

## **BENEFITS TO INVESTOR OF INVESTING IN MOBILE HOMES**

HIGH RETURN ON INVESTMENT

INVESTMENT SECURED BY TITLE TO PROPERTY

LOW INITIAL INVESTMENT COST

TURN KEY INVESTMENT

IF BUYER DEFAULTS, PROPERTY IS RESOLD AT SAME TERMS

## **FREQUENTLY ASKED QUESTIONS**

Q. What do I actually own when I invest?

A. In terms of investment, you will be owning a piece of property that if kept up can be lived in for the next 20-60 plus years. It will pay you a nice return even if we have to re sell it in two years because then we will re sell it generally at the same rate. There are many mobile homes built in the 50's and 60's still being lived in today.

Q. Why is this to better than investing in the stock market?

A. For some it isn't but if you like more security than this investment vehicle gives that.

If you were to put that same investment in stocks and the market or company went under you lose the money. Here if a major depression hits and the worst happens, all we do is re draw the note for a longer term to make it affordable and you lessen your risk of losing money long term. You have to wait longer for it to be paid for but you end up getting more interest and that is only if the worst case happens and unemployment goes to record levels At the point we also would reduce the lot rent for the tenants to help out too until the market recovers. It generally would take a lot longer for the stock market to recover in the same scenario.

Q. Are there any risks involved?

A. There are always risks to any investment but we endeavour to minimize those risks by:

Employing contractors we know that will renovate affordably.

Setting up the payment plan so that you make payments over a period of time

We send you an accounting

Checks are made out to the investor from the tenant unless you specify otherwise

You can open a local account or have us mail them to you

We run credit checks on tenants

We give notice to evict immediately they fall behind

If a tenant/buyer moves we pay up to two months of your payments while we look for another tenant/buyer

You are not charged lot rent when the home is vacant

Q. Is this a good investment vehicle for my self directed IRA

A. Yes, it is perfect for it, as long as it is set up correctly and you ensure that we have the correct name to make the check out to and the place to send it to so that you are in compliance.

Q. Is 7 years a little too long to finance a mobile home?

A. 7 years is not too long for a mobile home, FHA finances new ones for 30 years, everyone needs a place to live and if you make an older home nice, clean and welcoming with a good roof and then add affordable terms where they can be a true homeowner in 7 -15 years you have a winning situation. Mobile homes in a nice location are better than an apartment were rents go up all the time and you share walls and have to put up with noisy neighbors and the like.

Q. Can I visit my investment?

A. You may visit at any time you like, we send pictures of the renovations, and can send pictures at any time in the future.

Q. Is management available to answer questions for me and when?

A. Management is available during regular business hours for questions, owner is available by email and phone during reasonable hours.

Q. What information do I receive on who is in my property?

A. We send you a completed and signed agreement when they move in, we can send a copy of their credit report minus the social security number if we get permission to send it. The office keeps their application and copy of social security card and drivers license on file

Q. What if the tenant/buyer moves out owing me money?

A. We send an itemized statement to you along with information on a collection agency to use or we can send the account to collections for you. We then turn the home around and re sell it ASAP and we pay the next two payments to you.