

Treeside Capital – Green Acres Mobile Home Park Investment Summary

Project Summary

Project Name: Green Acres Mobile Home Park

Asset Class: Mobile Home Park

Green Acres is a 49-lot mobile home park in Malvern, Ohio, part of the growing Canton-Massillon MSA. With 32 occupied lots—including 28 tenant-owned homes and 3 rent-to-own units—it offers immediate cash flow. Our strategy includes regrading roads, billing back utilities, and raising rents from \$325 to market rates (\$450–\$500).

Investment Terms

Preferred Return: 10%

Equity Split: 50/50 LP/GP after preferred return

Target IRR: 15%–20%

Projected Year 1 Depreciation: ~\$68,250 per \$100,000 investment

Minimum Investment: \$50,000

Distribution Timeline

- Quarterly cash flow distributions (subject to performance)
- Hold period: 3–5 years
- Capital event (refi or sale) expected within 3–5 years

Track Record Snapshot

Treeside Capital and its principals currently own and operate 12 parks with over 960 pads, and have purchased over 30mm in MHP and RV parks. Past deals have produced investor IRRs ranging from 22% to over 100%, including:

- Ashgrove MHP: 2.17x MOIC, 22.96% IRR over 3.75 years
- Woodland Hills MHP: 13.33x ROI, 108.7% IRR in 2.5 years

Next Steps

-Anticipated Closing Date: July 11th, 2025 – email commitment by 6/30/2025. Once the raise is completed, we no longer accept investments, which can be any time.

-Email your commitment to: mnoland@treesidecapital.com

Or schedule a call to learn more:

- Miles Noland: <https://calendly.com/milesnoland859/30min>

- Ryan Groene: <https://calendly.com/ryangroene>

Contact Information

Miles Noland – Co-Founder

✉ milesnoland859@gmail.com

☎ 859-285-2103

Ryan Groene – Co-Founder

✉ ryan.groene55@gmail.com

☎ 513-276-3834

🌐 www.treesidecapital.com