

## Services

# Creating Value for Your Manufactured Home Communities

### **THIRD PARTY MANAGEMENT**

We offer community owners and investors our **Third Party Property Management services**, growing property value creatively, efficiently and faster than you thought possible. Whether we're building on your achievements or turning around a distressed or declining asset, we'll help you make more money.

**Four Leaf Properties has a proven track record in ownership, development and management of properties. Our Third-Party Property Management services deliver exceptional daily management along with our secret sauce, 4 levers to turn up growth.**

**Secret Sauce** — 4 Levers of Growth.

- **Profitable ways** to bring in a **New Homes Program**.
  - Includes our **FLOhome Digital Platform** for marketing, sales and financing through our mortgage loan originator, First Choice.
- **Creative ways** to generate revenue.
- **No-pain ways** to grow income by reducing expenses.
- **Expert ways** to grow the future selling price for your community (asset value).

### **NEW HOMES PROGRAM**

We offer a New Homes Program to supercharge infill or replacement of obsolete homes. Our services will make a splash in the digital world of marketing and sales while integrating tried and true methods to educate and excite your market. Our mortgage loan originator, First Choice, will deliver financing for spec homes and online resident home lending with the fastest processing time in the industry, 3-5 days.

**Secret Sauce** — **FLOhome Digital Platform** to get your community online with **marketing, sales and resident home loan financing**.

### **COMMUNITY ACQUISITIONS**

We own and operate our own MH communities and are expanding through **acquisition of additional properties**. If you want to sell, we're your people. **We're here to help.**

**Secret Sauce** — **We transact** more quickly, efficiently and with great integrity.

## Value

We're all about growth. Whether you have **10 homes to replace, 250 lots** to infill or simply want to improve everyday operations to make more money, we'll drive your success. Humbly, we've made the mistakes. We've built the **skills and technology**, unlike any in the industry. We've cracked the code on home financing. Now we're experts. **We'll share.**

## Track Record

### WEST OLIVE ESTATES



Dramatically **increased occupancy** at **741 site community**, selling **77 new homes** in year one.

### WINCHESTER TRAILS



Reinvented **300 home community** with no amenities and low home property values, selling **80 homes** in year one.

### THE CROSSINGS



**Converted 50%** of renter occupied community of **377 home sites** to ownership in 2 years.

## Big Success Stats

### The Numbers.

- » #1 seller of NEW manufactured homes in US (based on sites under management)
- » Fastest growing manufactured homes operator in the Midwest
- » Fastest growing, vertically integrated MLO (Mortgage Home Loan Originator) in Midwest
- » Double digit occupancy growth EVERY year since inception
- » 8,000 home sites and 24+ communities under management (Illinois, Indiana, Michigan, Texas)

### Company Facts / Awards.

- » Top 20 Manufactured Home Community Owner/Operator | HQ in Oakbrook, IL | Founded in 2011



2015 / 2016 / 2017  
Manufactured Homes Operator of the Year



2017 Best  
Peoria, Hammond, Columbus, Springfield  
Manufactured Home Community Operator