



**YOUR COMMUNITY  
YOUR LEGACY  
OUR COMMITMENT**

# **PROTECT YOUR FUTURE, TRANSFORM YOUR COMMUNITY**

Unlock financial security, upgrade your lifestyle, and ensure a brighter future for your community — all while staying in the home and neighborhood you love.



As a shareholder, you've invested time and resources into building a secure, welcoming community. However, rising costs, aging infrastructure, and Florida's increasingly unpredictable weather are putting that hard-earned stability at risk. Severe storms and escalating repair costs leave resident-owned communities financially exposed, threatening not just your current lifestyle but your long-term financial security.

**How MHM Communities Can Help:** We transform communities into vibrant, resort-style neighborhoods while ensuring your pride of home ownership remains intact.

- **Secure Financial Stability:** Shareholders receive significant payouts to bolster retirement savings while locking in a state-guaranteed lifetime lease with predictable rent.
- **Modernize Without the Burden:** From repaving roads to remodeling clubhouses and building new amenities, MHM invests in the upgrades your community needs — **at no cost to you.**
- **Turn Risk Into Opportunity:** By liquidating your share now, you protect your equity from future uncertainties, including escalating maintenance costs and storm-related damage.

With over \$3 billion in successful acquisitions, we're ready to bring our expertise to your community and help your shareholders achieve a secure and thriving future.



**Robert Miller** is the founder and CEO of MHM Communities and has owned and operated manufactured housing communities for the last 20 years.



# WHY NOW IS THE TIME TO ACT

**1. Maximize Your Investment in a Hot Market:**

Real estate values are at historic highs, making this the ideal time to sell community shares and capitalize on the strong market conditions.

**2. Boost Your Retirement Savings:** Shareholder payouts, if invested wisely, can generate enough passive income to cover housing costs indefinitely while adding to the seller's long-term retirement savings.

**3. Guarantee Lifetime Stability:** Our legally binding, state-approved lifetime leases ensure shareholders will never face unexpected rent increases or housing instability.

**4. Enjoy a Resort-Style Lifestyle:** Imagine beautifully landscaped grounds, modern clubhouses, pet-friendly parks, sparkling pools, and outdoor entertainment spaces—all within your community. Every day will feel like a vacation.



# WHAT MAKES MHM DIFFERENT

At MHM, we know that change can feel daunting. That's why we partner with communities to ensure a smooth, resident-first transition. Here's what makes us different:

- 1. A Tailored Approach:** Every community is unique. We work with shareholders to create a plan that aligns with your goals and priorities.
- 2. Complete Transparency:** From financial offers to construction plans, we prioritize honesty and clarity every step of the way.
- 3. Commitment to Your Community's Legacy:** We honor the culture and character of your neighborhood, ensuring it thrives for generations.



# WHAT YOU WILL GAIN

## 1. Predictable, Secure Finances:

Say goodbye to surprise assessments and rising maintenance costs.

**2. Beautiful Upgrades:** Enjoy freshly paved roads, revitalized clubhouses, scenic landscaping, and modern amenities.

## 3. A Thriving, Connected Community:

Financial security and enhanced social opportunities bring neighbors closer together.



# IMAGINE THE POSSIBILITIES

**1. A Worry-free Retirement:** Expect guaranteed and predictable monthly expenses.

**2. A Thriving, Resort-style Neighborhood:** Will feel like a getaway every day.

**3. Financial Stability:** Will empower you to focus on what truly matters — enjoying life.





New Docks



Cornhole



Remodeled Clubhouses



Pickleball Courts



Micro-Golf Courses



Heated Swimming Pools

# HERE IS HOW IT WORKS

- 1. Custom Offer:** Receive a tailored, offer that reflects your community's unique needs.
- 2. Resident Feedback:** Your input shapes the final plan, ensuring upgrades and changes align with the community's vision.
- 3. Seamless Transition:** Our team handles every detail, from legal paperwork to amenity enhancements, making the process stress-free for you.

## Take the First Step:

Opportunities like this don't last forever. The sooner you explore your options, the sooner your community can enjoy the financial security, upgrades, and resort-style lifestyle you deserve.



## Success stories like







Fairlane Harbor

these prove it: your community can thrive too.



Harbor View on the Bay



Country Lakes Village I & II

# FREQUENTLY ASKED QUESTIONS

When considering a transition for your community, it's natural for questions and concerns to arise. Below, we address some of the most common questions to help you make an informed decision with confidence.

**Q1: Isn't "Doing Nothing Different" the safest option?**

**A:** Not necessarily. While making "no changes" might feel safe, rising maintenance fees, unforeseen assessments, and the growing risk of storm damage can quickly make your current investment unstable. Selling your share allows you to liquidate a portion of your investment which will increase your retirement savings and protect your equity. And, securing a lifetime lease will guarantee stable, predictable housing costs for life. Providing financial security that your current investment cannot offer.

**Q2: Will I lose my financial security by selling my share?**

**A:** No. Selling your share provides a significant upfront payout, far exceeding your initial investment. This money can be invested elsewhere, protecting your equity from risks like storm damage, and giving you the flexibility to supplement your income.

**Q3: Won't my home's value drop without the share?**

**A:** Not at all. Your home's location remains unchanged, meaning its intrinsic value remains intact. Plus, with the proceeds from your share sale, you'll have extra money to maintain or upgrade your home's condition, keeping it attractive to potential buyers. History shows that, in many cases, home values have increased up to 17% after community upgrades, meaning your home will most likely be worth more in the future.

**Q4: Will I lose control over my community's future?**

**A:** No. As part of the negotiation process, your community can set specific terms and rules to protect its character, amenities, and values. Additionally, your future Homeowner Association (HOA) will ensure that residents continue to have a strong voice in shaping the community post-sale.

**Q5: Won't selling the co-op lead to major disruptions in the community?**

**A:** Transitioning with MHM Communities is designed to be smooth and minimally disruptive. Any improvements, such as infrastructure upgrades or amenity enhancements, are planned in collaboration with the HOA to align with resident preferences and are scheduled within the first six months of purchase.

**Q6: Will the investor raise rents to unaffordable levels?**

**A:** No. One of the key benefits of transitioning with MHM Communities is that shareholders can select a rent level that suits their financial situation. Before the sale, you'll have the opportunity to choose from several rent options tied to your payout amount. This flexibility ensures that each resident can pick a balance of rent and payout that works best for them. Additionally, state approved lifetime leases guarantee that rents remain capped, fully transparent, and predictable, providing financial security for all residents.

**Q7: Will I be able to stay in my home after closing?**

**A:** Yes. Your state-approved lifetime lease guarantees you can remain in your home with no risk of eviction as long as you meet the lease terms. MHM Communities prioritizes the stability, vibrancy, and satisfaction of its residents. We value the community's current members and work diligently to ensure their continued residency and quality of life.

**Q8: Isn't the process of selling a resident-owned community overly complicated and expensive?**

**A:** Not with MHM. We simplify every step, guiding you through the process and ensuring complete transparency. Best of all, MHM covers all legal fees, so there's no financial burden on the community during the transition.

**Have More Questions?**

We're here to help! Contact MHM Communities today to learn more about how we can help your community thrive.

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