CRES CORP INTERNATIONAL™

COMMERCIAL REAL ESTATE, BUSINESS & FINANCIAL SERVICES

PLANT CITY, FL
27-SPACE (28-RENTAL) MHP
SELLER FINANCING

- $3.5M OBO
- 27-SPACES (28 RENTAL UNITS)
- 85% OCCUPIED
- ZONED: GENERAL COMMERCIAL
- 2.28+/- Acres
- SELLER FINANCING OFFERED

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The enclosed materials are being provided solely to facilitate the interested Party's own due diligence for which the interested Party shall be fully and solely responsible.

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Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CRES Corp International, LLC.

PROPERTY OVERVIEW

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PROPERTY NAME	SUNSHINE MHP
PROPERTY ADDRESS	5302 Glen Harwell Dr
CITY, STATE, ZIP CODE	Plant City, FL 33566
COUNTY	Hillsborough

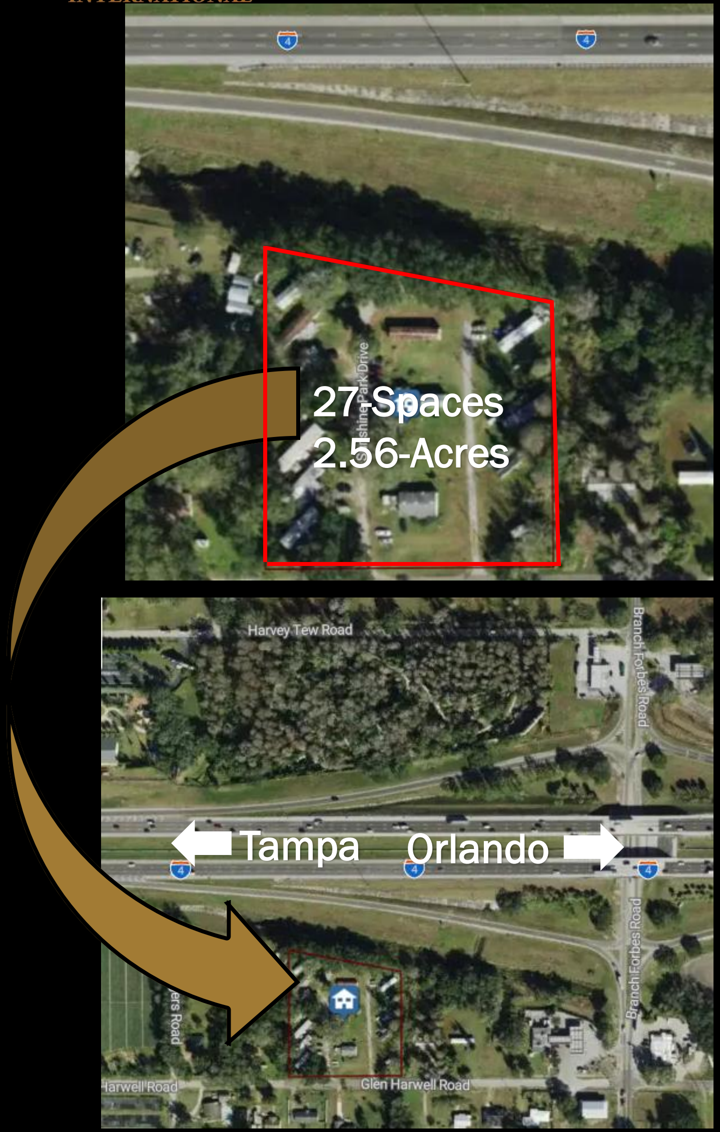
PROPERTY SUMMARY

ASKING PRICE	$3,500,000
STRUCTURE	27-Spaces/28-Rentals
OCCUPANCY	85%
ACREAGE/LOT SIZE	2.56+/- ACRES
ZONED	COMMERCIAL GENERAL
GROSS REVENUE/NOI (2026)	$276,450/$212,700
GROSS REVENUE/NOI (2027)	$315,600/$232,665
PROJECTED REVENUE (2028)	$325,067/$239,644

SEE PAGE 7 FOR PROJECTION REPORT

PROPERTY HIGHLIGHTS

- 27-SPACES/28-RENTALS
- 96% OCCUPANCY
- ZONED COMMERCIAL



PROPERTY DESCRIPTION

Location: 5302 Glen Harwell Dr, Plant City, FL 33566 (Hillsborough County)

PID#: U 22 28 21 ZZZ 000003 67390.0

This offer is a 27-Sp MH/RV Park. One of the units is a duplex so the park holds 28 tenants. The owner has recently renovated the park and units to attract higher paying tenants.

Property includes:

- 2.56-Acres MOL
- 27-spaces (17 MH Spaces/10 RV Spaces)
- 9 Park Owned MH/RV's
- 28 Rental Units
- Well/Septic
- 85% Occupied
- Zoned: Commercial General

2026 & 2028 Financials:

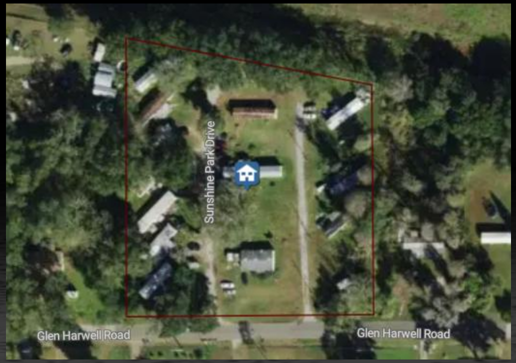
- Gross Revenue/NOI (2026): $276,450/$212,700
- Gross Revenue/NOI (2027): $315,600/$232,665
- Gross Revenue/NOI (2028): $325,067/$239,644

Asking Price: $3.5M OBO

Seller Financing: Seller is offering financing to a qualified purchase and has a minimum 35% liquid capital for the down payment. Loan interest rate and terms are TBD but may include:

- 5%-6% Interest Only
- 5+-Years Balloon

PROPERTY PHOTOS/AERIALS



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CURRENT FINANCIALS & PROJECTIONS

For the purposes of this report, financial projections are based on a purchase price of $3.5M. A negotiated price will alter the projected figures.

Year-1 indicates actual figures with 85% occupancy that is the current status of the park.

Year 2-10 indicates 95% occupancy

Included is a 3% annual increase in revenue and expenses.

Seller Financing: For the purposes of this projection, a loan scenario based on 65% LTV is used that includes a 5% interest only rate.

The projections presented in this report are to be used strictly as a guide. It is advised that all parties interested in this opportunity seek consultation from licensed, bonded contractors and other professional services related to development and construction.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	**$ 291,000**	**$ 332,210**	**$ 342,176**	**$ 352,441**	**$ 363,015**	**$ 373,905**	**$ 385,122**	**$ 396,676**	**$ 408,576**	**$ 420,833**
Less: Vacancy & Credit Losses	(14,550)	(16,611)	(17,109)	(17,622)	(18,151)	(18,695)	(19,256)	(19,834)	(20,429)	(21,042)
Effective Gross Income	$ 276,450	$ 315,600	$ 325,067	$ 334,819	$ 344,864	$ 355,210	$ 365,866	$ 376,842	$ 388,147	$ 399,792
Less: Operating Expenses	(63,750)	(82,935)	(85,423)	(87,986)	(90,625)	(93,344)	(96,144)	(99,029)	(102,000)	(105,060)
Net Operating Income (NOI)	$ 212,700	$ 232,665	$ 239,644	$ 246,834	$ 254,239	$ 261,866	$ 269,722	$ 277,813	$ 286,148	$ 294,732
Less: Annual Debt Service	(113,750)	(113,750)	(113,750)	(113,750)	(113,750)	(113,750)	(113,750)	(113,750)	(113,750)	(113,750)
CASH FLOW Before Taxes	$ 98,950	$ 118,914	$ 125,894	$ 133,083	$ 140,488	$ 148,116	$ 155,972	$ 164,063	$ 172,398	$ 180,982
Property Resale Analysis										
Projected Sales Price	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**	**$ 3,500,000**
Less: Selling Expenses	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)
Adjusted Projected Sales Price	$ 3,430,000	$ 3,430,000	$ 3,430,000	$ 3,430,000	$ 3,430,000	$ 3,430,000	$ 3,430,000	$ 3,430,000	$ 3,430,000	$ 3,430,000
Less: Mortgage(s) Balance Payoff	(2,275,000)	(2,275,000)	(2,275,000)	(2,275,000)	(2,275,000)	(2,275,000)	(2,275,000)	(2,275,000)	(2,275,000)	(2,275,000)
SALE PROCEEDS Before Taxes	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ 1,155,000
Cash Position										
Cash Generated in Current Year	$ 98,950	$ 118,914	$ 125,894	$ 133,083	$ 140,488	$ 148,116	$ 155,972	$ 164,063	$ 172,398	$ 180,982
Cash Generated in Previous Years	n/a	98,950	217,864	343,759	476,842	617,331	765,446	921,418	1,085,481	1,257,879
Cash Generated from Property Sale	1,155,000	1,155,000	1,155,000	1,155,000	1,155,000	1,155,000	1,155,000	1,155,000	1,155,000	1,155,000
Original Initial Investment	(1,225,000)	(1,225,000)	(1,225,000)	(1,225,000)	(1,225,000)	(1,225,000)	(1,225,000)	(1,225,000)	(1,225,000)	(1,225,000)
Total Potential CASH Generated	**$ 28,950**	**$ 147,864**	**$ 273,759**	**$ 406,842**	**$ 547,331**	**$ 695,446**	**$ 851,418**	**$ 1,015,481**	**$ 1,187,879**	**$ 1,368,861**
Financial Measurements	FMV EOY - Debt EOY	Hide/Unhide Ratios								
Debt Coverage Ratio (DCR)	1.87	2.05	2.11	2.17	2.24	2.30	2.37	2.44	2.52	2.59
Loan-to-Value Ratio (LVR)	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
Capitalization Rate Based on Cost	6.08%	6.65%	6.85%	7.05%	7.26%	7.48%	7.71%	7.94%	8.18%	8.42%
Capitalization Rate Based on Resale Price	6.08%	6.65%	6.85%	7.05%	7.26%	7.48%	7.71%	7.94%	8.18%	8.42%
Break-Even Ratio	61.00%	59.21%	58.21%	57.24%	56.30%	55.39%	54.50%	53.64%	52.81%	51.99%
Operating Expense Ratio	23.06%	26.28%	26.28%	26.28%	26.28%	26.28%	26.28%	26.28%	26.28%	26.28%
Return on Equity (ROE)	2.36%	10.30%	10.90%	11.52%	12.16%	12.82%	13.50%	14.20%	14.93%	15.67%
Cash-on-Cash Return - Before Taxes	8.08%	9.71%	10.28%	10.86%	11.47%	12.09%	12.73%	13.39%	14.07%	14.77%

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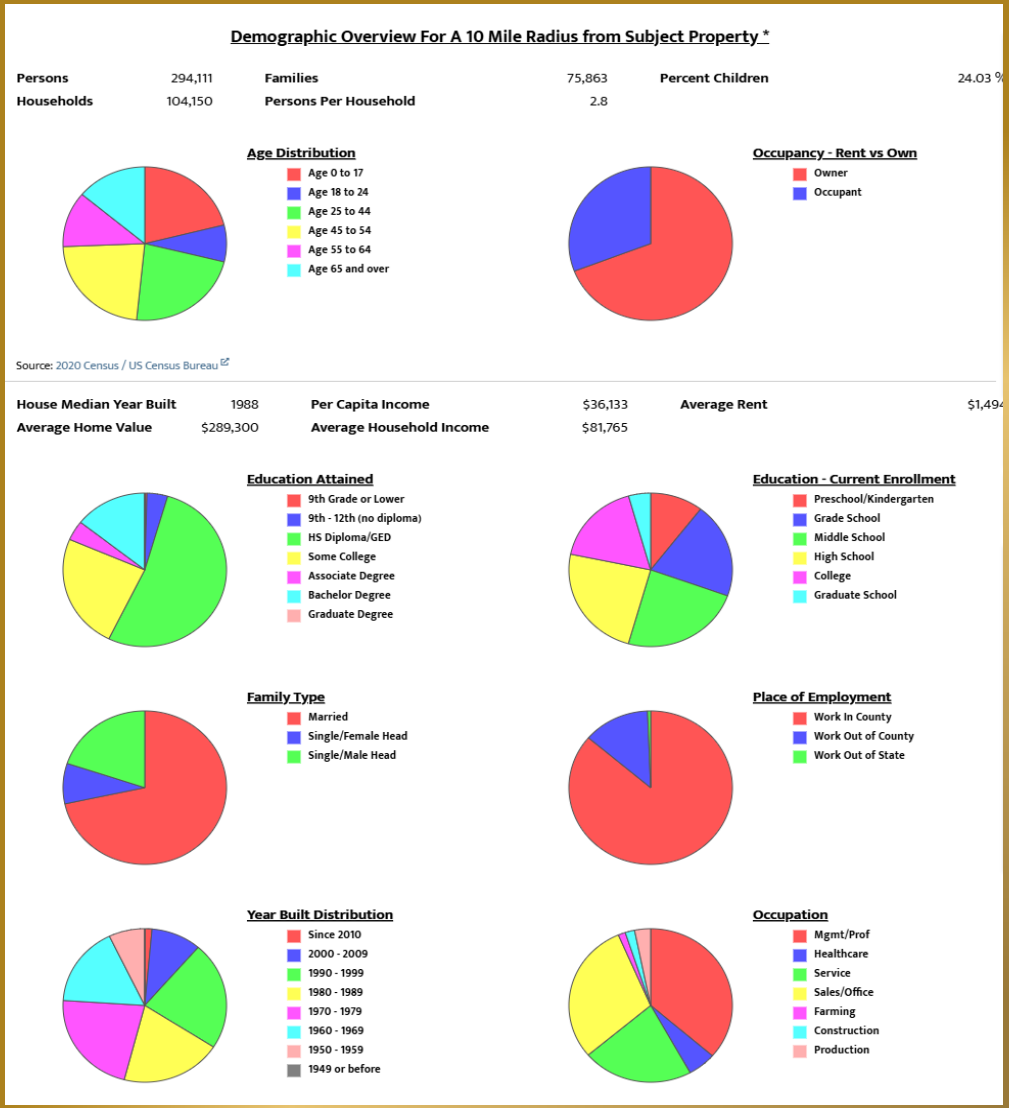
DEMOGRAPHICS/AREA INFORMATION

PLANT CITY FLORIDA

Located on the outskirts of Tampa, Plant City provides is best known for its Strawberry Farms and annual Strawberry Festival. It also provides a more rural place to live for those wanting to get away from the big city lifestyle with being just a short drive from Tampa and Orlando.



Demographic Overview For A 10 Mile Radius from Subject Property *

Persons	294,111	Families	75,863	Percent Children	24.03 %
Households	104,150	Persons Per Household	2.8		

Age Distribution: Age 0 to 17; Age 18 to 24; Age 25 to 44; Age 45 to 54; Age 55 to 64; Age 65 and over

Occupancy - Rent vs Own: Owner; Occupant

Source: 2020 Census / US Census Bureau

House Median Year Built	1988	Per Capita Income	$36,133	Average Rent	$1,494
Average Home Value	$289,300	Average Household Income	$81,765		

Education Attained: 9th Grade or Lower; 9th - 12th (no diploma); HS Diploma/GED; Some College; Associate Degree; Bachelor Degree; Graduate Degree

Education - Current Enrollment: Preschool/Kindergarten; Grade School; Middle School; High School; College; Graduate School

Family Type: Married; Single/Female Head; Single/Male Head

Place of Employment: Work In County; Work Out of County; Work Out of State

Year Built Distribution: Since 2010; 2000 - 2009; 1990 - 1999; 1980 - 1989; 1970 - 1979; 1960 - 1969; 1950 - 1959; 1949 or before

Occupation: Mgmt/Prof; Healthcare; Service; Sales/Office; Farming; Construction; Production

Demographics are provided from the 2023 Americal Community Survey, 5-year estimates/U.S. Census Bureau.

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MEDIA SERVICES

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- PROPERTY CONVERSIONS
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We understand what it takes to promote commercial property!

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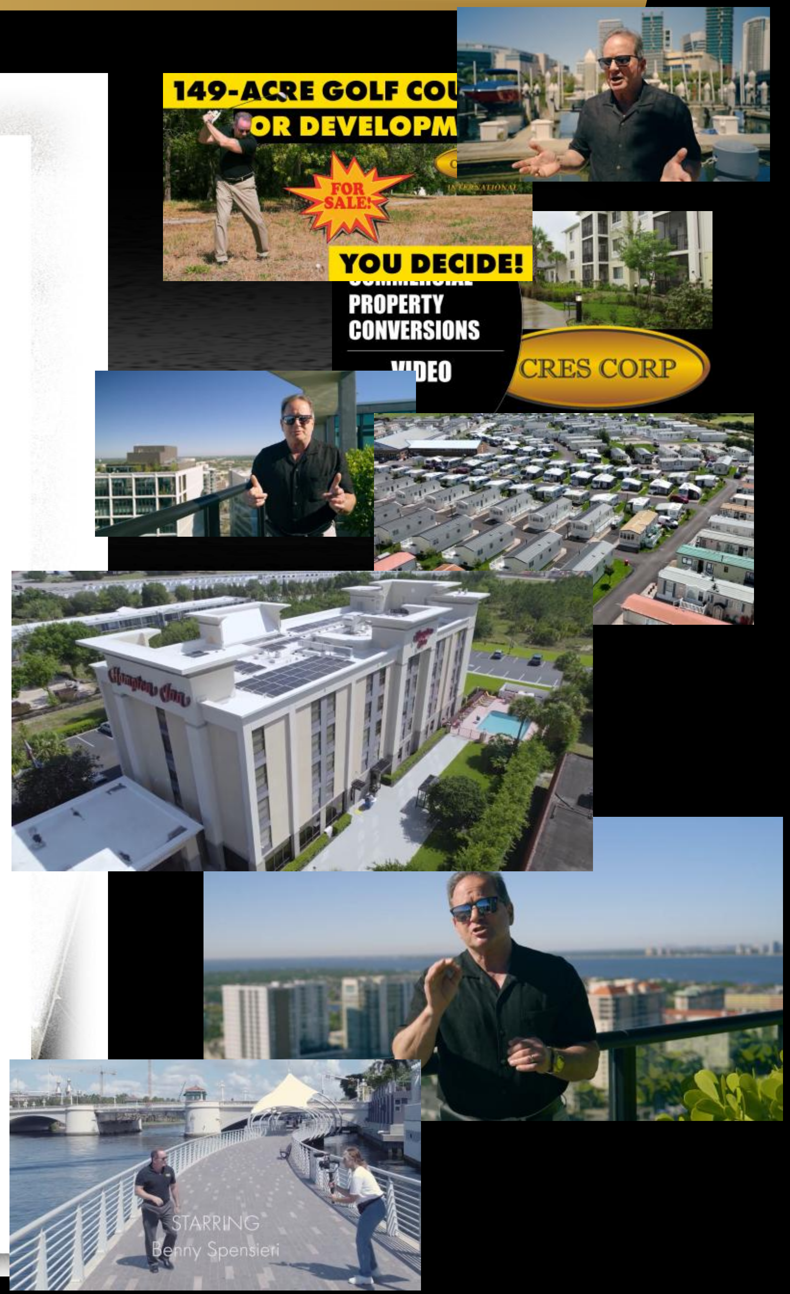
Then give us a call to see what we can do with your property!

Jerome Rivas: 786-312-6576   Benny Spensieri: 813-391-1545



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