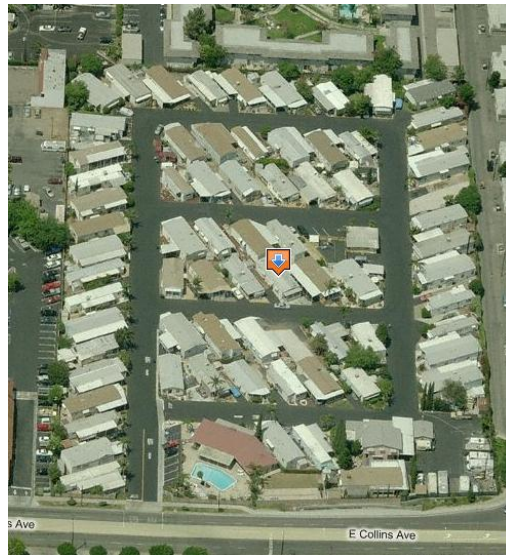


ORANGE, CALIFORNIA

OCTOBER 30, 2009

### SENIOR, ORANGE COUNTY MHC SELLS FOR AGGRESSIVE PRICE



The sale of the Goforth Mobile Home Village located at 1801 E. Collins Avenue, Orange, CA closed on October 30, 2009 for \$6,850,000. John Grant of Park Brokerage Inc. represented the seller in the sale.

The senior, three and half star community was built in 1958 and has 72 sites and an older five bedroom/3 bath house of approximately 2,500 square feet on 5.8 acres. All sites can accommodate doublewide homes and the community currently contains 22 singlewides, 48 doublewides, and there were two vacant sites at the close of escrow. Amenities include a 1,874 square foot clubhouse, office, kitchen, game room, and billiards, swimming pool, and laundry room. The park is serviced by city water and sewer utilities.

Most of the site rents were \$625-660 with turnover at \$750 plus submetered gas, electric, water, sewer, and flat rate trash. All of the tenancies were month to month and there is no rent control in the City of Orange. Four park owned homes were included in the sale and the single family house was vacant and needed renovations.

The buyer paid cash to a new Fannie Mae loan of \$3,689,000 at 5.78% interest fixed for ten years with monthly payments amortized over 30 years. Deducting \$100,000 for the value of the park owned mobile homes, the capitalization rate was 5.2% but there was upside potential in renting or selling two of the vacant park owned homes, the two vacant sites, reasonable rent levels, and the single family house probably has a monthly, fair market rental value of \$1,500-\$1,900. The property was in good condition at time of sale.

John Grant commented, "Goforth is located in an excellent Orange County location just west of Highway 55 and 1.4 miles northeast of City Hall and Orange's central business district. The property is across the street from a Stater Brothers shopping center. The property is attractive, well maintained, 55+ senior tenancy, and has upside in the reasonable rent levels."

Grant added, "It's a very difficult real estate market right now. However, A and B manufactured housing communities located in very desirable metropolitan areas that qualify for low interest rate Fannie Mae financing are still in high demand and sell for aggressive capitalization rates".

John Grant sells and finances manufactured housing communities and RV parks exclusively throughout the states of California, Arizona, and Nevada. He has sold 143 manufactured housing communities and RV parks in the last 22 years and financed over 200. John can be reached at 858-586-9400

Market time: 30 days, Escrow length: 150 days