

Treeside Capital – Tecumseh Village Mobile Home Park Investment Summary

Project Summary

Project Name: Tecumseh Village Mobile Home Park

Asset Class: Mobile Home Park

Tecumseh Village is a 71-pad mobile home park located in Sebring, Ohio. Currently, 46 pads are occupied, providing immediate cash flow with significant upside through infill. The park features city water and a WWTP, and is well-maintained. Our strategy includes infilling 25 vacant pads, raising below-market lot rents (\$350 vs. area comps at \$450–\$500), and billing back utilities to tenants.

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. 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 – August 28th, 2025

-Email your commitment to: mnoland@treesidecapital.com by Aug. 15th (first come, first serve)

Or schedule a call to learn more:

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

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

Contact Information

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