



SECURING YOUR FUTURE



AN INTRODUCTION TO MHM COMMUNITIES

MHM Communities is a dedicated owner of manufactured housing communities specializing in 55+ age-qualified senior communities. We enhance our communities by improving the neighborhood's infrastructure, building modern amenities, re-purposing old amenities, and expanding social activities. Our residents experience active and social lifestyles – filled with health, happiness, and friendship.

We've been helping people like you make informed and intelligent community decisions for over 20 years. We have found that communication, trust, and a belief in our ongoing good stewardship of the residents is key to successful acquisitions in this industry. Selling your shares in the cooperative that owns your community is a big decision. We know that your neighborhood is more than just a place to live – it's your home. Protecting your home's value while enhancing the quality of life within the community should be part of your decision.

Unlike large publicly owned companies that focus on quick profits, our goal is to acquire long-term investments. That means caring for the community and the residents to extend vitality for proper growth. We offer a fair price per share with payout options that support your lifestyle. The needs of each resident vary, and we understand that.

COMMUNITY UPGRADES

Our approach to community enhancements is guided by a commitment to creating fresh, vibrant, and highly functional spaces while maintaining affordability for all residents. After closing on an acquisition, we invest capital immediately to significantly upgrade the community, ensuring its long-term stability and appeal. We believe that every resident deserves to live in a community that not only meets their practical needs but also enriches their lifestyle.

To create a roadmap for your community's transformation, we've developed an initial design based on what similar-sized communities have chosen and benefited from. This concept is intended to inspire discussion and gather feedback from residents. It is important to note that this design will be refined based on the community's preferences, ensuring that the final plan truly reflects what matters most to those who live here.

If certain elements of the design cannot be implemented due to permitting restrictions, we will pivot to alternative options. Flexibility and adaptability are key to ensuring the final outcome exceeds expectations while remaining feasible.

Engaging with the community is a cornerstone of our approach. Through surveys, town hall meetings, and one-on-one conversations, we actively seek input to identify the enhancements that will have the most meaningful impact. Each community has unique needs and preferences, and our goal is to tailor upgrades that resonate with the demographics and interests of your residents.

To help you feel confident in our process, we offer opportunities to visit our other communities. By arranging bus tours, you can see completed projects firsthand, hear from current residents and HOA board members, and speak directly with our on-site management teams. This transparency ensures that you're fully informed before any decisions are made.



THANK YOU

We greatly appreciate your consideration of this proposal and the time you've taken to explore the possibilities for your community. Together, we can create a space that enhances daily life while preserving the values that make your community special.

Thank you for your trust as we work collaboratively toward an exciting and sustainable future. If you have any questions or comments, feel free to reach out via email:

ROC@MHMcommunities.com

ENCHANTING SHORES CO-OP

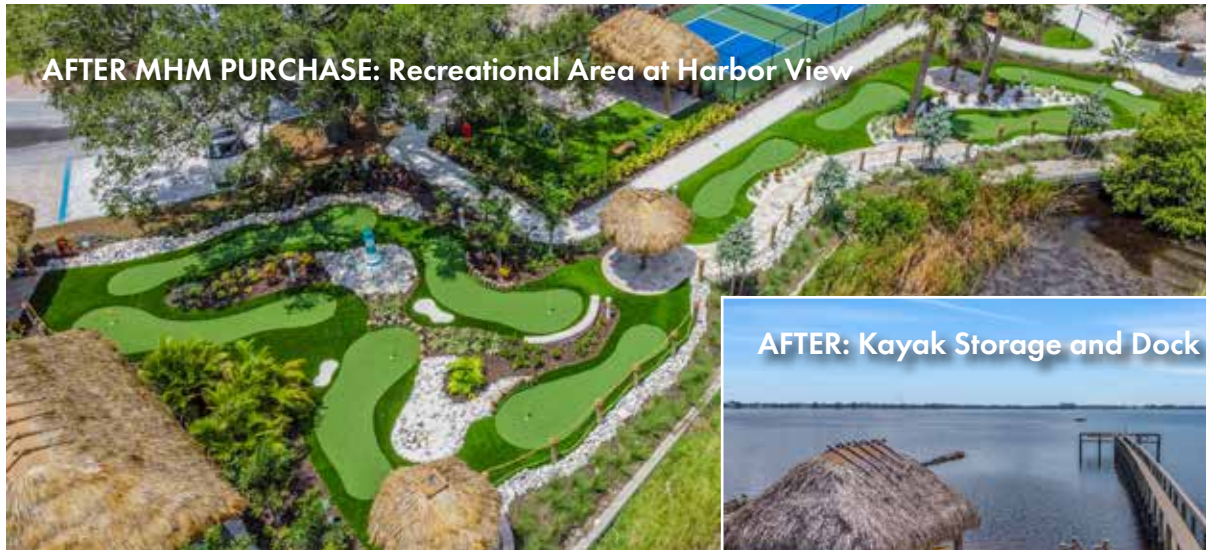


SUGGESTED UPGRADES



PROVEN TRANSFORMATIONS

At MHM Communities, we specialize in upgrading communities of all sizes, from those with expansive grounds to those with more limited space. Our experienced team excels at maximizing the potential of any available area to create the best possible environment for residents. We will share several examples of past projects to demonstrate how we've successfully transformed spaces into vibrant enjoyable areas for community members.



COMMUNITY SECURITY AND AESTHETICS

Most 55+ communities the size of yours want gated entrances with easy entry key fobs for the residents and a call box for guests, so whenever possible, we provide them. Gated entrances raise the value of the homes and give the residents peace of mind. Decorative security fencing would be installed at each access to the community. The current fencing would be assessed to determine whether it needs to be added to, repaired, or replaced for additional safety.



BEFORE MHM PURCHASE: Entrance And Security



AFTER MHM PURCHASE: Entrance And Security at Harbor View

Day/Night security cameras would be installed at the entrances and at other places throughout the community where needed. These cloud-based cameras would record time-stamped images of drivers, vehicles, and tag numbers of anyone entering and exiting the community.



CLUBHOUSE AND LANDSCAPING

We would update the clubhouse as necessary and upgrade the surrounding landscaping. Upgrades would be based on survey results of the amenities most desired by residents. The choices are endless; we can construct a lounge for playing cards or a tiki hut for watching the "Big Game" on TV with friends by the pool. We update the kitchen, bathrooms, game room, and community gathering areas. Gym additions and upgrades are fairly standard.

Adding well-appointed landscaping at the entrances and in areas throughout the community builds community pride and sets the tone for the homeowners and guests.



BEFORE: Clubhouse at Harbor View



AFTER MHM PURCHASE: Clubhouse at Harbor View



Library at The Falls



Game Rooms



Gym Equipment



Pool Upgrades at The Falls

POOL AREA

We would upgrade the pool area by building new shaded outdoor kitchens. These unique kitchens have commercial grills, sinks, and an ice maker. Ceiling fans and new outdoor furniture make them the perfect place for a poolside picnic. To help everyone enjoy their surroundings, new furniture would be placed around the pools. If needed, pool heaters are installed or upgraded so that the residents can enjoy the pool year-round to complete the resort lifestyle atmosphere.



Outdoor Kitchen at Fairlane Harbor



Cornhole at The Falls



SPORTS AREAS

We would survey the residents to determine precisely what they want in these areas. Shuffleboard courts can be resurfaced or replaced based on survey results. Except for a few, most of our other communities have given up their shuffleboard courts for pickleball, cornhole, and micro-golf courses.

We don't live in your community; you do. That is why we emphasize hearing from you and making our amenity decisions based on your information. This kind of tailored approach to the resident's desires sets us apart from the giant publicly owned REITs looking to make quick profits.



Pickleball at Fairlane Harbor



Pétanque And Baccé Ball



Horseshoes at The Falls



Fire Pit at Foxwood Village



Micro-golf at The Falls

MICRO-GOLF COURSE

Do you need to work on your short game? Several of our communities have highly interactive micro-golf courses designed to be enjoyed by both golfers and non-golfers alike. Our micro-golf courses were developed based on the target audience, the space available, and the surrounding amenities. They include roughs, sand traps, decorative water hazards with waterfalls, and integrated lighting for evening games. Each course has several gazebos that provide shaded seating so that residents can keep cool while socializing with other players.



SOCIAL FUNDS

Residents who are more social and active in their community increase the longevity of their residency. Therefore, we give our communities sizable budgets for social funds that the community can use for dinners, parties, and other social activities. This also creates a more welcoming environment for future residents.



The offering includes investment in the community immediately after closing. These improvements and timing will be subject to state & municipal authority approvals and construction requirements. Renderings and illustrations are for concept validation only and may change during community progression.

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