



## Investment Profile

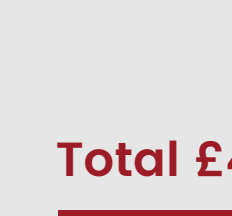
MHI UK's Mobile Home Investment Plan was developed as a way for our clients to achieve high returns securely against small investments.

Investment per unit of

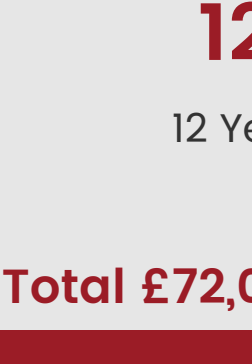


**£28,000**

against a **GUARANTEED RENT** of £500/month



Average annual returns of



**25%**

Investment Term Options

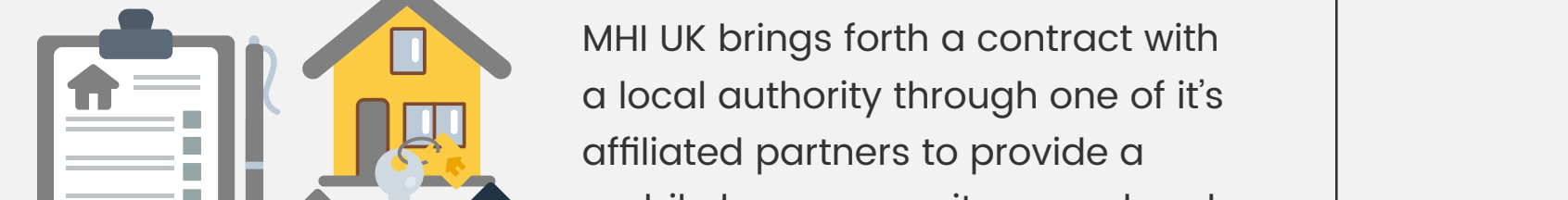
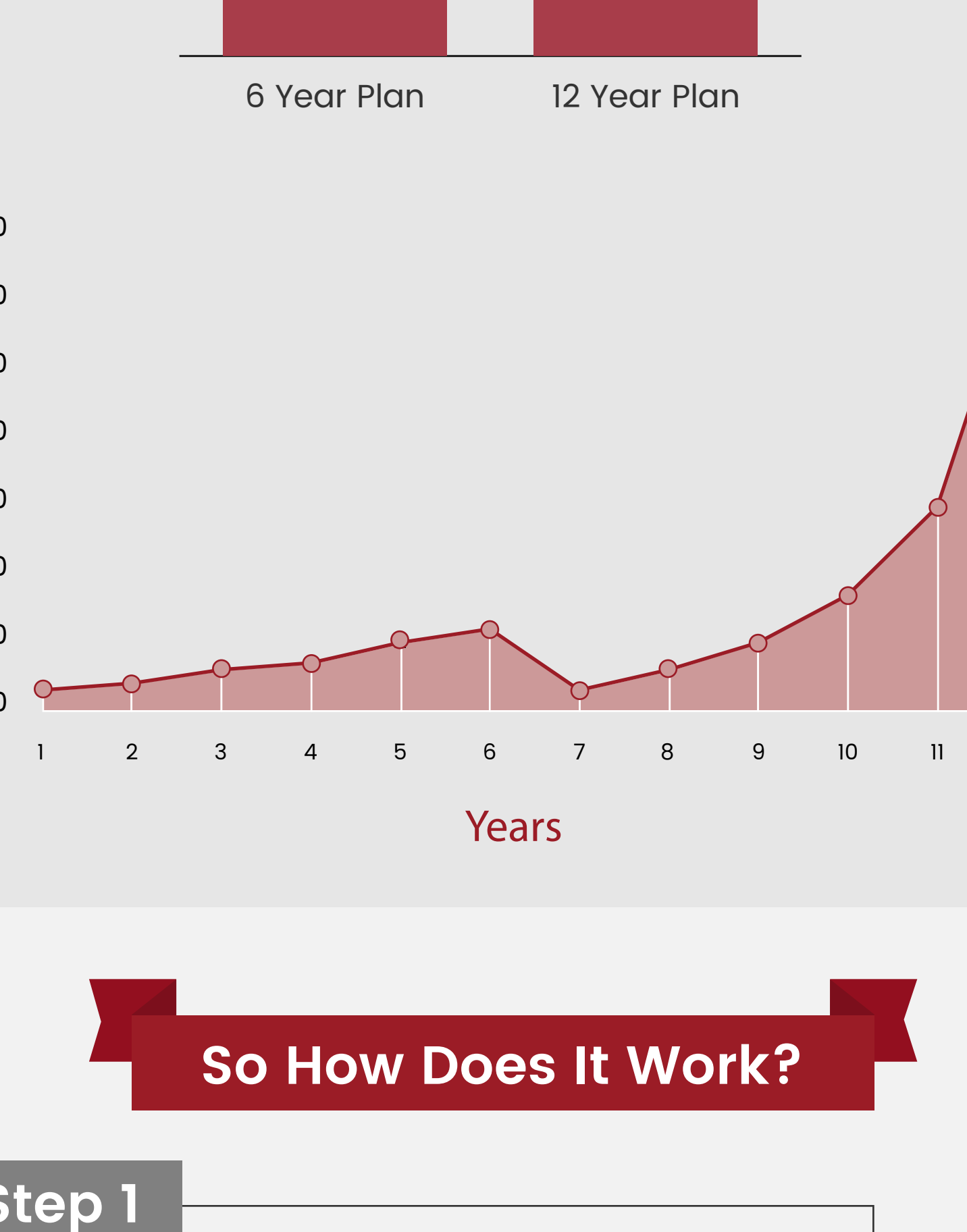
**6 years**

6 Year Plan ROI 57%

or

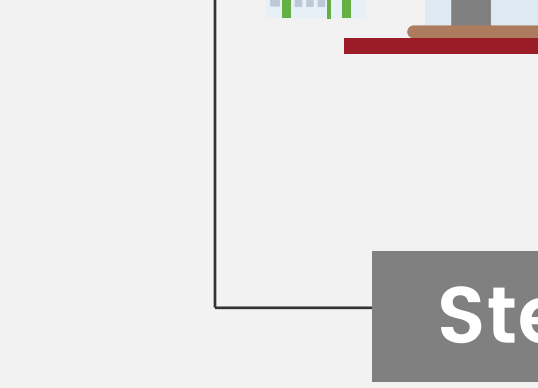
**12 years**

12 Year Plan ROI 112%



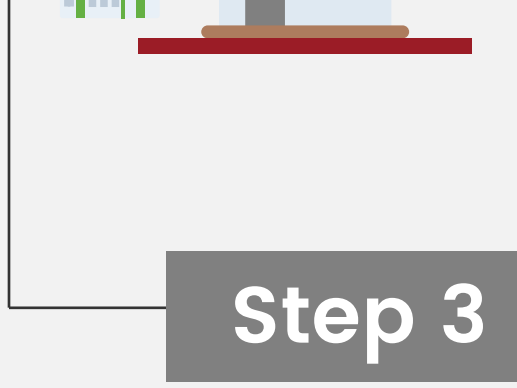
## So How Does It Work?

### Step 1



MHI UK brings forth a contract with a local authority through one of its affiliated partners to provide a mobile home on a site owned and managed by the authority.

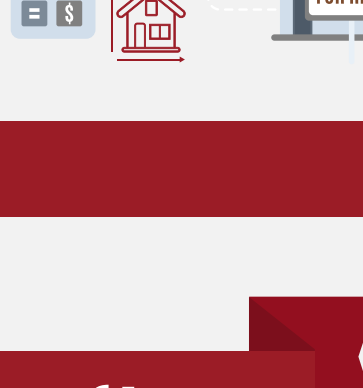
### Step 2



MHI UK then arranges for the mobile home to be produced, transported and set up at the site, on a plot prepared by the local authority.

### Step 3

Monthly rent paid by the local authority (not the tenants) gets transferred to the investor - guaranteed.



## It's Taken Care Of!

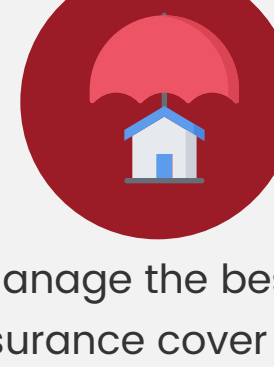
All you need to do is purchase the unit and we'll do the rest. MHI UK works as your investment agent. That means we...



Manage and enter into agreements with the local authority



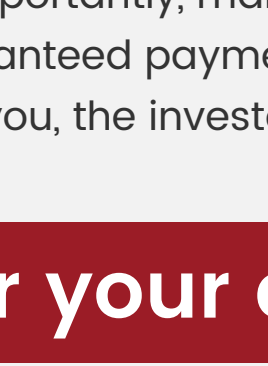
Purchase the mobile homes at a discount



Manage the receipt of rent from the local authority



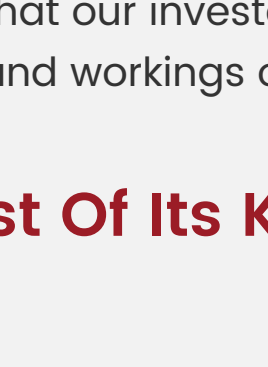
Manage administration of any tenant issues with the local authority



Manage repairs and maintenance - at no additional cost



Manage the bespoke insurance cover for the mobile homes



And, most importantly, make the monthly guaranteed payments to you, the investor.

## Just for your comfort

### Full Transparency



MHI UK believes that maintaining full transparency in our supply chain is key to serving our investors properly, and we recognise that our investors are interested in the structure and workings of MHI UK.

### First Of Its Kind

MHI UK is the currently the first and ONLY company offering guaranteed rent opportunities to individuals and organisation for the mobile home sector



### Competitive Advantage



Through our affiliates we are uniquely positioned, as access to our own supply chain allows us to expand upon our already massive 39% market share of local authorities who have static mobile home sites in England (as of September 2016).

## In More Detail

### INVESTMENT COST PER UNIT

The plan provides a six-year investment opportunity starting with an investment of

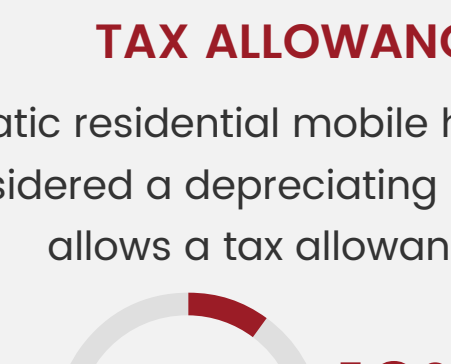


**£28,000**

to purchase a unit (subject to tier of investment).

### RESIDUAL VALUE

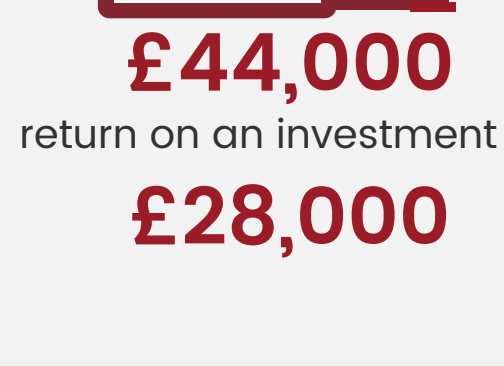
The mobile home has a Residual Value of



**£8,000**

after the 1st six-year period.

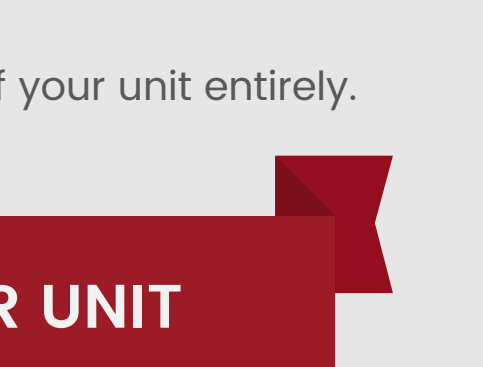
### TERM 2 EXTENSION



There is no commitment for the 12 year plan but if you'd like to lengthen the original investment return by a further six years you would be **required to reinvest £6,000.00 per unit for renovation and fees.**

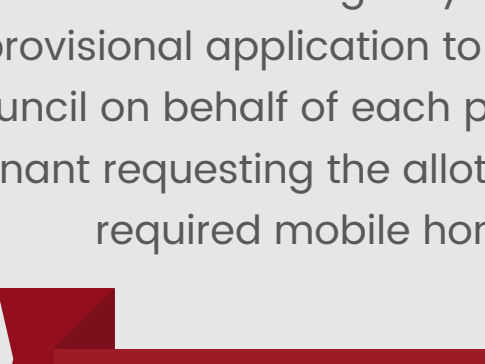
### TERM 1 BALLOON PAYMENT

Should you decide not to continue with the 2nd investment period of another 6 years, we are prepared to purchase each unit at the **residual value of £8,000 after the initial six years.**



### GUARANTEED RENT

Investors will receive a rent of

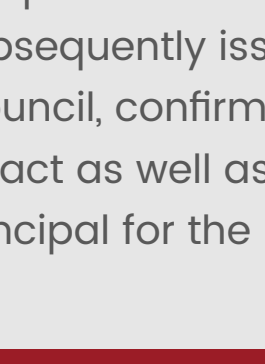


**£500**

per month for a continuous period of six-years, which can be extended to 12 years.

### TAX ALLOWANCE

A static residential mobile home unit is considered a depreciating asset which allows a tax allowance of



**10%**

per annum

in addition to any personal tax allowances.

### 6 YEAR RETURNS

At the basic six-year tier for investment, this approaches a



**£44,000**

return on an investment of **£28,000**

### 12 YEAR RETURNS

The initial investment would be

**£28,000**

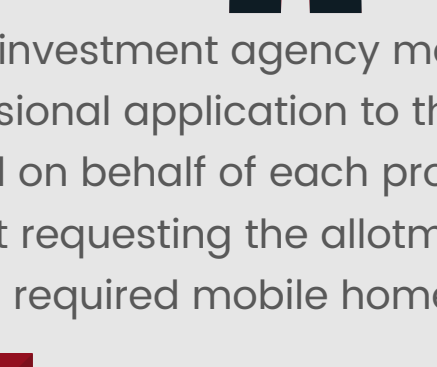
per unit and the option to reinvest **£6,000** per unit

after six-years (total £34,000) for a return of **£72,000** over a twelve year unit lifespan.

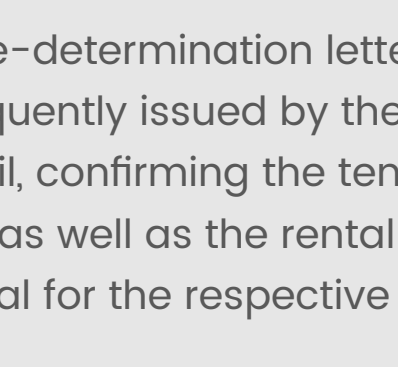
## Operations

MHI UK takes care of the management and operation of your unit entirely.

### SOURCING TENANTS FOR YOUR UNIT



The investment agency makes a provisional application to the local council on behalf of each prospective tenant requesting the allotment of a required mobile home.

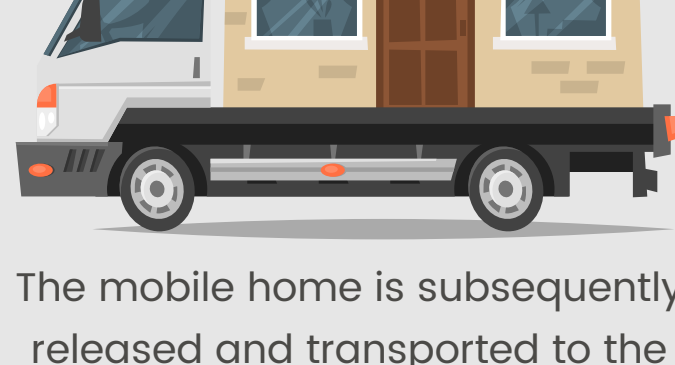


A pre-determination letter is subsequently issued by the local council, confirming the tenancy contract as well as the rental income in principal for the respective tenants.

### PRODUCTION & TRANSPORTATION



The manufacturing process occurs once the order to produce the mobile home is placed with the production company. The entire production takes approximately 4-6 weeks.



The mobile home is subsequently released and transported to the allocated site as agreed by the council.

### MANAGEMENT & PAYMENTS



Once on site, a final contract is formed between the council and the management agency and the respective tenants are housed in the allotted mobile home.



The council remits the agreed monthly rental payment to the management agency.



The management agency deducts the maintenance and management fees.



As agreed with the investors, the managing agent remits a net monthly amount of **£500.00 per unit to each investor.**