

PRIVATE INVESTMENT OVERVIEW



HAVEN
CAPITAL VENTURES



'Building an Investment Haven in the Third Housing Type'

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Executive Summary

INVESTMENT OPPORTUNITY HIGHLIGHTS

This document outlines the investment strategy and goals of a Private Equity Fund in the Manufactured Housing Communities (MHC) sector. Haven Fund II LLC invests in opportunistic MHCs throughout the United States, with a focus on acquiring and improving properties that offer affordable housing options for working families and individuals. Our Team's experience with Funds in the sector is paving the way to produce the same attractive returns for accredited investors like YOU, while making a positive impact on the communities where our properties are located. This Fund is being managed by some of the most experienced professionals with a strong track record in the MHC sector.



Opportunistic Assets

Fulfill assets' intrinsic value-enhancement potential by executing multiple income-generating strategies to increase rental rates and align properties with market benchmarks and strong local demand.



Healthy Return Targets

The Haven Fund II LLC is targeting 12%+ average, annual cash-on-cash returns with a targeted 22-25%+ Unlevered Internal Rate of Return (UIRR) over the anticipated 5-year investment term



Year-on-Year Growth

Every focused market is strategically selected to achieve and exceed the sector's national average rental growth rate of 4.2%.



Cash Flow DAY ONE

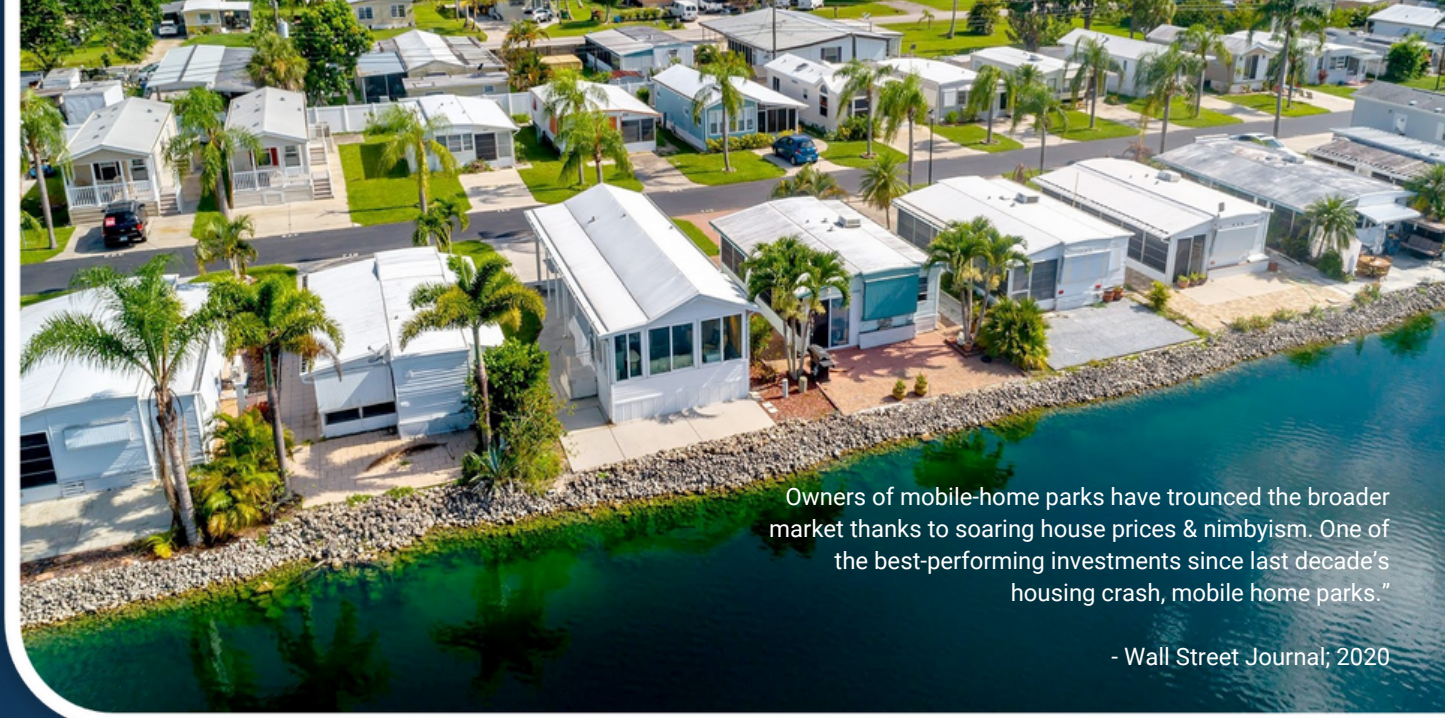
The Haven Fund II investment portfolio can produce attractive cash flow from day one



Rapidly Growing Markets

All investments are in markets with growing population and demand





Owners of mobile-home parks have trounced the broader market thanks to soaring house prices & nimbyism. One of the best-performing investments since last decade's housing crash, mobile home parks."

- Wall Street Journal; 2020

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"Mobile home parks are historically a recession-proof asset due to the shortage of affordable housing across the country. It does well in good times and even better in bad times when there is more demand for cheaper housing options."

- Kevan Enger

Capstone Cos; Multi-Housing News; 2/6/23



Private Real Estate Investment Fund

MANUFACTURED HOUSING COMMUNITIES (MHC)

Private real estate investment funds are not a REIT's but are professionally managed funds that invest directly in real estate properties. These are available only to accredited, high-net-worth investors and typically require a large minimum investment.

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Private Capital Raise

Regulation D, Rule 506(c)
Accredited Investors participate as passive shareholders in an equity fund drawing invested capital to acquire **MHCs**.



Assets Acquired

Haven's experienced team has enriched knowledge of **MHC Assets**, their **Operations** and **Market Trends** that lead to **Value-Growth Opportunities**.



Cash Flow = Distributions

Distributions prioritize **Preferred Returns**, with surplus cash flow issued as additional return income, augmented by the Accelerated Depreciation available during the operational phase.



Management & Operations

Haven utilizes a combined **70 years** of experience Analyzing, Negotiating, Transacting and Managing **MHC** assets to each's **MAXIMUM POTENTIAL**.



INVESTMENT OVERVIEW



Investment Type	The offering is being made pursuant to Securities Act of 1933, Regulation D, Rule 506(c) and is open only to verified accredited Investors .
Asset Class	Manufactured Home Communities (MHC)
Investment Threshold	\$20,000,000 (expandable up to \$50,000,000)
Investment Strategy	Acquire 15 to 30 MHC assets reflecting the same healthy return potential from previous portfolios within strategic markets around the US that harness the proven economic factors to spike performance. The hold/improve term expectation is a minimum of 5 years with an option to extend up to 10 years ; recapitalization and/or exit considerations may begin as early as year 4 . Elevated performance is a result of a number of factors, including operating expense efficiencies, normalization of rents, and fractionally increase of charges . Where permitted, initiate new expense offsets by passing them back to tenants and/or expand total lot counts by developing new units.
Projected Hold Period	5 to 10 years , or until all properties are sold. See Offering Memorandum
Distribution Expectations	The Fund plans to distribute quarterly , based on annual returns generated by the portfolio. Distributions will be governed by the cash flow performance of the assets . Important to note that some surplus cash flow in the early stages may be strategically allocated to enhance the performance of assets in critical turnaround phases.
Tax Benefits	Accelerated Depreciation is allowed for " Land Improvements " (15 years versus 27.5 years for most Residential and 39 years for Commercial Real Estate) and may result in the deferral of much of an investor's tax burden on up to 10% of their preferred return .
Income Stability	Market stability stems from an MHCs little, traditional association with the larger CRE market. Additionally, compared to other CRE asset types, the "immobility" and tenant lifespan result in better revenue consistency.
Capital Preservation	The Fund may offer diversification and stability as it plans to acquire MHCs located in multiple states, that produce high cash flows. In addition, The Fund is managed by Key Principals who represent one of the strongest team in the MHC industry .

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FUND TIMELINE

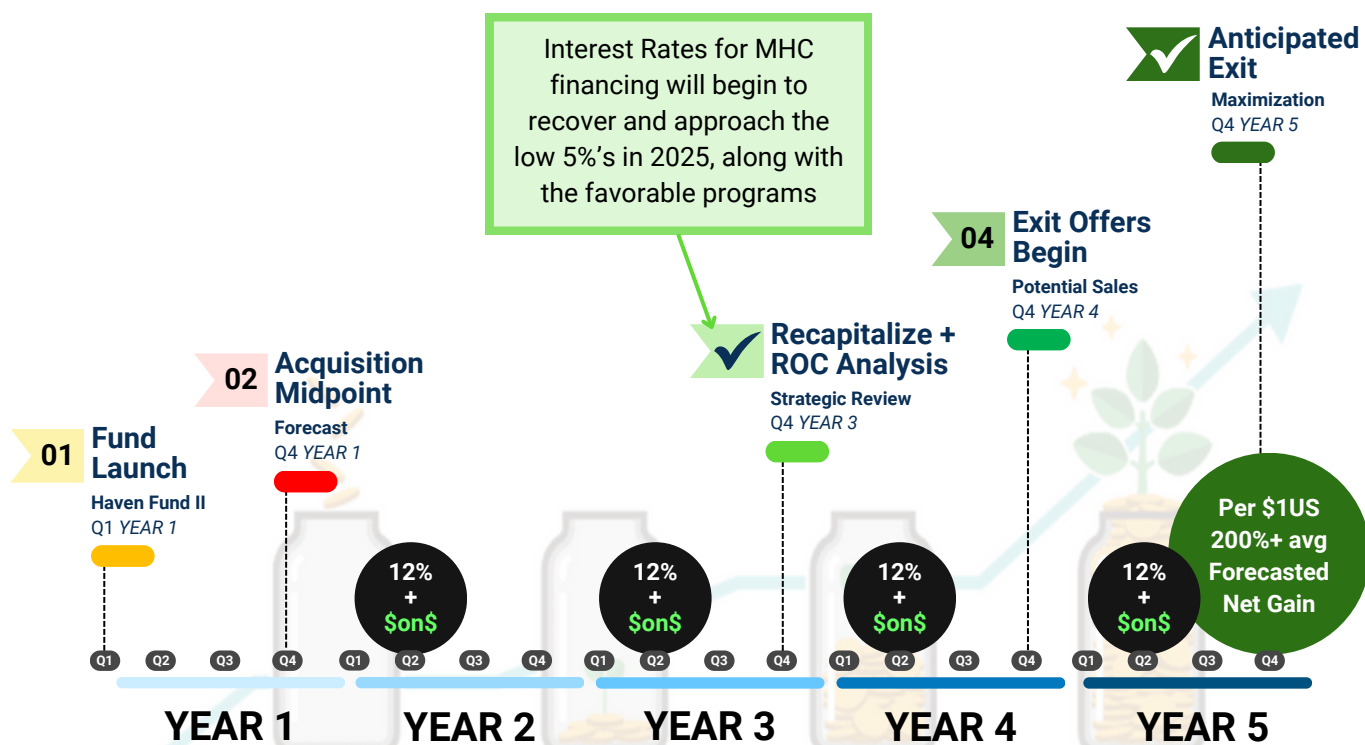
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GENERAL TIMELINE ASSUMPTIONS

MINIMUM TOTAL CAPITAL **\$20,000,000**

TARGETED IRR RANGE **22-25%+**

\$on\$ = Cash-on-Cash Return



Operating Cash Flow	✓	✓	✓	✓	✓
Cash from Investments			✓	✓	✓
Cash from Financing	✓		✓		

Acquisition	
Occupancy	65%
Exp-to-Inc%	45%
Average Lot Rent	\$275

Recapitalize Review	
Occupancy	75%
Exp-to-Inc%	35%
Average Lot Rent	\$340

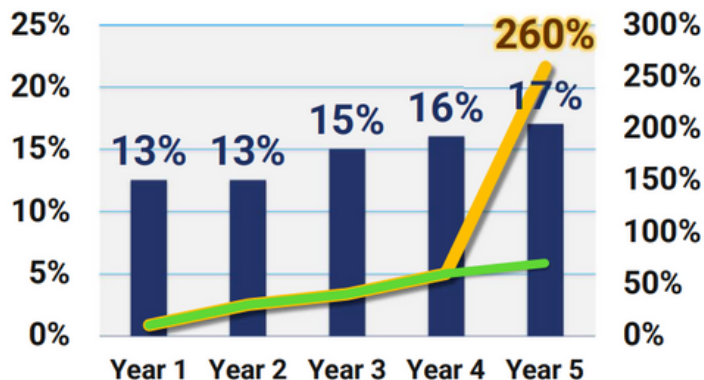
Exit Performance	
Occupancy	80%
Exp-to-Inc%	32%
Average Lot Rent	\$375



INVESTMENT OVERVIEW

CLASS A INVESTMENT

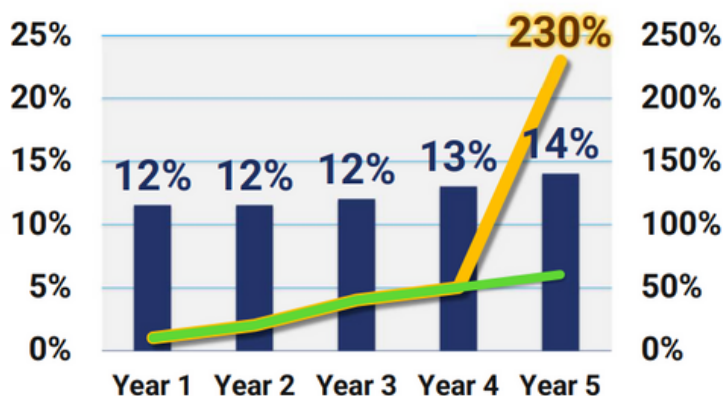
Minimum Investment	\$250,000
Targeted Returns from Operations	+/-12% Per Annum
Cumulative Preferred Return	8% (Year 1) / 9% (Year 2) / 10% (Year 3+)
Split of Excess Cash Flow Distribution	75 / 25 of Proportionate Share
ON EXIT: Disposition Capital	75% to 18% IRR then 50 / 50



NOTE: Returns are based on each Full Year of Operations.

CLASS B INVESTMENT

Minimum Investment	\$50,000
Targeted Returns from Operations	+/-12% Per Annum
Cumulative Preferred Return	8%
Split of Excess Cash Flow Distribution	65 / 35 of Proportionate Share
ON EXIT: Disposition Capital	65 / 35 to 15% IRR then 40 / 60



%Cash-on-Cash

Projected annual cash-on-cash return proportionate to the net class investment.

Cumulative Total ROI (%)

A proportionate percent of projected available distribution, per annum, according to net class investment.

Annual YoY ROI (%)

Logically following the annual YoY ROI until the point of estimated exit, highlights the, period specific, projected net distribution realized following the transition.



HAVEN's team has over **70 years** of combined real estate and **MHC** experience ranging across private fund syndication, management, investment, operations, finance, development, marketing, and analytical surveillance.

Thomas O. Miller

President | CEO | Fund Co-Manager

- President and Co-Owner of a Florida Real Estate brokerage.
- Founder and CEO of two real estate syndicates.
- Manager of several private equity funds specializing in MHC purchase and operations.
- Accomplished hard-money lender.
- Amazon Best-Selling Real Estate Investing Author.
- Accomplished Private Jet Pilot.



Bradley P. Rymer

CIO | CFO | Fund Co-Manager

- 25 years in Commercial Real Estate
- Podcast MHC EXPERT Guest, Article/Blog Author, and Contributor
- CFO & Business Intelligence Officer
 - 5th Largest Portfolio of MHC in the US
 - Over 280 communities = +/-28k Lots in over 20 US States
 - Top 25% Inc. 5000 Company – Roughly 700 Employees
- Executive Management and Investor Relations Lead of ~1,500 Private, Accredited Investors
- Fractional Shareholder in Leading MH Community Fund (2015-2018)
- Utilities Tracking and Methodology Innovator
- Big 4 Accounting Firm Experience including Audit Procedures
- Loan Closings Fannie & Freddie, Agency, Insurance Co, Conduit, etc
- Proprietary Construction of Enterprise Accounting, Chart of Accounts designed in 2023
- Advocate and contributor to Policy and Agency Financing Reform
- Hundreds of Millions of Dollars in JV Funds and Investor Debt
- Municipality Figure known Across the United States



At Haven Capital Ventures, we go beyond acquisition. We implement proven value-add asset management systems, enabling us to enhance operations and profitability significantly. Our team's track record in the industry demonstrates that mobile home community investing offers superior risk-adjusted returns compared to other real estate investments.

David Romanoff

CTO

- Founder/President of a SaaS Technology company.
- Podcast and Literary Contributor
- Veteran real estate investment portfolio manager, with two and a half decades of industry experience.
- Expert in Logistics, Technology, Software development, Capital investment, and Startups.
- Residential and Commercial Sales and Leasing.



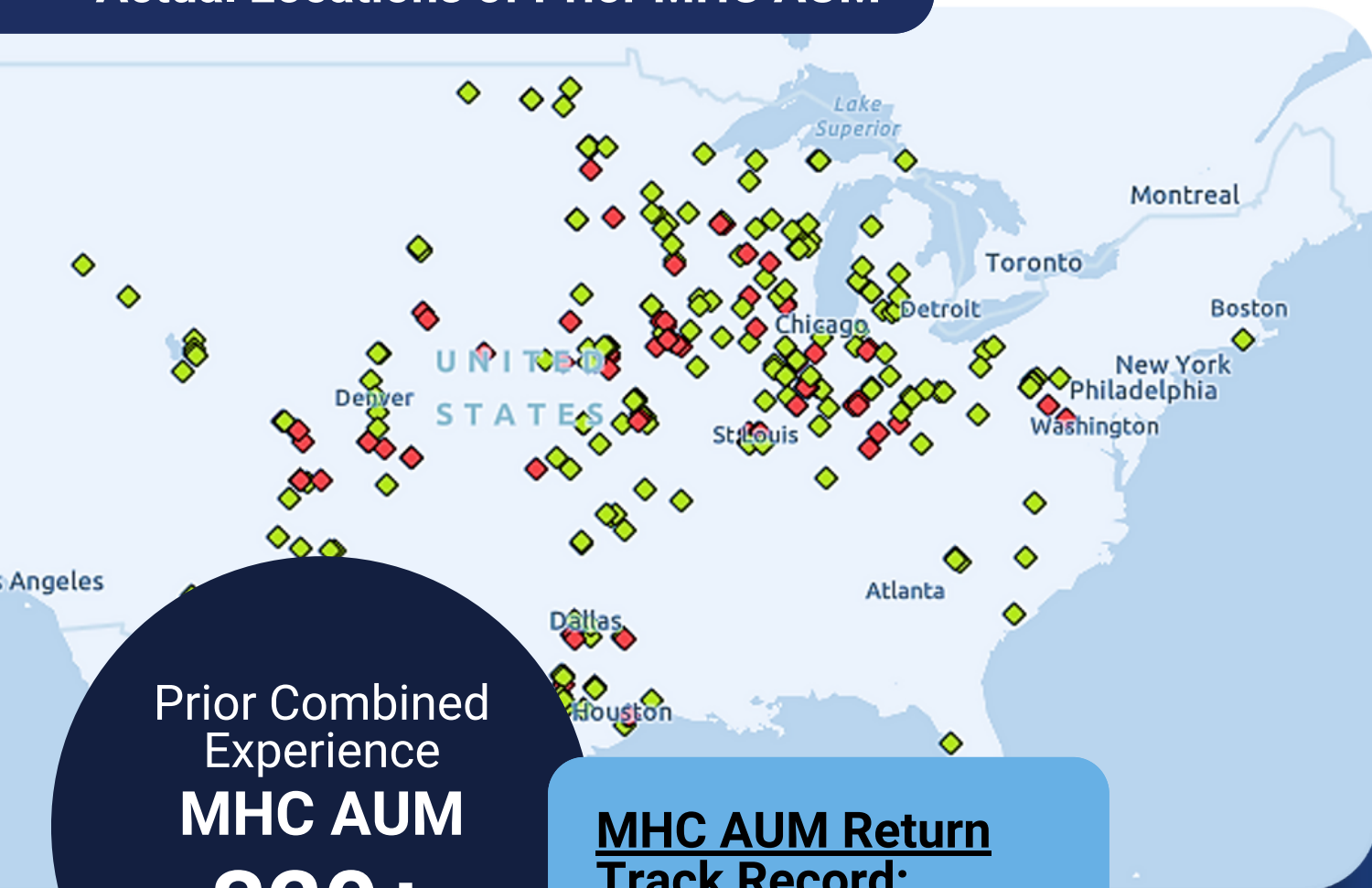
Anthony T. Quire

COO

- Seasoned MHP owner and operator
- Manager and Turned-Around Specialist of dozens of MHCs
- All Personal and Contractually Managed MH Communities have experienced substantial occupancy and revenue growth; some more than doubling in value in a short period of time.



Actual Locations of Prior MHC AUM



Prior Combined
Experience
MHC AUM
320+

Advisory Services
& Consulting on
MHC Assets
since 2019
356

MHC AUM Return Track Record:

- **12-15% Annual Returns paid Quarterly**
- **25% Average Exit IRR (often Higher)**

“Think of a Manufactured Home Community as a two-dimensional apartment building except that the tenant has a lawn and a sense of ownership.”

- **Bradley P. Rymer**

Haven Capital Ventures Co-Manager / CIO / CFO

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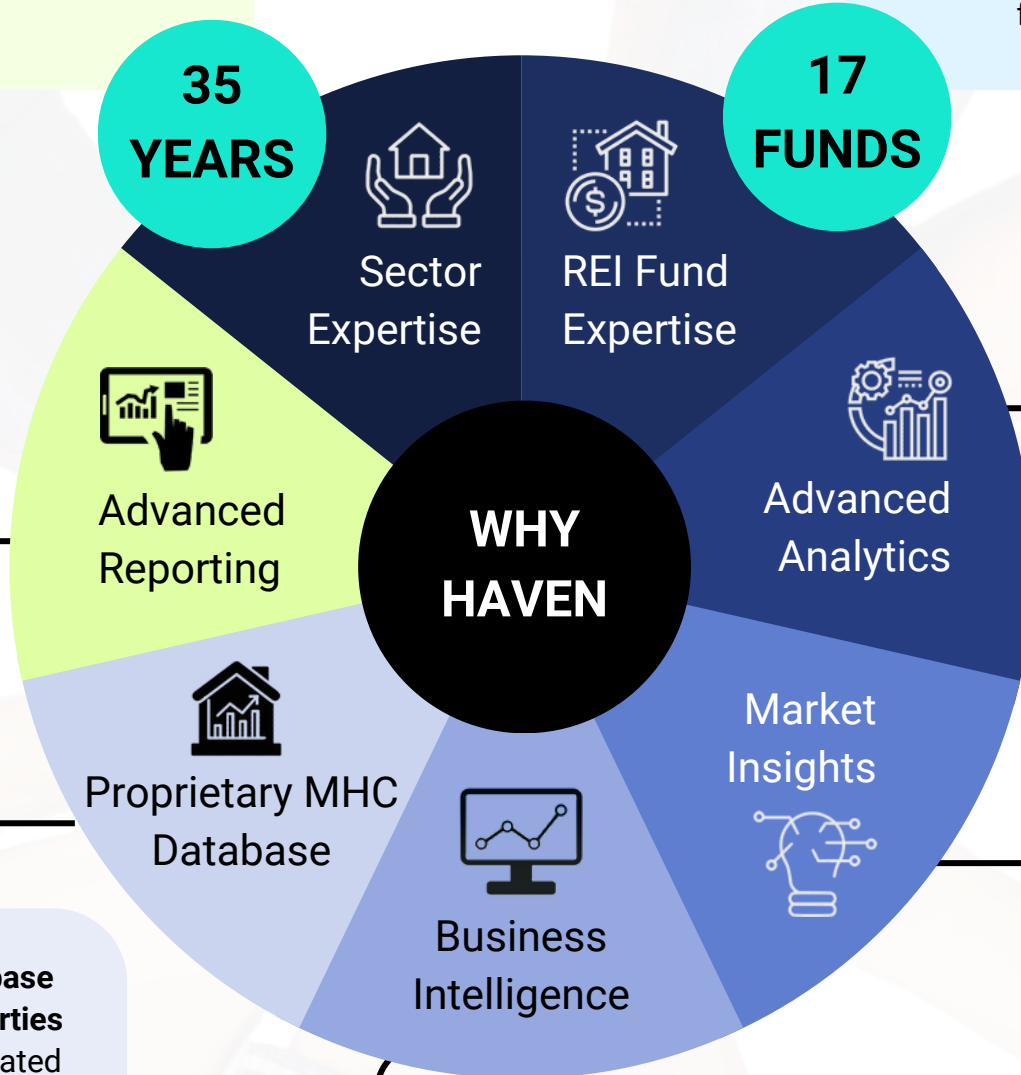




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Developed over several years and designed at standards of **Big-4 Accounting Firms** and **Top 8 PE Firms**, the Chart of Accounts and Reporting is sector-leading.

Haven's Executive Team has enriched experience and company ownership in **Strategic and Predictive Analytics** focused on **MHC**.

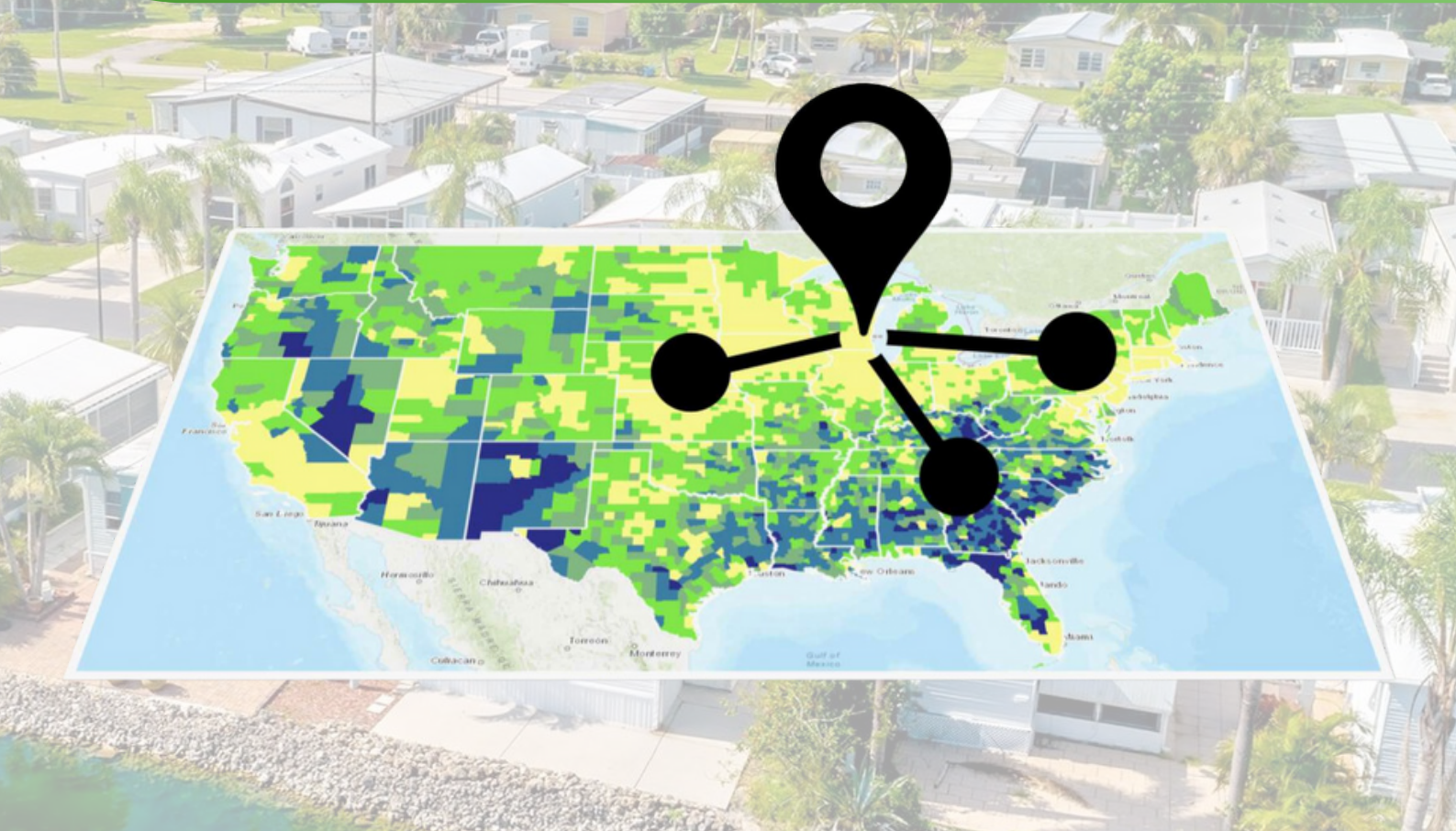


Haven's Database of MHC Properties has been validated and is automated, **Real-Time**, for back-end Updates

When even the largest portfolio managers disregard the importance of business intelligence, Haven's team capitalizes on strategic analytics to build the portfolio and increase returns.

In-place, proven, **Machine-Learning Technology** built over 10 years that offers **MHC** market intelligence that would cost others **hundreds of thousands of dollars and months** of development/familiarity time; Insight that intuitively correlates the most recent online news and facts





- 1 Record Housing Shortfall
- 2 Conventional Lending Tightened
- 3 Affordability Gap Widened
- 4 Not Enough MH Inventory
- 5 Apartment Rentals Spiked
- 6 Negative Stigma has Diminished

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“When the world is falling apart, well-located parks have gained strength. In other words, they’ve been anti-fragile investments the last ~20 years.”

- Clay Holmes
MHP Weekly; The Resistance: What
Recession; 6/14/23





Passive investment in **MHCs** presents a distinctive opportunity to leverage the increasing demand for affordable housing. With a rising number of individuals seeking to downsize and live within their means, investing in manufactured housing offers an appealing **Return on Investment (ROI)** that can be realized, among other things, through consistent rent collection and the appreciation of property values over time.

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Moreover, due to the low overhead costs linked to property ownership in this sector, investors have the potential to optimize their returns while simultaneously minimizing risk

EFFICIENCY **QUALITY** **EXPENSES**

According to experts, the country's average mobile home lot rent is **\$380** per month. However, the rate varies depending on several factors and could start from as low as **\$100** and go to as high as **\$900**.

[Lot Rent - A Guide To Everything You Need To Know](#)

Haven used
\$275/month
for Fund
Return
Projections

PUBLISHED SECTOR AVERAGES:

95.4% Average Occupancy

38% Average Expense-to-Income

6-year Consecutive Value Per Lot Increase



HOW WILL HAVEN INVEST AND PERFORM?

Haven's know-how avoids mispriced assets.

Many sellers were enamored by peak sale prices in the recent boom.

As compared to buying an MHC on your own, some advantages of investing in Haven Fund II include:



You do not have to search, analyze, negotiate, execute due diligence, finance, turn around, or run an MHC on your own; WE HANDLE IT ALL.



You may use a self-directed IRA to invest (given all beneficial owners are accredited), which is difficult or impossible to do if you buy a community yourself.



You may gain from diversification over a big number of mobile home parks, rather than just one. For example, if one property is harmed by unfavorable conditions, the whole investment will be less affected.



You can invest in Haven Fund II for as little as \$50,000 in the vital Class B set.

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The greatest pandemic-induced difficulties in the MHC industry are not rent collection or occupancy. Rent collections and occupancies are at all-time highs, near 100 percent...

"Capital Square 1031 Founder & CEO Louis Rogers"

[What 2022 Holds for Manufactured Housing - Multi-Housing News](#)

While the capital raise environment has grown in population, the fact still remains that sellers' expectations on marketed deals are far apart in net returns from the traditional investment. With its unique approach and strategic analytical tools Haven will be able to move faster on marketed deals with exhausted sellers and locate unmarketed deals with the intelligent science applied by its CIO (Brad Rymer).

"The bid-ask spread is still wide, with many investors adopting a wait-and-see mode."

[Are Manufactured Homes a Good Investment in 2023?](#)



A LOOK BACK

MHC IS THE HOTTEST INVESTMENT SUBJECT SINCE 2003

Mid-1980s

Manufactured Home Communities, Inc. organized a limited partnership that owned and operated MHC's.

2004

HUD Survey

Study from American Housing (AHS), 1993 & 2001 comparing MHC vs rental vs traditional housing as a low-income household alternative.

2013 ⁶⁷ Notable Publications

The 2nd ranked PEI, Carlyle Group "Jumps" into the MHC "Niche Space"

2019 ¹²⁷ Notable Publications

Private Equity Giants Converge on Manufactured Homes - Jim Baker, Private Equity Stakeholder Project

2022 ¹⁶⁷ Notable Publications

A Freddie Mack Report titled "Manufactured Housing 2022: An Untapped Affordable Housing Solution"

2003 ¹⁶ Notable Publications

Warren Buffet and Berkshire Hathaway acquires Clayton Homes

2009 ³⁷ Notable Publications

MH Communities report roughly 4.7% NOI growth when the next highest is Office at 0.8%

2017 ¹¹¹ Notable Publications

Total gains of MHC REITs outperform the other CRE major food groups.

2020 ¹⁴¹ Notable Publications

WSJ Article by Ryan Dezember releases "This Stock Has Returned 4,100% Since the Housing Crash"

2023 ³⁷ Notable Publications as of February

MHC sector reports as the top 2 NOI

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In the early 2000's, few had recognized a future in MHC. A report conducted by the US Department of Housing & Urban Development (HUD) in 2004 may have kick-started the momentum. Since then, it's clear from the progressive upturn in published content that the sector has gained notoriety

(see count of Notable Publications under each timeline milestone above; which are Reports, Articles and Blogs)



RECESSION RESISTANT



Demand for Affordable Housing

There's always a need for low-income housing in most markets.



Historically Strong

The manufactured housing industry sailed through the Great Recession and remained strong through COVIDs.



Low Operation Costs

Experienced managers will not feel affected by service or product increases on well-maintained assets.



Macro & Microeconomic Longevity

Seven fundamental industry factors position MHCs as the real estate market segment with the lowest risk and most resilience to economic downturns.

Trailer parks are the best real estate investment that has ever existed. They have a decent yield, high barriers to entry, solid demographics, a tenant base that remains with you for life, and tiny cap-ex requirements."

- Sam Zell

America's Late Billionaire;
Businessman; Philanthropist



Low-Risk in Manufactured Housing

The Manufactured Housing industry has lower-than-market risk according to Capital Asset Pricing Models ($\beta < 1.0$).

The top three public Manufactured Housing REITS average a β of **0.25**. Among many other factors, this contributes to the shift of Institutional Investment to the MHC sector.

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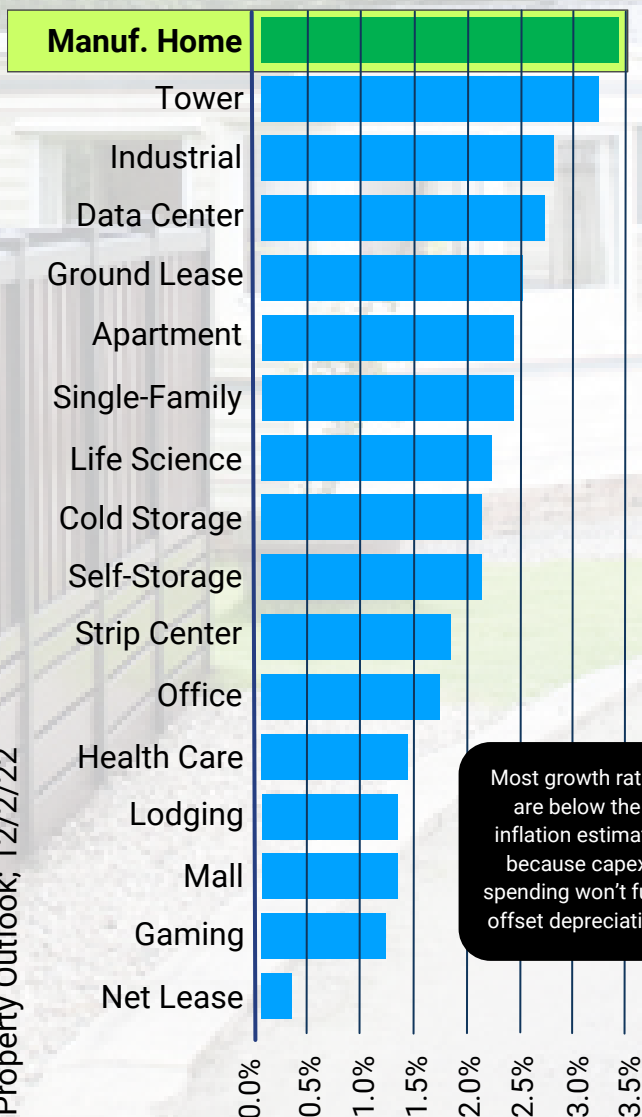


Manufactured Housing Community

Manufactured housing has become an increasingly attractive option for those looking to find Affordable Housing alternatives. Despite some radical economic assumptions, it is becoming more difficult to ignore the facts that suggest rent increases are **UNLIKELY** to slow down anytime soon. With a rising rent differential **Relative to Apartments** and limited availability of other Affordable Housing Solutions, **Manufactured Homes** provide a viable solution for many people in need of stable shelter at reasonable prices.

As such, **Investors** should consider the benefits of investing in this sector as valuations have withstood recent downturns while maintaining demand with strong and steady market acceptance.

Long-Term Net Operating Income (NOI) Growth Rates



2022 Green Street; US Commercial Property Outlook; 12/2/22

Most growth rates are below the inflation estimate because capex spending won't fully offset depreciation

What is NOI?

Net Operating Income (NOI) is a calculation used to determine the profitability of commercial real estate investments.

It accounts for the cash flow of the property.

$$\text{NOI} = \text{Effective Gross Income} \text{ minus } \text{Total Operating Expense}$$

The NOI is a common metric when calculating the debt coverage ratio (DCR). The DCR explains whether or not a property's revenue sufficiently covers its operating expenses and debt payments.

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High Capitalization Rates at Acquisition with Low at Exit

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Investors looking for the highest return on their investment should look no further than well-positioned MHCs offering a competitive lot and home rents for their specific markets. Despite being purchased in rough conditions, often with mismanagement, outdated infrastructure, and overlooked appearance, these communities can be transformed into profitable ventures.

The capital investment required to upgrade an MHC is often less expensive than the experienced talent and sweat equity to justify increased rental rates. Higher NOIs drive higher sales prices per lot; making this one of the most attractive commercial real estate sectors available today.

Sector	Cap Rate	Cap Ex % of NOI	Econ. Cap Rate	Private Market: Risk-Adj DCF Expected Return*
Ground Lease	4.60%	1%	4.50%	8.50%
Manuf. Housing	4.60%	11%	4.10%	7.80%
Gaming	6.30%	3%	6.10%	7.50%
Mall	7.60%	21%	6.10%	7.50%
Net Lease	7.00%	3%	6.80%	7.40%
Health Care	6.10%	12%	5.40%	7.30%
Cold Storage	6.10%	16%	5.10%	7.20%
Tower	4.20%	7%	3.90%	7.20%
Industrial	4.30%	13%	3.80%	7.10%
Data Center	5.50%	25%	4.10%	7.10%
Lodging	8.70%	32%	5.90%	6.90%
Apartment	4.90%	14%	4.30%	6.90%
Self-Storage	4.90%	7%	4.60%	6.90%
Strip Center	6.40%	22%	5.00%	6.90%
Single-Fam Rental	4.80%	15%	4.00%	6.80%
Life Science	4.80%	16%	4.10%	6.20%
Office	6.10%	29%	4.30%	5.90%
US Wtd. Average	5.50%	16%	4.60%	7.00%

* before Asset Management Fees

What is Cap Rates?

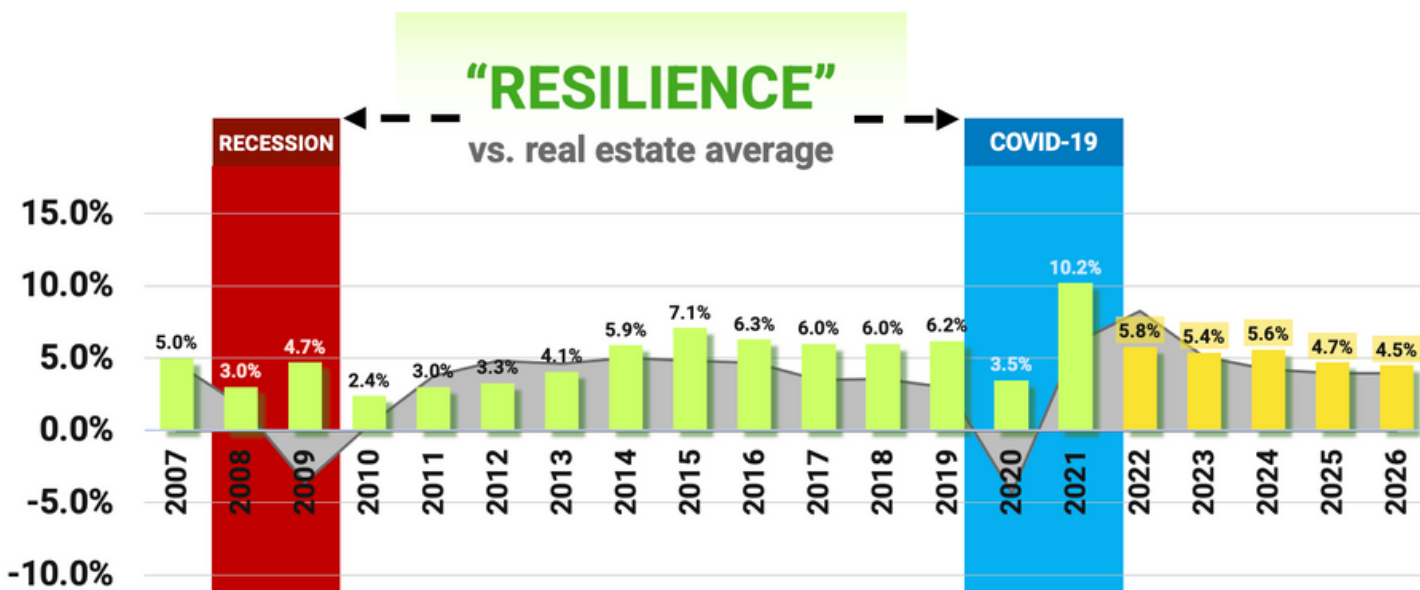
The word "cap rate" is frequently heard in the commercial real estate industry.

Cap Rate = NOI divided by Current Market Value

The full phrase is "Capitalization Rate." It is used to compare the value of a rental property to comparable investment properties in the sector on an "apples to apples" basis. Cap rates are solely applicable to income-producing or rental assets. This measure can be thought of as a ratio of rental income to property value.



WHY MHC NOW



NET OPERATING INCOME (NOI) GROWTH

	2020 Report Data											2023 Report Data									
	Recession											COVID-19		TREND CALCULATION							
Real Estate Sector	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Apartment	5.8%	3.1%	-4.8%	-1.6%	6.9%	7.7%	5.3%	5.1%	6.7%	5.4%	2.9%	2.5%	3.6%	-3.9%	-0.8%	14.3%	6.8%	2.8%	3.2%	4.4%	
Industrial	4.9%	2.1%	-4.7%	-3.6%	1.0%	2.3%	2.3%	3.5%	4.5%	5.3%	5.1%	5.2%	4.8%	3.4%	6.4%	8.9%	8.3%	9.5%	9.5%	7.9%	
Lodging	8.0%	-7.2%	-34.0%	5.7%	10.9%	13.7%	11.6%	12.9%	7.6%	2.6%	2.0%	1.9%	-0.8%	-108.1%	-600.2%	132.0%	9.5%	4.0%	1.5%	0.8%	
Mall	4.2%	0.8%	-1.8%	1.1%	3.0%	4.2%	4.8%	4.3%	3.7%	3.7%	2.3%	1.8%	1.1%	-17.9%	11.4%	4.4%	3.4%	3.2%	3.2%	3.3%	
MH Communities	5.0%	3.0%	4.7%	2.4%	3.0%	3.3%	4.1%	5.9%	7.1%	6.3%	6.0%	6.0%	6.2%	3.5%	10.2%	5.8%	5.4%	5.6%	4.7%	4.5%	
Office	4.9%	3.2%	0.8%	-0.2%	1.4%	1.1%	3.2%	4.1%	2.6%	5.0%	4.8%	2.8%	2.4%	-2.3%	3.9%	4.3%	1.8%	1.3%	2.4%	2.0%	
Self-Storage	3.2%	3.3%	-4.4%	1.1%	6.6%	7.7%	7.9%	6.9%	8.8%	7.3%	3.4%	2.1%	1.2%	-1.2%	17.1%	17.4%	5.1%	3.1%	3.6%	3.8%	
Strip Center	3.1%	1.5%	-3.5%	1.1%	1.1%	3.4%	3.9%	3.4%	3.6%	3.1%	2.4%	2.4%	2.8%	-10.7%	10.2%	4.4%	2.1%	3.6%	3.3%	2.7%	
US Weighted Avg	4.6%	1.8%	-3.6%	0.4%	3.8%	4.8%	4.6%	5.0%	4.8%	4.7%	3.5%	3.6%	3.0%	-4.3%	6.1%	8.3%	5.1%	4.2%	4.0%	4.0%	





Growing Demand

Technological advances, evolutionary designs, and a focus on delivering quality homes that families can afford are driving forces within the manufactured housing industry. Additionally, demand for MHCs grows with population; demand grows in excess of 2% annually.



Supply Barriers

MHCs have the highest barriers to entry across all Real Estate (RE) asset types. Supply is shrinking, with no change in the foreseeable future, due to repositioning or rezoning via urban sprawl in attractive metro markets. MHC zoning matches that of all multi-family property types.



Accelerated Depreciation

MHCs are a different kind of Commercial RE Asset. They are land that provides infrastructure to tenants in zoning-permitting markets. MHC improvements and intangibles are depreciable over an average 15 years, unlike Residential at 27.5 and Commercial at 39 years.





THE THIRD HOUSING TYPE IN THE UNITED STATES



Manufactured Home (MH)

A Home Unit constructed off-site at factories prior to being relocated to a property where it is set.

REVENUE

AVERAGE MH RENT
\$400
/Month

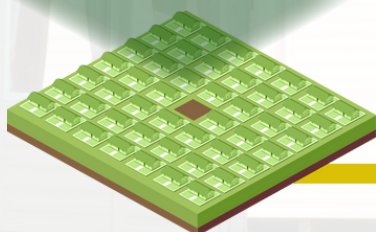


Lot (Rental Unit)

Lots are the individual rental units that aggregate monthly revenue

REVENUE

AVERAGE LOT RENT
\$380
/Month



MANUFACTURED HOME COMMUNITY (MHC)

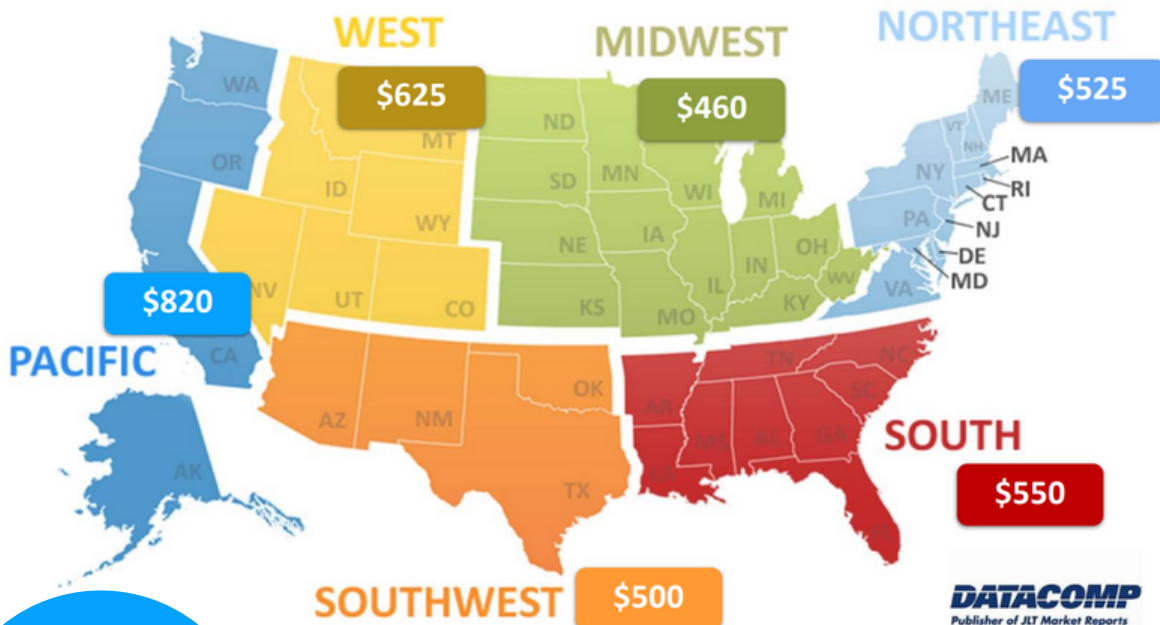
The multi-family zoned, land mass that encompasses an assemblage of individual lots (rental units).

ASSET

AVERAGE MH RENT
\$780
/Month



Calculated Regional Average Lot Rents



Haven used
\$275/month
for Fund
Forecasts

Regional Lot Rents provided above come from DataComp/JLT Reports 2018/2019 then escalated by **Haven at 3.5% per year** versus MHI's reported 4.2%.

What is a Lot and Lot Rent?

- Lot is a plot of land set aside expressly for the placement of a Manufactured Home.
- Manufactured Home Lots are often found in Communities or Parks just for the use of the Manufactured Home's owner.
- Lot Rent is a rental lease contracted charge for each parcel, often known as a site rent or plot rent depending on where you live.

Lot Rents Include	Additional Charges	Rent Charge Drivers
<ul style="list-style-type: none"> • Site Use • Amenities • Maintenance of Common Areas • Security 	<ul style="list-style-type: none"> • Utilities (Water, Sewer, Trash, Cable, Internet) • Home Rent • Insurance • Vehicle Tax 	<ul style="list-style-type: none"> • Amenities • Age Limits • Location • Maintenance • Physical Sizes • Included Utilities • Home Owner's Association





As a real estate investor, it is important to understand how macro and microeconomics affect MHCs.

● **Macroeconomic** factors such as GDP growth, inflation, consumer spending, and interest rates can have a direct impact on the performance of MHCs.



STABLE TENANTS

The average tenant remains for 8 years.



LOW MAINTENANCE COSTS

Expense-to-Income ratios average 40%.



HYPER DEPRECIATION

75%+ of acquisition price can be depreciated and amortized over 15 to 18 years.



MISPRICED ASSET CLASS

Sales prices on historicals is a benefit to buyers.



ZONING RESTRICTIONS

Most Zoning 'forbids' new mobile home park construction.



SHRINKING SUPPLY

Supply shrinks approximately 1% annually.



GROWING DEMAND

Every city, no matter the size, needs affordable housing.

● On the other hand, **Microeconomic** factors such as local market conditions (i.e., supply and demand), zoning regulations and property taxes can also influence the success of these types of investments.

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By understanding both macro-level trends and localized economic dynamics that could potentially affect MHC investments in any given area or region, investors are better positioned to make informed decisions when considering this type of investment opportunity.

Proprietary Analytics & Systems

Our proprietary advanced analytics and management system is specifically crafted to identify and unlock the hidden potential within any property. It effectively detects potential market pitfalls that may hinder optimal performance, enabling us to maximize the property's overall potential.



Operating System

Our inspection and operating systems are strategically designed to develop and execute customized turnaround plans for each property. These plans aim to swiftly bring each property to its fullest potential within the shortest possible timeframe.



500-Point Analytics Tool

Our team utilizes a comprehensive 500-point due diligence analysis tool to evaluate each property. This rigorous process allows us to identify both apparent and hidden physical deficiencies, ensuring that the acquisition price accounts for both current and future costs associated with the property.

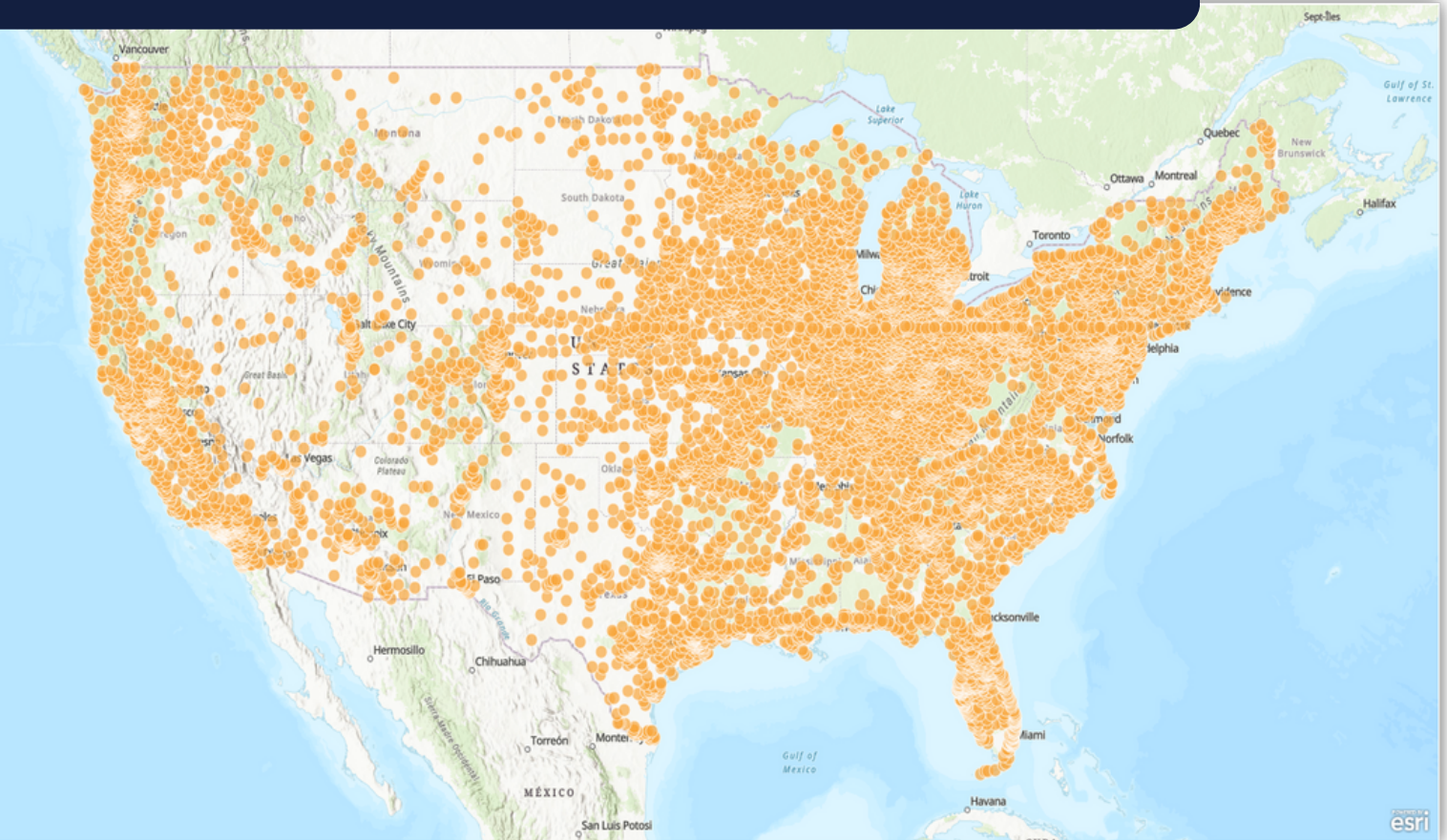


Revenue Enhancements

Our primary focus is to deliver maximum returns to investors by prioritizing efficiencies. We achieve this by implementing our proprietary revenue and operational methodology. We strive to enhance these aspects without compromising the comfort and satisfaction of the residents.



ACTUAL SCREENSHOT FROM HAVEN PLATFORM



FORECASTING:
predicting future
customer behaviour



DATA MINING:
searching for
hidden patterns

DECISION-MAKING
support



Improving
STRATEGY

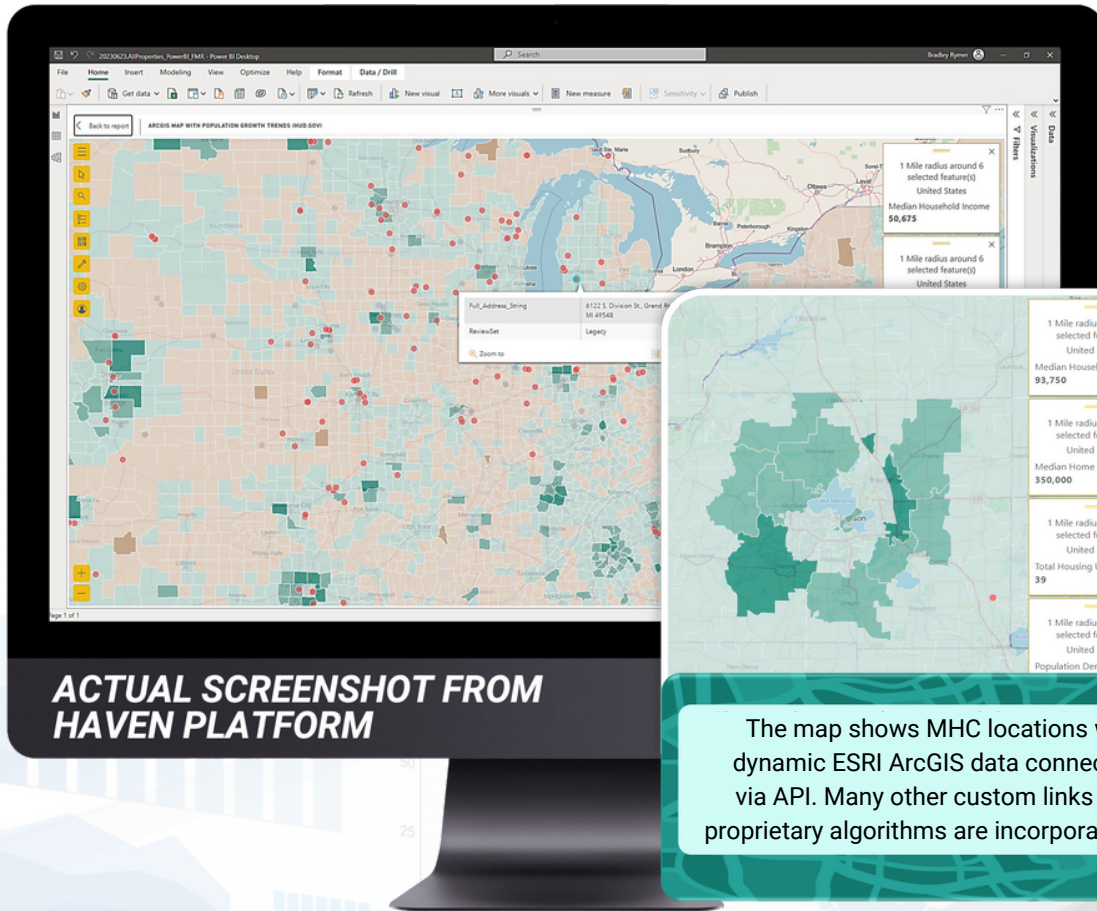
**BUSINESS
INTELLIGENCE**

Transforming
RAW DATA
into useful information

Proprietary Analytics & Systems

Haven is committed to maximizing capital utilization via data science to quickly identify acquisition prospects, allocate labor and expenses, or make opportunistic dispositions. In today's complicated economy, it is more important than ever to understand the variables affecting the performance of MH assets and peer activity. Haven's executive team possesses the unique experience to make decisions with greater assurance and help the portfolio identify market possibilities amid unpredictable economic times.





ACTUAL SCREENSHOT FROM HAVEN PLATFORM

The map shows MHC locations with dynamic ESRI ArcGIS data connected via API. Many other custom links and proprietary algorithms are incorporated.

To list a few factors that drive our acquisitions and operational surveillance:

-  Rental Trends and Trajectories
-  Large Employer Movement
-  Population Demography
-  Vacancy Resources
-  Housing Trends
-  Natural Disaster Avoidances
-  Crime Tenancies
-  Asset Sales and Historical Statistics
-  Lender Movements
-  Utility Grid Improvement and Expansion
-  And Other Critical Measures...



When even the largest portfolio managers disregard the importance of business intelligence, Haven's team capitalizes on strategic analytics to build the portfolio and increase returns

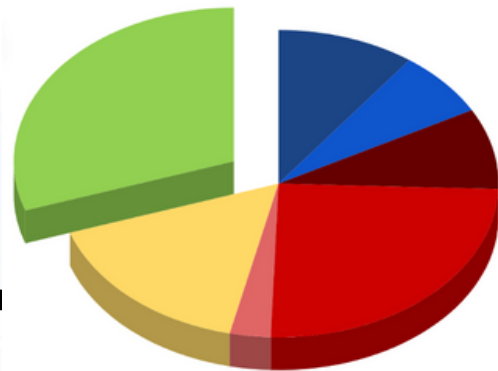
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Our Investment Strategy

- 1 Each community within our portfolio will consist of, or have the potential to accommodate, a minimum of 45 lots or more.
- 2 **Mismanaged or Failing Operations:** Relaxed Legacy Owners or Buyers who 'bit off more than they can chew' thinking the operations cannot be too difficult. This includes sloppy book-keeping, careless expensing, lax collections or short-sided investment.
- 3 Severely under-market lot rents matched with higher-than-market vacancies in a geographic bubble with near-full occupancy.
- 4 Owned land area possesses immediate zoning and permitting for expansion, coupled with a market need for additional affordable units.
- 5 Utility Makeover where the new owner can reasonably invest to convert from private or inefficient utility operations to the municipality who manages and maintains.

Haven's proprietary database of MHC assets & owners, with dynamic transaction records, reports roughly **30% of total MHCs** (around 13,000 Communities) meet our immediate acquisition criteria; those MHCs with premium characteristics to translate to growth and adaptation.



- - Top 10 Largest Portfolios
- - Top 11-125 Portfolios
- - Age Restricted
- - Total Lots < Desired Density
- - Too Rural or Rent Restrictive
- - Listed, Under-Contract, In-Closing
- - Haven's Targeted Opportunities

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Increasing Occupancy

Increasing occupancy by infilling vacant lots through a combination of techniques



Renovating MHC Property

Renovating existing homes to be sold to end users or achieve rental premiums



Purchasing MHC Homes

Purchasing homes to be sold using a unique home ownership program



Reposition Underperformers

Sell to Apartment Developers that desire well located MHC's based on Multi-family zoning



About Haven Capital Ventures Inc

HAVEN FUND II



**Private Real
Estate Investing
Vehicle**



**Private Equity
Fund Sponsor**



**Asset
Manager**



**Operational
Management**

Haven Capital Ventures is a private real estate investment firm, syndicator, and fund sponsor specializing in MHC investing in select markets nationwide. We have sponsored, the Haven Family of Funds to provide passive investors access to a diversified pool of mobile home communities, appropriate for accredited investors seeking strong cash flow and capital appreciation. We deliver superior returns by acquiring undervalued and underperforming MHCs—we then implement proven value-added asset management strategies to aggressively improve operations and profitability.

If you would like more information about our investment options or are interested in exploring potential collaborations, we encourage you to reach out and schedule a call with one of our executives. They will be able to provide you with detailed information and address any inquiries you may have.

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About Haven Capital Ventures Inc

How to Reach Us

Thomas Miller, the Company's Chief Executive Officer, and Bradley Rymer, the Company's Chief Financial Officer and Chief Investment Officer, are available upon request to answer questions concerning the terms of this Offering.

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