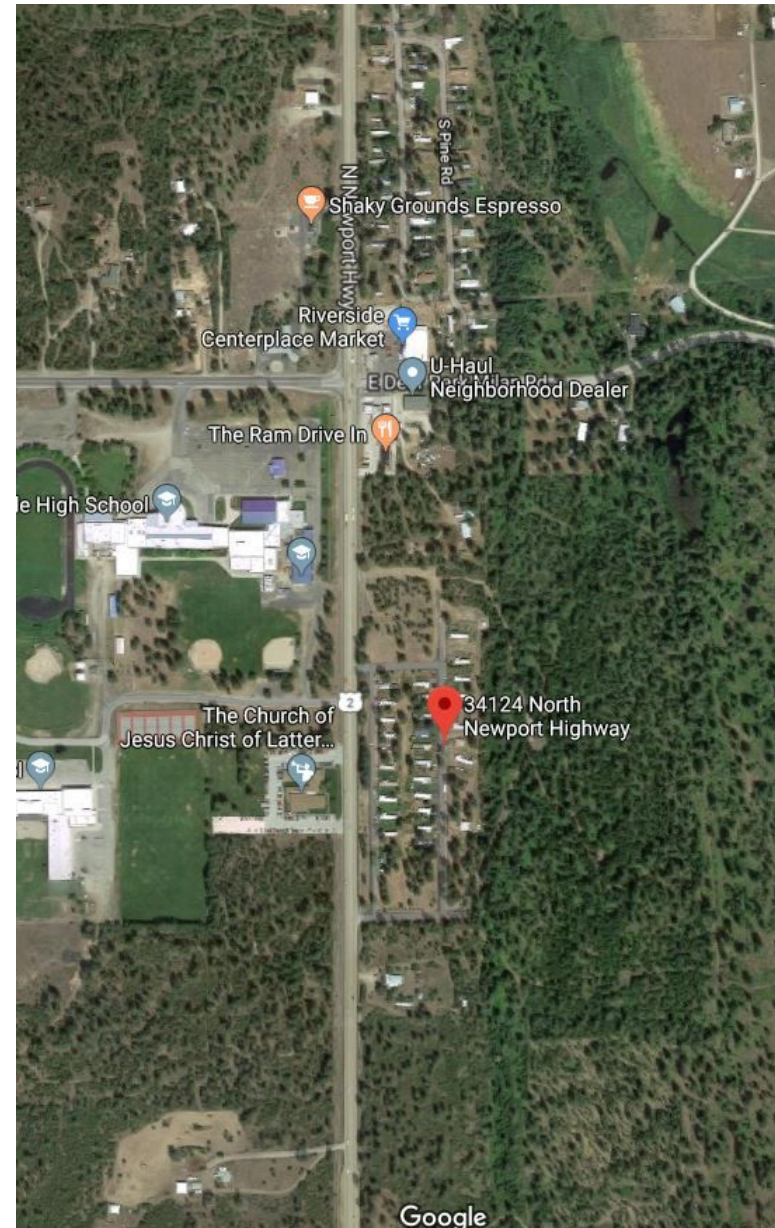
Helpful **Due Diligence** **Files and Links**

Link to Parcel Viewer:

<https://cp.spokanecounty.org/scout/propertyinformation/Summary.aspx>

Link to Google Aerial View:

<https://www.google.com/maps/place/34124+N+Newport+Hwy,+Chattaroy,+WA+99003/@47.9673117,-117.3514015,1493m/data=!3m1!1e3!4m5!3m4!1s0x5361f8e8a6083081:0xbdaac3e04bc72beb!8m2!3d47.966946!4d-117.3481099>



MEET THE



AUGUSTUS BUKOWSKI

As a graduate from the University of Washington's Finance Program, Augustus launched his career in Mortgage Lending. Upon eventual success, he opened his own branch of Bay Equity Home Loans in South Lake Union, Seattle.



For the past 3 years, Augustus has been in the top 1% of Mortgage Loan Originators in the country. He is also the founder of Seattle Luxury Homes, and BK Investment Group. Augustus is proud to own and operate over 50 rental units, varying between pure luxury and affordable housing in the Seattle area.

Augustus Leads our Board of Advisors and is the VP of Finance.

JAN WANOT

Prior to his role at Boeing in Aircraft Sales, Commercial Contracts & Financial Operations North East Asia, Jan graduated from the University of Washington with a major in Business Administration and Applied Computing.



He currently owns 10 multifamily rental units, a 131 unit RV Park in work, and has 2 units of new construction in the greater Puget Sound. In his free time Jan enjoys travelling with his girlfriend, designing unique spaces, and managing a 5000 member online community for WA Real Estate Investors.

Jan is the Principal and Chief Investment Officer of the EHG.

GABRIEL PETERSEN

After completing a Bachelors in History and Philosophy from the University of Washington, Gabe spent 8 years working as a Management Consultant for a large multinational corporation in Washington state. He was drawn into the world of real-estate after having successfully rehabilitated his first home.



Since then, Gabe has been active in real estate - from rehabbing and selling residential housing to acquiring and stabilizing a rental portfolio in the greater Puget Sound. He has become an experienced real-estate professional and is passionate about providing Washington residents with quality homes and affordable housing options.

Gabe leads Seller Relations and Marketing Strategy as EHG's Principal and VP of Business Development.



Thank You



We appreciate your time and look forward to continued discussion towards a successful assignment. We work hard for our Sellers, Buyers, and Stakeholders and look forward to creating value in your life. **Time is of the essence in securing the opportunity presented within.**

Contact Jan or Gabe directly with a Proof of Funds, and any interest or offers.

Points of Contact

Gabriel Petersen

253 569 6237

gabe@greatnorthwesthomebuyers.com

Jan Wanot

206 778 6072

jan@wa-housing.com