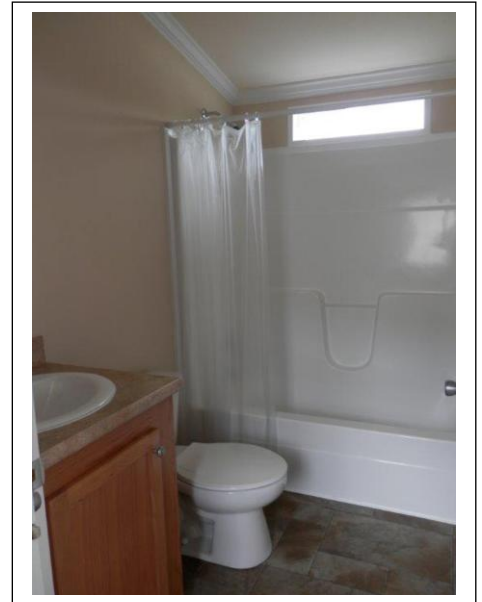


4-Plex Business Income Proposal

offered by T and S FL Partners Inc

32' x 12' dimension



Spillway Waterfront Park

4-Plex Income Performa

Business Plan for Four Plex			Purchase Price is \$200,000.00							
Wkly	Monthly	Annual Gross Income	Vacancies and Losses	Effective gross income	operating expenses	NOI	Cap Rate	Cash on Cash	Down payment	Loan amount
\$ 300.00	\$ 1,290.00	\$ 15,480.00	\$ 1,161.00	\$ 14,419.00	\$ 6,600.00	\$ 7,819.00	16%	52%	\$ 15,000.00	\$ 35,000.00
\$ 300.00	\$ 1,290.00	\$ 15,480.00	\$ 1,161.00	\$ 14,419.00	\$ 6,600.00	\$ 7,819.00	16%	52%	\$ 15,000.00	\$ 35,000.00
\$ 300.00	\$ 1,290.00	\$ 15,480.00	\$ 1,161.00	\$ 14,419.00	\$ 6,600.00	\$ 7,819.00	16%	52%	\$ 15,000.00	\$ 35,000.00
\$ 300.00	\$ 1,290.00	\$ 15,480.00	\$ 1,161.00	\$ 14,419.00	\$ 6,600.00	\$ 7,819.00	16%	52%	\$ 15,000.00	\$ 35,000.00
\$1,200.00	\$ 5,160.00	\$ 61,920.00	\$ 4,644.00	\$ 57,676.00	\$ 26,400.00	\$ 31,276.00	16%	52%	\$ 60,000.00	\$ 140,000.00
Key points of understanding										
Monthly income calculated at 4.3 weeks in a month = 52 weeks										
Vacancies are calculated at 7.5% for each unit, Note no unit in park runs that high ever in last 10 years.										
Cash on Cash calculated on a 30% down own a purchase for the \$200,000.00, loan amount \$140,000.00										
One unit at a time Cash on Cash calculated on a 30% down on a \$50,000.00 purchase per unit, loan amount is \$35,000.00										

Key Points to the above Income Graph:

1. Monthly income is calculated on 4.3 weeks in a month
2. Cap Rate calculated on the NOI
3. Vacancy rates are calculated at 7.5 % of the year per unit
4. Operating expense does not include insurance on the homes or debt service.

Proof of Concept for the Investor

This park began operation in 1956 having gone through only 3 owners, with current ownership in place since 2010. It enjoys continual appeal with access to the waterfront and marina being a desirable amenity for park residents. The waterway known as Haines Creek connects the upper and lower lakes on the North Lake Harris Chain via the Burrell Lock and Dam. A boater can begin travel in Haines Creek and end up at the ocean through the inlet at Jacksonville.

The park is located in Central Florida, making it a comfortable and convenient location for every recreation option. Natural springs, fishing and boating lakes, small town parks, festivals, flea markets and shopping are all found within a 5-mile radius. The park fronts a main road linking the four business communities of Leesburg, Tavares, Eustis and Mt Dora giving easy access to employment opportunity. The area is also host to the county government seat, state college and two large hospital campuses. Further to employment, the park is strategically located within a mile of three large manufacturing plants that provide many contract and full-time jobs. With this potential vacancies are kept at a minimum.

As the middle-class continues to shift by income, affordable housing becomes harder to find. Mobile home parks are becoming the stable provider of fair priced housing for the rental market. With minimal advertising the park runs at 92.5% occupancy year-round with stable full-time tenants. T and S FL Partners Inc., having owned and operated the park for the past 10 years, continue to add infrastructure improvements such as upgrades to landscaping, perimeter fencing, and an onsite coin laundry facility. Responsible proven ownership and management make this a sound investment opportunity.

4-Plex Business Purchase Proposal

The offer for the investor to consider is:

- Investor purchase amount is \$200,000.00. or \$50,000.00 each, buy one or all.
- Choose an initial lease term of 3, or 5-year duration.
- T and S FL Partners Inc. management and lot rent \$550.00/month per unit.

- ***3yr return on investment can be \$141,721.32***

5yr return on investment can be \$236,202.20

Generating a 16% cap rate of return

Standard Features of Each Home

CONSTRUCTION:

- Wind Zone II
- Full 12 Month Warranty
- Tongue & Groove OSB Floor Decking
- Insulation: R-19 Sidewall, R-11 Floor, R-19 Roof
- 8' Sidewall Height
- 2×4 Exterior Walls 16" On Center
- 2×6 Floor Joists 16" On Center
- Continuous Ventilation System
- House Wrap
- OSB Tongue & Groove Floor Decking
- OSB Exterior Sheathing
- OSB Roof Sheathing

EXTERIOR:

- 25 Year A/R Shingles with Painted Drip Edge
- 7" Overhangs with Vented Soffit
- Vinyl Lap Siding
- Low-E Vinyl Insulated Windows
- Lineal Window Treatment – All Windows
- 36" 9-Lite Rear Door with Deadbolt & Storm
- 4 Lite Fiberglass Front Door w/Deadbolt & Storm
- Exterior Lights at each Exterior Door
- Hardie Fascia and Soffit
- Ridgecap Ventilation

INTERIOR:

- Knockdown Ceiling Finish
- 1/2" Horizontal Painted Drywall T/O with Bullnose Corners
- Painted Cove, Baseboard, Door and Window Trim
- Raised Panel Passage Doors – (3) Mortised Hinges
- Wire & Brace for Ceiling Fan in LR & Master
- Floor Mounted Door Stops Throughout
- Designer Decor Groups
- 1 1/2" Wood Blinds Throughout
- Plush Carpet with 5 lb Rebond Pad
- LUX Vinyl Floor Tile
- Lever Door Handles
- Painted Window Sills
- Crescent Edge on Countertops in Kitchen & Bath
- LED Lights in Kitchen and Hall

KITCHEN:

- White Painted Cabinet Face Frames
- White Raised Panel Cabinet Doors
- Adjustable Overhead and Base Cabinets
- Dining Chandelier
- Hidden Cabinet Door Hinges
- Designer Cabinet Hardware
- Vinyl Lined Cabinets
- Drawers Over Door Base Cabinet Construction
- Full Extension Soft Close Drawer Guides
- Cabinet Over Refrigerator
- 8" Deep Stainless-Steel Sink, Single Lever Faucet & Sprayer
- Heavy Duty Mar Resistant Countertops
- 4" Matching Laminate Backsplash
- Black Appliances (White Optional)
- 18 CF Frost Free Refrigerator by Whirlpool
- 30" Free Standing Deluxe Electric Range by Whirlpool
- Vented Range Hood with Light and Exterior Vent

BATHROOMS:

- Heavy Duty Mar Resistant Countertops
- 1-Piece Fiberglass Tub and Shower
- 36" Vanities
- 4" Matching Laminate Backsplash
- Single Lever Temp-Stop Faucets at Tub and Shower
- Acrylic Bath Lavies with Mirror Above
- Shower Rod with Liner at Tub
- 2-Bulb Vanity Lights Over Mirror
- Vent Fan with Light
- China Sink with Overflow Drain
- Dual Control Faucets
- Elongated Commodes
- Towel Bars and Tissue Holders

ELECTRICAL, PLUMBING, AC, & UTILITY:

- 30-Gallon Electric Water Heater with Pan
- USB Port Receptacle in Kitchen
- 200 AMP Service, Cabinet Door at Panel Box
- Engineered Overhead Ducts System
- (1) Exterior GFI Receptacle
- Smoke Alarms with Battery Backup
- PEX Fresh Water Lines
- Water Shut-off Valves at Commodes
- Exterior Receptacle
- Filter Grill & Multi-Direction Ceiling Grids
- In the Ceiling Room to Room Air Exchange

Investment Includes the Following per Unit:

1. All County and State required permits
2. Delivery and set up by FL licensed contractor
3. Connected to 150amp meter pole by FL licensed electrician
4. Lot graded & tamped with clay sand per FL building code
5. Home blocked & anchored per FL building code
6. Low profile deck or patio at main entry door
7. Concrete or Asphalt driveway
8. Base skirting around home
9. Landscape package
10. Each home will be fully furnished less linens
11. Property management includes:
 - Pre-Lease screening & Leasing
 - Water, Trash, Sewer, Security, Wi-Fi, Cable TV
 - Interior & Exterior Maintenance of Home per Agreement
 - Landscape Maintenance
12. Each home finished ready to rent is \$50,000.00.

A package of 4 units for \$200,000.00 is the investment opportunity.

You can purchase one of the 4 units at a time, all the same terms and conditions will apply. Purchase price of each is \$50,000.00 that will include completely setup and furnished, ready to lease by management company.

Purchase Terms of the Investment

Investor agrees to purchase ____ units. The home(s) will be paid for in full to: T and S FL Partners Inc. A return on investment of 20% cap rate figure will be guaranteed for the first two months, tenants will be in place to continue the return on investment,

- Investor agrees that this investment is for stated lease term.
- Subsequent lease terms available with agreement by both parties.
- Investor understands that T and S FL Partners Inc. own and operate the site location DBA Spillway Waterfront Park.
- Four homes will be located at Spillway Waterfront Park during lease term.
- T and S FL Partners Inc will be the only management company assigned to these homes while located in Spillway Waterfront Park.
- T and S FL Partners Inc. and/or DBA Spillway Waterfront Park agree to aggressive leasing to maintain occupancy. Guaranteed return on investment beginning 90 days from contract date.
- Investor agrees that they, their company, directors, officers, or family will hold T and S FL Partners Inc. and/or DBA Spillway Waterfront Park and its company, directors, officers, or family harmless for any and all reasons that might result in loss of the home, its income, and any and all associated liabilities.

Funds to be delivered to T and S FL Partners Inc at the execution of this agreement. Investor will receive a return on the investment beginning 90 days from date of contract.

By signing this contract, you agree to all the terms and conditions within this document and will abide by all the rules and regulations of Spillway Waterfront Park management. Investor agrees to sign the lease agreement, and Property Management agreement for each location with Spillway Waterfront Park and are made a part of this purchase agreement.

_____ Investor name and title	_____ Date	_____ (_____)_____ Contact phone number
_____ Investor name and title	_____ Date	_____ (_____)_____ Contact phone number
_____ Business Owner name	_____ Date	_____ (_____)_____ Contact phone number

Notary Stamp here: