

MobileVested Fund

Investment Summary

The Company

MobileVested Fund LLC is an investment company whose core fund is structured and built around investing in the affordable housing space. It is the only U.S. based investment fund that solely focuses on purchasing rehabbed Mobile Homes on large tracts of land for the purpose of renting to approved tenants. Our company has been investing in this strategy for nearly 20 years.

Why Are We Investing in Mobile Homes?

- Typically half the cost of stick built homes or less
- Much lower maintenance costs than a traditional brick and mortar
- Mobile homes are the best asset to fix the nations affordable housing problem

Highlights

- Proven strategy seeking funds to purchase performing and non-performing mobile homes on land (not mobile home parks) for the purpose of creating long-term returns and appreciation for investors.
- MobileVested is currently purchasing mobile homes on tracts of land in Texas, Georgia, North Carolina, and South Carolina.
- We acquire mobile homes on land in A-/B- areas that are experiencing above average population growth as well as areas with great potential for cash flow and solid appreciation.
- All properties are rehabbed with a tenant in place prior to being purchased by the Fund.
- Property Management handled in house by an experienced team with over 20 years of experience in managing mobile home investments for passive investors.

Unique Qualities

- Anti-Inflationary Asset Class
- Proven Management Team
- Diversification in Affordable Housing
- Short hold times on Capital
- Investment falls in the “Low Risk Medium Yield” risk quadrant

Fund Management

Eddie Wilson

Eddie Wilson has made his impact in business as the "King of Exits." Over the course of his career, he has built or operated more than 100 different businesses, as a founder and/or angel investor and has exited over 85 of them successfully. He currently is the CEO of Think Realty, American Association of Private Lenders and Because Coffee. Along with his passion for private equity he also has been investing in real estate for over 16 years. He has owned over 4,000 doors in his career. With all of his success in his 40s he has turned his efforts to faith based and humanitarian non-profit activities such as - Christian Media International and Impact Others.

Justin Hamaker

Justin is the owner of South Creek Property Management and South Creek Investments (formerly known as GCSG Investments Ltd). Prior to South Creek Investments he enjoyed a successful 16 year career as an executive for one of the largest privately held auto groups in the country. During that time he developed the reputation of being the company's “Turnaround Artist”, if there was an underperforming store or asset he was the man they called to get it performing. Justin has been investing in real estate for over the past 10 years and his company South Creek Investments currently has over \$40 million in assets under management.

THE PROBLEM

Mobile Homes on land have been performing at an all time high due to affordable housing issues across the country. There is a demand for single-family homes that are not being serviced by builders due to the average new-home price landing at \$348,000. With Covid and other factors leading the way there has been a flight from multifamily rentals to single-family rentals but the inventory has not kept pace with the demand.

The table and chart below highlights the average rent for a 3-BR SFR and the year-over-year change for the cities presented			
AVERAGE THREE-BEDROOM RENT: CURRENT MARKETS			
City	Q1 2022	Q1 2023	CHANGE %
Dallas, TX	\$2,217	\$2,638	19%
Fort Worth, TX	\$1,995	\$2,354	18%
Charlotte, NC	\$1,819	\$2,091	15%
San Antonio, TX	\$1,704	\$1,942	14%
Durham, NC	\$1,641	\$1,870	14%
Greensboro, NC	\$1,551	\$1,737	12%

The U.S. is short 6.8 million homes according to the National Association of Realtors. We need 1.8 million new homes per year to stay on pace with population growth. Only 1.57 million homes were built, not even keeping pace with population growth.

The Opportunity

Single-family Mobile Home rentals provide important housing options for younger, modest-income families with children. In many mid-sized markets, especially new single-family rental construction, single-family mobile home rentals could serve the same constituents targeted by “workforce housing” programs, minus the need for public subsidies. Although production of these units have increased in recent years, many obstacles remain. The typical

impediments to single-family homebuilding—the rising cost of land, labor, and materials, plus excessive local land-use regulations, to name a few—also hinder single-family rental construction in many markets. Mobile Homes are the fastest and most efficient way to solve these issues. This has been proven by our lack of vacancies, and rental rates being similar to traditional single-family rentals.

Investment Description

The Fund will raise money through the Offering of Membership Interests to acquire, rehab, lease, manage, operate, or sell prefabricated, manufactured housing, and/or modular homes permanently affixed to real property located throughout the United States. The Fund is hereby offering to Investors an opportunity to purchase membership interests in the Fund in the aggregate amount of Ten Million Dollars (\$10,000,000).

Members will generally be entitled to receive a cumulative annualized preferred return on their capital contribution (and prorated as applicable for the amount of time that a Member was a Member of the Fund). The Preferred Return for any Member shall be equal to a cumulative annualized rate of 8% paid out quarterly. Additionally Thirty Percent (30%) of the net profits of the Fund shall be distributed quarterly to the Members on a pro rata basis. Please review the following page for more information on investment performance.

Corporate Information

MobileVested Fund LLC is a Wyoming limited liability company located at 192 Dawson Village Way N, Ste 170, Dawsonville, GA 30534. Please contact Justin Hamaker, Manager, for any questions at 214-697-0898 or by email at justin@mobilevested.com.