



MHP INVESTMENT & LEASING, LLC

P.O. Box 457, Cedaredge, CO 81413
Phone 800-304-2835 Fax 970-856-4883
Email dave@mhps.com

Dear Mobile Home Community Owner,

We are currently in the market to purchase mobile home communities. If you have any interest in selling your community or know of one for sale we would appreciate discussing it with you. We will pay a referral fee to you if we purchase a community from a lead that you provide. Since we are not acting as real estate brokers, a real estate commission can be avoided if your community is not currently listed with a broker.

Below are a few criteria that we are looking for and while these are items we prefer in a community, we will still consider others if the situation is right.

15 or more occupied sites * City water & sewer * Less than 50% Park Owned Homes

If your community meets our basic guidelines and a reasonable price can be agreed upon, we will act quickly and try to structure the terms of the sale in your best interest (whether a cash sale or owner financing terms).

We may be able to structure the sale in a manner that will allow you to **defer paying capital gains** if this is an issue. With the potential of the Capital Gains increase following the next election, this might be the best and last chance you will have for many years to maximize your value.

If you have any interest in selling your community, please contact us at 1-800-304-2835 or fill out the bottom of this page and mail or fax it to us and we will contact you. **References available upon request!**

Mr. Reynolds has been excellent to work with! Whenever we hit a glitch in the road, Dave would take a very serious, business like attitude and work together to keep things moving. We wouldn't hesitate to again do business with Mr. Dave Reynolds.

William Jarret

Regarding purchase of 76 space mobile home park in Nebraska

David Reynolds recently purchased our two mobile home parks in Hondo, Texas. The acquisition went very smoothly and exactly as planned. He agreed to make the purchase for cash and had no difficulty obtaining financing to make the cash purchase. Moreover, he agreed to pay for the title insurance, environmental study, and closing costs, and without hesitation, he did exactly as he said he would do. We may be selling another property sometime soon, and if he has interest in buying, we would sell to him again without hesitation.

Charles Tondre

Regarding purchase of 110 lots on two properties in Hondo, Texas

Please fill out the next page and fax or mail to us.



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COMMUNITY NAME _____ OWNER'S NAME _____

OWNER'S PHONE _____ BEST TIME TO CALL _____

PARK ADDRESS _____

OWNER ADDRESS (IF DIFFERENT) _____

MOBILE SPACES _____ # VACANT _____ MONTHLY RENT _____

OF MOBILE HOME RENTAL UNITS _____ # OF ACRES _____

WATER SUPPLY(CITY/WELL) _____ WHO PAYS WATER _____

SEWER SYSTEM(CITY/OTHER) _____ WHO PAYS SEWER _____

ELECTRIC AMPERAGE _____ NATURAL GAS OR PROPANE _____

YEARLY GROSS INCOME _____ YEARLY EXPENSES(BEFORE MORTGAGE) _____

ASKING PRICE _____ DOWN PAYMENT _____

PLEASE DESCRIBE ANY ADDITIONAL INFORMATION BELOW, OR ON A SEPARATE SHEET OF PAPER

Contact Dave at 1-800-304-2835 or Fax 970-856-4883 or Email dave@mhps.com