KEITHwilsonCO.
MOBILE HOME PARK REAL ESTATE BROKERAGE
(405) 414-9803 | KwilsonCo@aol.com
10401 Pond Meadow Drive, Oklahoma City, OK 73151

FOR SALE

SKYLINE MH / RV COMMUNITY

3200 E. Reno
Oklahoma City, OK 73117

97 Sites | ~~6.92% Cap~~ | 7.4% Cap

90% Owner Occupied/Tenant

Seller Will Carry $1M 2nd for 3 Years

~~$6,195,000~~ $5,900,000

SKYLINE MH / RV COMMUNITY
INTRODUCTION

Keith Wilson Co., as exclusive broker, presents for sale Skyline MH / RV Community, a 97-site manufactured housing and RV community located at 3200 E. Reno Avenue in Oklahoma City, Oklahoma. The property is positioned just east of Downtown OKC, two blocks from the I-40 / I-35 interchange, providing direct access to the city's primary employment, logistics, and entertainment corridors.

Skyline consists of a balanced mix of manufactured housing and RV sites, with ownership actively executing a conversion strategy to increase the proportion of manufactured homes over time. The community currently operates at approximately 92% occupancy and benefits from stable workforce demand driven by proximity to Downtown Oklahoma City, Tinker Air Force Base, and the broader urban core. Site rents remain below replacement cost levels, offering clear runway for continued rent growth through both mark-to-market increases and unit mix optimization.

The property features wide asphalt streets, concrete parking pads, metal perimeter fencing, and on-site maintenance facilities, reflecting strong physical fundamentals and efficient long-term operations. Utilities include municipal sewer, on-site wells with a city water connection agreement in place, and landlord-controlled electricity on RV sites, further supporting predictable cash flow.

Skyline MH / RV Community represents an opportunity to acquire a downtown-adjacent, cash-flowing manufactured housing asset in one of the most landlord-friendly and supply-constrained housing markets in the region, with multiple levers for income growth and long-term value creation.

SKYLINE MH / RV COMMUNITY
GENERAL INFORMATION

Property	Skyline MH / RV Community 3200 E. Reno Oklahoma City, OK
No. of Sites	97
Occupancy	92% (May 2026)
TOH/POH	81 sites – tenant owned MH/RV 13 sites – park owned homes – 4 LTOs, 8 rentals, 1 abandoned
Site Rents	MH: 55 sites – $501/month avg. 42 site: $507/month/avg. 6 LTO $513/month avg. 6 rentals: $563/month avg. 1 abandoned MH RV: 42 sites – $536/month avg.
Age	1977
Utilities	Water – 2 wells, park provides. The park has an agreement with the city to connect to city water. Park installed a new hydrant at the front and in the rear of the community. The well draws from the same aquifer as city water. Municipal Sewer – park provides Electricity – direct billed to tenants or billed back by the community Trash – billed back
Land Area	6.25 acres with metal perimeter fencing
Streets	Excellent wide asphalt streets/curbs/speed stops/concrete parking pads
Office	Cinderblock with wellhouse and maintenance-garage door
Location	2 blocks east of the I-40/I-35 interchange, 5 miles E. of downtown OKC. 3 miles NW of Tinker AFB (25K employees).

SKYLINE MH / RV COMMUNITY
FINANCIALS

	T-12 5/1/25-4/1/26	4/1/26 In Place	
INCOME			
Other prop income	$13,445	$16,145	rental shed income
Concessions	(1,750)	(1,750)	
Utilities	21,466	28,055	added UTL & trash income
Prepaid	3,577	excluded	
RV lot rent	288,435	295,220	assumes 46 occupied sites
MH lot rent	254,917	284,220	5/15/26 rent roll
Bad debt	(4,243)	(4,243)	
Total Income	$575,848	$618,404	
EXPENSES			
Management fees	$17,179	$18,552	3% of total revenue
Insurance	15,411	12,284	actual premium cost
R/M	18,605	18,605	
Taxes	28,624	31,611	
Utilities			
Water testing $9,835			
Gas 680			
Water/sewer 12,742			
Electricity 69,574	92,832	92,832	
Payroll	13,691	13,691	
G/A (includes acct.)	3,399	3,399	
Contract services			
Garbage	$9,630	9,630	
Pest control	38	38	
Landscaping	7,234	7,234	
Total Expenses	$209,594	$209,031	(34%)
Park NOI	$366,254	$409,372	
Home NOI	26,032	27,378 (1)	
NOI	$392,286 (6.7% cap)	$435,404	(7.4% cap)

(1) T-12 homes P&L – 4/1/25-3/31/26:
Income $46,683
Expenses $19,305
NOI 27,378

SKYLINE MH / RV COMMUNITY

P&L – MAY 2025-APRIL 2026

	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	TOTAL	In-Place Totals	Notes
Income															
4100 OTHER PROPERTY INCOME															
4116 Application Fees	215.00	155.00	160.00	0.00	80.00	240.00	120.00	160.00	120.00	200.00	0.00	12.45	1,462.45	1,462.45	T12
4118 Late Fees	725.44	439.13	335.87	450.00	675.00	549.36	550.00	850.00	950.64	550.00	625.00	474.77	7,175.21	7,175.21	T12
4122 Tenant Fines	350.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	400.00	400.00	T12
4128 Shed Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	400.00	350.00	400.00	300.00	1,650.00	4,350.00	T4 - new storage sheds completed in Jan
4138 MTM Fee	275.00	240.00	210.00	200.00	225.00	175.00	150.00	175.00	175.00	203.00	175.00	272.00	2,475.00	2,475.00	T12
4144 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	194.00	0.00	0.00	0.00	194.00	194.00	T12
4162 General Repairs	0.00	0.00	0.00	0.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.00	89.00	T12
Total 4100 OTHER PROPERTY INCOME	1,565.44	834.13	705.87	650.00	1,069.00	964.36	820.00	1,435.00	1,839.64	1,303.00	1,200.00	1,059.22	13,445.66	16,145.66	
4130 CONCESSIONS															
4131 Move-in Special	0.00	0.00	0.00	0.00	0.00	0.00	-395.00	0.00	-500.00	-187.50	-12.50	-250.00	-1,345.00	-1,345.00	T12
4133 One-Time Work Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	0.00	0.00	-25.00	-25.00	T12
4137 Tenant Rent Concession	0.00	-75.00	0.00	0.00	0.00	-100.00	-5.00	0.00	-50.00	-150.00	0.00	0.00	-380.00	-380.00	T12
Total 4130 CONCESSIONS	0.00	-75.00	0.00	0.00	0.00	-100.00	-400.00	-25.00	-550.00	-337.50	-12.50	-250.00	-1,750.00	-1,750.00	
4400 UTILITY INCOME															
4403 Electric	1,540.09	372.98	1,580.61	2,879.35	2,783.55	1,497.56	1,478.33	595.55	1,036.89	2,366.04	2,919.71	1,498.86	20,549.52	27,138.44	T3 - disaggregated electric charge from RV lot rent in Feb
4404 Waste Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	282.50	305.74	329.00	917.24	917.24	T12
Total 4400 UTILITY INCOME	1,540.09	372.98	1,580.61	2,879.35	2,783.55	1,497.56	1,478.33	595.55	1,036.89	2,648.54	3,225.45	1,827.86	21,466.76	28,055.68	
4700 Prepaid Income	8,362.29	-9,360.75	2,868.51	627.43	-4,929.93	5,583.62	-1,639.94	-5,825.02	2,094.75	12.32	5,840.62	-56.74	3,577.16	-	Omitted
4110 Rental Income															
4124 RV Lot Rent	24,627.90	26,005.00	25,849.65	24,394.27	22,762.44	23,156.13	22,751.84	25,168.06	25,645.00	23,204.41	23,933.06	20,937.38	288,435.14	295,977.14	46 occupied RV sites at in-place rents
4126 MH Lot Rent	20,935.00	22,590.00	21,055.00	20,485.00	21,485.00	20,010.00	20,490.90	20,259.52	20,286.05	22,487.33	21,387.32	23,446.70	254,917.82	284,220.00	5/15 Rent Roll
Total 4110 Rental Income	45,562.90	48,595.00	46,904.65	44,879.27	44,247.44	43,166.13	43,242.74	45,427.58	45,931.05	45,691.74	45,320.38	44,384.08	543,352.96	580,197.14	
6119 COLLECTION LOSS (NON-POSTING)															
6120 Bad Debt	-719.93	0.00	0.00	0.00	-1,105.00	0.00	-3.17	0.00	-2,213.68	-80.00	0.00	-121.91	-4,243.69	-4,243.69	T12
Total 6119 COLLECTION LOSS (NON-POSTING)	-719.93	0.00	0.00	0.00	-1,105.00	0.00	-3.17	0.00	-2,213.68	-80.00	0.00	-121.91	-4,243.69		
Total Income	**56,310.79**	**40,366.36**	**52,059.64**	**49,036.05**	**42,065.06**	**51,111.67**	**43,497.96**	**41,608.11**	**48,138.65**	**49,238.10**	**55,573.95**	**46,842.51**	**575,848.85**	**618,404.79**	
Expense															
5000 Management Fees Expense	1,293.33	1,608.03	1,561.79	1,471.08	1,261.95	1,533.34	1,304.94	1,359.28	1,444.40	1,477.14	1,459.18	1,404.90	17,179.36	18,552.14	3% of total revenue
5010 MARKETING (NON-POSTING)															
5012 Signs & Banners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.87	0.00	151.87	151.87	T12
Total 5010 MARKETING (NON-POSTING)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.87	0.00	151.87	151.87	
5050 INSURANCE EXPENSE															
5053 Liability Insurance Expense	1,401.32	1,401.32	1,401.32	1,401.32	1,552.82	1,401.32	1,401.32	1,401.32	1,401.32	882.76	882.76	882.76	15,411.66	12,284.00	Actual premium cost
Total 5050 INSURANCE EXPENSE	1,401.32	1,401.32	1,401.32	1,401.32	1,552.82	1,401.32	1,401.32	1,401.32	1,401.32	882.76	882.76	882.76	15,411.66	12,284.00	
5100 REPAIRS & MAINTENANCE															
5116 Supplies&Equipment	179.78	0.00	16.11	2.71	0.00	0.00	0.00	75.47	379.44	0.00	0.00	0.00	653.51	653.51	T12
5112 Electrical Repair	0.00	249.00	0.00	149.00	0.00	0.00	0.00	178.00	0.00	0.00	0.00	430.00	1,006.00	1,006.00	T12
5108 Plumbing	2,047.00	0.00	1,696.00	223.00	599.00	0.00	1,883.00	0.00	0.00	0.00	486.25	0.00	6,934.25	6,934.25	T12
5114 Water Well Services	150.00	150.00	150.00	2,444.72	150.00	1,707.84	150.00	4,708.15	0.00	700.58	150.00	550.58	11,011.87	11,011.87	T12
Total 5100 REPAIRS & MAINTENANCE	2,376.78	399.00	1,862.11	2,819.43	749.00	1,707.84	2,033.00	4,961.62	379.44	700.58	636.25	980.58	19,605.63	19,605.63	
5300 TAXES EXPENSE															
5301 RE Taxes	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	1,572.15	1,572.15	1,572.15	28,034.37	31,021.66	2025 Actual RET
5307 Entity Related Tax/Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	590.00	590.00	590.00	T12
Total 5300 TAXES EXPENSE	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	1,572.15	1,572.15	2,162.15	28,624.37	31,611.66	
5400 UTILITIES EXPENSE - NON POSTING															
5115 Well Water Testing	62.00	0.00	0.00	1,998.99	0.00	0.00	3,152.00	2,308.00	223.62	591.00	1,000.00	500.00	9,835.61	9,835.61	T12
5401 Gas & Propane	62.89	50.14	46.04	45.73	45.73	45.73	45.73	55.05	77.65	79.03	75.40	50.96	680.08	680.08	T12
5402 Water & Sewer	1,041.58	930.76	930.76	930.78	930.78	930.78	1,124.36	1,124.36	1,124.81	1,685.51	993.87	993.87	12,742.22	12,742.22	T12
5403 Electric	5,553.21	3,643.35	5,867.67	8,424.88	7,813.18	6,364.59	5,864.01	3,761.61	5,146.77	6,156.03	6,412.87	4,566.34	69,574.51	69,574.51	T12
Total 5400 UTILITIES EXPENSE - NON POSTING	6,719.68	4,624.25	6,844.47	11,400.38	8,789.69	7,341.10	10,186.10	7,249.02	6,572.85	8,511.57	8,482.14	6,111.17	92,832.42	92,832.42	
5700 PAYROLL EXPENSES															
5702 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.10	168.18	54.20	340.48	340.48	T12
5704 Employee Benefits Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.93	116.46	138.39	138.39	T12
5765 Property Manager	1,010.43	1,010.44	1,010.44	1,010.44	1,010.44	1,010.44	1,150.20	1,437.75	575.10	1,201.96	1,856.01	600.98	12,884.63	12,884.63	T12
5713 EPLI Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	328.00	0.00	328.00	328.00	T12
Total 5700 PAYROLL EXPENSES	1,010.43	1,010.44	1,010.44	1,010.44	1,010.44	1,010.44	1,150.20	1,437.75	575.10	1,320.06	2,374.12	771.64	13,691.50	13,691.50	
6014 G&A															
6010 Licenses and Permits	26.00	0.00	0.00	36.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.48	62.48	T12
5902 Tenant Screening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	0.00	0.00	310.00	310.00	T12
5604 Software	0.00	0.00	345.00	0.00	0.00	0.00	0.99	0.00	6.00	46.37	2.00	2.00	402.36	402.36	T12
5602 Internet Services	0.00	236.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236.77	236.77	T12
5601 Office Supplies	0.00	0.00	100.00	0.00	0.00	0.00	0.00	29.55	0.00	45.54	0.00	0.00	175.09	175.09	T12
5066 Eviction Services	0.00	16.74	28.00	0.00	0.00	0.00	0.00	0.00	189.95	8.00	500.00	0.00	742.69	742.69	T12
5022 Entertainment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	1,050.00	1,050.00	T12
6033 Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00	0.00	0.00	0.00	0.00	420.00	420.00	T12
Total 6014 G&A	26.00	253.51	473.00	36.48	0.00	0.00	0.99	449.55	195.95	409.91	502.00	1,052.00	3,399.39	3,399.39	
6015 Contract Services															
5404 Garbage	792.63	803.45	803.45	803.45	803.45	803.45	803.45	803.45	803.00	803.45	803.45	803.45	9,630.13	9,630.13	T12
5109 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.27	0.00	0.00	0.00	38.27	38.27	T12
5104 Landscaping	0.00	561.89	970.89	561.89	1,123.78	561.89	0.00	1,379.89	0.00	561.89	561.89	950.89	7,234.90	7,234.90	T12
Total 6015 Contract Services	792.63	1,365.34	1,774.34	1,365.34	1,927.23	1,365.34	803.45	2,183.34	841.27	1,365.34	1,365.34	1,754.34	16,903.30	16,903.30	
5150 R&M TURNS (NON-POSTING)															
5151 Turn - Paint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00	-	Excluded POH expense
5152 Turn - Doors & Sheetrock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	70.00	-	Excluded POH expense
5158 Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	225.00	-	Excluded POH expense
Total 5150 R&M TURNS (NON-POSTING)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,795.00	0.00	0.00	0.00	1,795.00	-	Excluded POH expense
Total Expense	**16,211.05**	**13,252.77**	**17,518.35**	**22,095.35**	**17,882.01**	**16,950.26**	**19,470.88**	**21,632.76**	**15,796.21**	**16,239.51**	**17,425.81**	**15,119.54**	**209,594.50**	**209,031.91**	
NOI	**40,099.74**	**27,113.59**	**34,541.29**	**26,940.70**	**24,183.05**	**34,161.41**	**24,027.08**	**19,975.35**	**32,342.44**	**32,998.59**	**38,148.14**	**31,722.97**	**366,254.35**	**409,372.88**	

SKYLINE MH / RV COMMUNITY

HOME FINANCIALS 4/1/2025-3/31/2026

	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	TOTAL
Income													
4100 OTHER PROPERTY INCOME													
4116 Application Fees	75	0	0	0	0	0	0	0	0	80	0	0	155
Total 4100 OTHER PROPERTY INCOME	75	0	0	0	0	0	0	0	0	80	0	0	155
4130 CONCESSIONS													
4131 Move-in Special	0	0	0	0	0	0	0	-105	0	0	0	0	-105
4136 Referral Credit	0	0	0	0	0	0	0	0	0	0	0	-150	-150
4137 Tenant Rent Concession	0	0	0	0	0	0	-50	0	0	0	-50	0	-100
Total 4130 CONCESSIONS	0	0	0	0	0	0	-50	-105	0	0	-50	-150	-355
4700 Prepaid Income	-3	773	-775	0	850	-850	0	0	1,890	0	0	400	2,285
4110 Rental Income													
4127 MH Rental Payment	2,555	2,530	2,845	2,530	2,530	2,155	2,265	2,370	2,490	1,965	2,150	1,998	28,383
4103 LTO Payment	700	990	1,390	1,345	1,435	1,390	1,210	1,166	1,454	1,390	1,730	2,015	16,215
Total 4110 Rental Income	3,255	3,520	4,235	3,875	3,965	3,545	3,475	3,536	3,944	3,355	3,880	4,013	44,598
Total Income	**3,327**	**4,293**	**3,460**	**3,875**	**4,815**	**2,695**	**3,425**	**3,431**	**5,834**	**3,435**	**3,830**	**4,263**	**46,683**
Expense													
5000 Management Fees Expense	100	129	104	116	144	81	103	103	115	104	115	116	1,329
5050 INSURANCE EXPENSE													
5052 Building Insurance Expense	309	309	309	309	309	309	309	309	309	81	187	187	3,237
Total 5050 INSURANCE EXPENSE	309	309	309	309	309	309	309	309	309	81	187	187	3,237
5100 REPAIRS & MAINTENANCE													
5116 Supplies&Equipment	0	0	0	0	0	0	943	0	0	449	0	176	1,568
5112 Electrical Repair	0	0	0	0	0	0	109	0	0	0	0	0	109
5108 Plumbing	0	0	0	0	0	189	45	0	169	0	263	169	835
Total 5100 REPAIRS & MAINTENANCE	0	0	0	0	0	189	1,097	0	169	449	263	345	2,512
5300 TAXES EXPENSE													
5305 Personal Property Taxes	74	74	74	74	74	74	74	74	74	74	538	538	1,817
Total 5300 TAXES EXPENSE	74	74	74	74	74	74	74	74	74	74	538	538	1,817
5700 PAYROLL EXPENSES													
5702 Payroll Taxes	0	0	0	0	0	0	0	0	0	0	39	56	95
5704 Employee Benefits Expense	0	0	0	0	0	0	0	0	0	0	0	7	7
5715 Maintenance Labor	33	0	0	0	0	0	0	0	0	0	0	0	33
5765 Property Manager	370	337	337	337	337	337	337	383	479	192	401	594	4,440
Total 5700 PAYROLL EXPENSES	403	337	337	337	337	337	337	383	479	192	440	657	4,576
6015 Contract Services													
5109 Pest Control	0	0	0	0	0	0	300	0	0	300	0	0	600
Total 6015 Contract Services	0	0	0	0	0	0	300	0	0	300	0	0	600
5150 R&M TURNS (NON-POSTING)													
5151 Turn - Paint	0	0	0	0	0	0	975	0	0	1,500	0	0	2,475
5152 Turn - Doors & Sheetrock	0	0	0	0	0	0	330	0	0	170	0	220	720
5157 Turn - HVAC - Cleaning & Repairs	0	0	175	0	0	389	75	0	0	250	0	225	1,114
5158 Cleaning	0	0	0	250	0	125	150	0	0	150	0	250	925
Total 5150 R&M TURNS (NON-POSTING)	0	0	175	250	0	514	1,530	0	0	2,070	0	695	5,234
Total Expense	**886**	**849**	**999**	**1,086**	**864**	**1,504**	**3,750**	**870**	**1,146**	**3,270**	**1,543**	**2,539**	**19,305**
NOI	**2,441**	**3,444**	**2,461**	**2,788**	**3,951**	**1,191**	**-325**	**2,562**	**4,688**	**165**	**2,287**	**1,725**	**27,378**

SKYLINE MH / RV COMMUNITY

POH LIST - JUNE 2026

Unit	House Tag ID	Year	Length	Width	Beds	Bath
SKL3T-H	CLS084095TN	1994	56	16	2.0	1.0
SKL05T-H	LH01051993	2005	66	16	3.0	1.0
SKL6D-H	9P510360N	2001	56	14	2.0	2.0
SKL8D-H	CBH018783TX	2008	56	16	2.0	2.0
SKL12D-H						
SKL14D-H	CBH001143TX	1996	56	16	2.0	1.5
SKL20D-H	CLW015706TX	2000	56	14	2.0	2.0
SKL25D-H	17L07601	2002	60	16	2.0	2.0
SKL39D-H	CLW019886TX	2003	60	16	2.0	2.0
SKL40T-H						
SKL43D-H	CLS079560TN	2002	56	14	2.0	2.0
SKL48D-H	TXFLX12A82541FD11	1999	60	16	2.0	2.0
SKL52D-H	CV06AL0457677	2006	60	16	2.0	1.5

SKYLINE MH / RV COMMUNITY

LTO SCHEDULE - JUNE 2026

Tenant	Unit Name	Reference	Origination Date	Maturity Date	Original Principal	Payment Due	Interest Rate	Principal Balance
Briggs, Justin	SKL14D-H	515	03/01/25	02/01/2040	29,050.00	290.00	8.73%	24,990.00
King, Andrea	SKL3T-H	348	10/01/23	10/01/2035	26,500.00	340.00	11.56%	19,602.12
Mattern, Richard	SKL43D-H	164	11/01/24	11/01/2039	32,300.00	360.00	10.65%	25,128.00
Obermiller, Brittney	SKL05T-H	530	06/01/25	05/01/2035	30,305.00	400.00	9.97%	25,505.00
Otero, Haylee	SKL25D-H	607	02/03/26	02/01/2033	19,000.00	325.03	10.97%	17,699.88
Ward, Kameron	SKL6D-H	615	02/10/26	02/01/2033	19,000.00	299.94	8.40%	17,800.24
Totals					**156,155.00**			**130,725.24**
Total Loans: 6								
Summary								
Total Original Principal:	156,155.00							
Total Principal Balance:	130,725.24							

SKYLINE MH / RV COMMUNITY

PARK RENT ROLL (1 OF 2)

Tenant	Unit	Unit Type	Sq. Ft.	Market Rent	Rent	Vacancy Loss	Misc. Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Womack, Richard	SKL01D	RV	0	575.00	575.00	0.00	50.00	625.00	-1.29	0.00	575.00	10/09/25	09/09/25		09/08/26
Payne, Robert	SKL1T	RV	0	575.00	590.00	0.00	0.00	590.00	0.00	0.00	15.00	02/01/26	05/22/24		01/31/27
Karim, Rasheed	SKL02D	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	100.00	20.00	02/01/26	08/24/22		01/31/27
Hall, Carolyn	SKL03D	OO	0	550.00	575.00	0.00	7.00	582.00	0.00	0.00	575.00	10/01/25	10/01/25		09/30/26
King, Andrea	SKL03T	LTO	0	550.00	455.00	0.00	107.00	562.00	515.77	0.00	-50.00	02/01/26	09/01/23		01/31/27
Jones, Roy	SKL04D	RV	0	575.00	550.00	0.00	0.00	550.00	425.23	0.00	550.00	11/01/25	11/01/25		10/31/26
Williams, Luther	SKL05D	RV	0	575.00	525.00	0.00	7.00	532.00	-551.00	0.00	525.00	03/02/26	03/02/26		02/28/27
Obermiller, Brittney	SKL05T	LTO	0	550.00	560.00	0.00	57.00	617.00	0.00	0.00	560.00	06/01/25	06/01/25		05/31/27
Ward, Kameron	SKL06D	LTO	0	600.00	550.00	0.00	7.00	557.00	0.00	0.00	550.00	02/09/26	02/10/26		01/31/27
Hastings, Golda	SKL07D	RV	0	550.00	550.00	0.00	7.00	557.00	-557.00	0.00	550.00	05/01/26	05/01/26		04/30/27
<VACANT>	SKL07T	LOT-MH	0	575.00		0.00	0.00	0.00	0.00	0.00	0.00				
Jackson, Leroy	SKL08D	POH-R	0	550.00	600.00	0.00	7.00	607.00	0.00	560.00	40.00	02/01/26	02/02/25		02/01/27
Raincrow, Chris	SKL09D	RV	0	575.00	575.00	0.00	0.00	575.00	687.31	0.00	25.00	02/01/26	10/01/24		01/31/27
Collier, Tom	SKL09T	OO	0	550.00	505.00	0.00	7.00	512.00	512.00	150.00	50.00	02/01/26	08/24/22		01/31/27
Friady, Donnie	SKL10D	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	100.00	20.00	02/01/26	08/24/22		01/31/27
Shiplett, Brenda	SKL11D	RV	0	575.00	560.00	0.00	0.00	560.00	-277.00	0.00	560.00	11/15/25	11/15/25		11/14/26
<VACANT>	SKL11T	LOT-MH	0	550.00		0.00	0.00	0.00	0.00	0.00	0.00				
Reese, Tiffany	SKL12D	POH-R	0	550.00	550.00	0.00	7.00	557.00	40.00	550.00	550.00	03/10/26	03/10/26		02/28/27
<VACANT>	SKL12T	LOT-MH	0	550.00		0.00	0.00	0.00	0.00	0.00	0.00				
Bottoms, Christopher	SKL13D	RV	0	575.00	525.00	0.00	0.00	525.00	600.00	0.00	525.00	02/18/26	02/18/26		01/31/27
Newsome, David	SKL13T	OO	0	550.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	08/24/22		01/31/27
Briggs, Justin	SKL14D	LTO	0	550.00	500.00	0.00	107.00	607.00	0.00	0.00	-60.00	03/14/26	03/14/25		03/13/27
VanBuren, Aaron/Shella	SKL14T	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	100.00	20.00	02/01/26	08/24/22		01/31/27
Bell, Ray	SKL15D	RV	0	575.00	550.00	0.00	0.00	550.00	0.00	0.00	550.00	10/21/25	10/21/25		10/20/26
Boucher, Leo	SKL15T	OO	0	550.00	505.00	0.00	7.00	512.00	0.00	225.00	50.00	02/01/26	08/24/22		01/31/27
Esseltine, Elizabeth	SKL16D	OO	0	550.00	450.00	0.00	107.00	557.00	-22.00	0.00	-50.00	02/01/26	12/01/24		01/31/27
Thornton, Derek	SKL16T	OO	0	550.00	450.00	0.00	107.00	557.00	0.00	0.00	-50.00	02/01/26	09/03/24		01/31/27
Gordon, Jimmy	SKL17D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27
Crawford, Robert	SKL17T	OO	0	550.00	600.00	0.00	7.00	607.00	682.00	0.00	40.00	01/06/26	01/06/25		01/05/27
Freeman, Mike	SKL18D	RV	0	575.00	575.00	0.00	0.00	575.00	-1.43	100.00	20.00	02/01/26	08/24/22		01/31/27
Grissom, Patrick	SKL18T	RV	0	575.00	575.00	0.00	0.00	575.00	650.00	100.00	20.00	02/01/26	08/24/22		01/31/27
<VACANT>	SKL19D	LOT-MH	0	575.00		0.00	0.00	0.00	0.00	0.00	0.00				
Barnard, Melody	SKL19T	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	0.00	15.00	02/01/26	06/12/23		01/31/27
Bowerman, Charley	SKL20D	POH-R	0	550.00	550.00	0.00	7.00	557.00	0.00	500.00	550.00	01/01/26	01/01/26		12/31/26
France, Clinton	SKL20T	OO	0	550.00	505.00	0.00	107.00	612.00	40.00	100.00	-50.00	02/01/26	08/24/22		01/31/27
Hopwood, Allan	SKL21D	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	0.00	25.00	02/01/26	11/04/24		01/31/27
Sharp, Alvin/Lena	SKL21T	OO	0	550.00	505.00	0.00	7.00	512.00	0.00	100.00	50.00	02/01/26	08/24/22		01/31/27
Lopez, Harry/Maria	SKL22D	OO	0	550.00	505.00	0.00	7.00	512.00	40.00	100.00	50.00	04/01/26	08/24/22		03/31/27
Sabin, Trina	SKL22T	RV	0	550.00	550.00	0.00	7.00	557.00	-557.00	0.00	550.00	05/06/26	05/06/26		04/30/27
Currens, Wilma	SKL23D	OO	0	550.00	455.00	0.00	107.00	562.00	0.00	0.00	-50.00	02/01/26	07/02/23		01/31/27
Moore, Evelyn	SKL23T	OO	0	550.00	455.00	0.00	7.00	462.00	0.00	0.00	50.00	04/01/25	08/24/22		06/30/26
Goodnight, Luther	SKL24D	OO	0	550.00	505.00	0.00	7.00	512.00	40.00	100.00	50.00	02/01/26	08/24/22		01/31/27
Blevins, Roy	SKL24T	OO	0	550.00	505.00	0.00	32.00	537.00	0.00	0.00	50.00	02/01/26	08/24/22		01/31/27
Otero, Haylee	SKL25D	LTO	0	550.00	550.00	0.00	7.00	557.00	0.00	0.00	550.00	02/02/26	02/02/26		01/31/27
Bowman, James	SKL25T	OO	0	600.00	550.00	0.00	57.00	607.00	0.00	0.00	550.00	05/01/26	04/24/26		04/30/27
Ford, Kenny/Julie	SKL26D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27
Herbison, Crecetta	SKL26T	OO	0	550.00	505.00	0.00	7.00	512.00	40.00	0.00	50.00	02/01/26	08/24/22		01/31/27
Ray, Robert	SKL27D	OO	0	550.00	455.00	0.00	7.00	462.00	40.00	0.00	50.00	04/01/25	08/24/22		01/31/27
<VACANT>	SKL27T	LOT-MH	0	575.00		0.00	0.00	0.00	0.00	0.00	0.00				
Johnson, Ed	SKL28D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	0.00	25.00	02/01/26	08/24/22		01/31/27
Citty, Frank	SKL28T	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	0.00	15.00	03/20/26	03/20/25		03/19/27
Johnson, Joann	SKL29D	RV	0	575.00	550.00	0.00	0.00	550.00	-550.00	0.00	550.00	11/03/25	11/03/25		11/02/26
Cortez, Alicia	SKL29T	OO	0	550.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	08/24/22		01/31/27
Loughmiller, Matt	SKL30D	OO	0	550.00	505.00	0.00	32.00	537.00	0.00	200.00	50.00	02/01/26	08/24/22		01/31/27
Briggs, Gwendolyn	SKL30T	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27

SKYLINE MH / RV COMMUNITY

PARK RENT ROLL (2 OF 2)

Tenant	Unit	Unit Type	Sq. Ft.	Market Rent	Rent	Vacancy Loss	Misc. Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Scharabok, Sally	SKL31D	OO	0	550.00	505.00	0.00	32.00	537.00	0.00	100.00	50.00	02/01/26	08/24/22		01/31/27
Hinds, Donald	SKL31T	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	100.00	20.00	02/01/26	08/24/22		01/31/27
Sixto, Quintana	SKL32D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27
Tobin, Thomas	SKL32T	RV	0	575.00	455.00	0.00	0.00	455.00	-20.00	100.00	50.00	02/01/26	08/01/24		01/31/27
Washington, Regina	SKL33D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27
Cole, Michael	SKL33T	OO	0	600.00	550.00	0.00	7.00	557.00	0.00	0.00	550.00	03/01/26	03/16/26		02/28/27
<VACANT>	SKL34D	LOT-MH	0	575.00		0.00	0.00	0.00	0.00	0.00	0.00				
<VACANT>	SKL34T	LOT-MH	0	575.00		0.00	0.00	0.00	0.00	0.00	0.00				
Miller, Amanda	SKL35D	RV	0	575.00	550.00	0.00	0.00	550.00	0.00	0.00	25.00	02/01/26	08/16/24		01/31/27
Byford, Ronda	SKL35T	OO	0	550.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	08/24/22		01/31/27
Hubbard, Auriah	SKL36D	RV	0	575.00	550.00	0.00	0.00	550.00	0.00	0.00	25.00	08/01/25	06/01/24		07/31/26
Norris, Larry	SKL36T	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	0.00	25.00	02/01/26	08/24/22		01/31/27
Bashford, Kirsten	SKL37D	OO	0	550.00	505.00	0.00	7.00	512.00	40.00	0.00	50.00	02/01/26	08/24/22		01/31/27
Martinez, Pedro	SKL37T	OO	0	550.00	575.00	0.00	7.00	582.00	0.00	0.00	575.00	11/01/25	11/01/25		10/31/26
Mehagan, Vincent	SKL38D	RV	0	575.00	560.00	0.00	50.00	610.00	0.00	0.00	560.00	05/10/25	05/10/25		05/31/26
Farley, Dustin	SKL38T	RV	0	575.00	575.00	0.00	0.00	575.00	-0.82	0.00	15.00	02/21/26	02/21/25		02/20/27
Lunsford, Shane	SKL39D	POH-R	0	550.00	500.00	0.00	107.00	607.00	0.00	0.00	-50.00	02/01/26	02/01/24		01/31/27
Senart, William	SKL39T	RV	0	575.00	575.00	0.00	0.00	575.00	0.00	100.00	575.00	02/01/26	08/24/22		01/31/27
Harper, David	SKL40D	RV	0	575.00	560.00	0.00	0.00	560.00	0.00	0.00	560.00	05/24/25	05/24/25		05/31/27
<VACANT>	SKL40T	ABAN	0	600.00		0.00	0.00	0.00	0.00	0.00	0.00				
Harris, Kesia/Spencer	SKL41D	OO	0	550.00	505.00	0.00	32.00	537.00	-587.00	100.00	50.00	02/01/26	08/24/22		01/31/27
Rains, Stephen	SKL41T	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27
<VACANT>	SKL42D	LOT-MH	0	575.00		0.00	0.00	0.00	0.00	0.00	0.00				
Coffey, Edna	SKL42T	OO	0	550.00	505.00	0.00	7.00	512.00	47.00	500.00	505.00	02/01/26	08/24/22		01/31/27
Mattern, Richard	SKL43D	LTO	0	550.00	465.00	0.00	107.00	572.00	0.00	0.00	-50.00	02/01/26	11/01/24		01/31/27
Francis, Chris	SKL43T	OO	0	550.00	505.00	0.00	32.00	537.00	-309.00	100.00	50.00	02/01/26	08/24/22		01/31/27
Mason, Luther	SKL44D	RV	0	575.00	455.00	0.00	0.00	455.00	1,060.00	0.00	50.00	08/01/25	07/01/24		07/31/26
Thompson, George	SKL44T	RV	0	575.00	560.00	0.00	0.00	560.00	676.20	0.00	560.00	07/01/25	07/01/25	07/01/26	07/01/26
Parks, Joe	SKL45D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27
Johnson, Sharon	SKL45T	OO	0	550.00	505.00	0.00	7.00	512.00	512.00	250.00	50.00	02/01/26	08/24/22		01/31/27
Platt, John	SKL46D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27
Mckenzie, Angelia	SKL46T	OO	0	550.00	455.00	0.00	7.00	462.00	0.00	100.00	50.00	04/01/25	08/24/22		01/31/27
Valderas, Vincent	SKL47D	OO	0	550.00	505.00	0.00	32.00	537.00	-6.00	0.00	50.00	02/01/26	05/20/24		01/31/27
Cole, Michael	SKL47T	OO	0	600.00	550.00	0.00	7.00	557.00	0.00	0.00	550.00	03/01/26	03/16/26		02/28/27
Smith, Karrigan	SKL48D	POH-R	0	550.00	575.00	0.00	57.00	632.00	0.00	575.00	575.00	11/17/25	11/17/25		11/30/26
Johnson, Patricia	SKL49D	OO	0	550.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	08/24/22		01/31/27
Jordan, Jeffery	SKL49T	OO	0	550.00	505.00	0.00	107.00	612.00	0.00	100.00	-50.00	02/01/26	08/24/22		01/31/27
Shatswell, William	SKL50D	RV	0	575.00	550.00	0.00	50.00	600.00	0.00	0.00	550.00	10/26/25	10/26/25		10/25/26
Beasley, Bryan	SKL51D	RV	0	575.00	575.00	0.00	50.00	625.00	0.00	0.00	50.00	11/01/25	08/23/24		08/22/26
Mcguinness, Brigette	SKL51T	OO	0	550.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	05/16/24		01/31/27
Marcus, Anthony	SKL52D	POH-R	0	550.00	600.00	0.00	82.00	682.00	75.00	515.00	50.00	02/01/26	11/08/24		01/31/27
Mosley, Leonard	SKL53D	RV	0	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	02/01/23		01/31/27
Totals			**0**	**54,750.00**	**46,205.00**	**0.00**	**1,818.00**	**48,023.00**	**3,282.97**	**6,625.00**	**15,855.00**				
Report Totals			**0**	**54,750.00**	**46,205.00**	**0.00**	**1,818.00**	**48,023.00**	**3,282.97**	**6,625.00**	**15,855.00**				

Summary

Detail	**Value**
Total Possible Rent	46,205.00
Vacancy Rent	0.00
Occupied Unit Rent	46,205.00
# of Units	97
Vacant Units	9
Occupancy	90.72%

Row Labels	Count of Unit Type	Average of Rent		Annualized
ABAN	1			
LOT-MH	8			
LTO	6	$513		$36,960
OO	34	$507		$206,760
POH-R	6	$563		$40,500
RV	42	$536		$295,977
Grand Total	**97**	**$525**		

SKYLINE MH / RV COMMUNITY

HOME RENT ROLL

Tenant	Unit	Unit Type	Market Rent	Rent	Vacancy Loss	Misc. Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Skyline Homes														
King, Andrea	SKL3T-H	LTO	0.00	0.00	0.00	0.00	0.00	79.83	0.00	-340.00	02/01/25	09/01/23		
Obermiller, Brittney	SKL05T-H	LTO	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		06/01/25		
Ward, Kameron	SKL6D-H	LTO	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		02/10/26		01/31/27
Jackson, Leroy	SKL8D-H	POH-R	0.00	360.00	0.00	0.00	360.00	0.00	340.00	20.00	02/01/26	02/02/25		02/01/27
Chewning, John	SKL12D-H	POH-R	0.00	400.00	0.00	0.00	400.00	0.00	400.00	400.00	10/01/25	10/01/25		09/21/26
Briggs, Justin	SKL14D-H	LTO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		03/14/25		
Bowerman, Charley	SKL20D-H	POH-R	315.00	300.00	0.00	0.00	300.00	0.00	300.00	300.00	01/01/26	01/01/26		12/31/26
Otero, Haylee	SKL25D-H	LTO	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		02/02/26		01/31/27
<VACANT>	SKL25T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
<VACANT>	SKL33T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Lunsford, Shane	SKL39D-H	POH-R	440.00	460.00	0.00	0.00	460.00	0.00	925.00	20.00	02/01/26	02/01/24		01/31/27
<VACANT>	SKL40T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Mattern, Richard	SKL43D-H	LTO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		11/01/24		
<VACANT>	SKL47T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Smith, Karrigan	SKL48D-H	POH-R	375.00	225.00	0.00	0.00	225.00	0.00	225.00	225.00	11/17/25	11/17/25		11/30/26
Marcus, Anthony	SKL52D-H	POH-R	385.00	405.00	0.00	0.00	405.00	0.00	385.00	20.00	02/01/26	11/08/24		01/31/27
Totals for Skyline Homes			**2,640.00**	**2,150.00**	**0.00**	**0.00**	**2,150.00**	**79.83**	**2,575.00**	**645.00**				
Report Totals			**2,640.00**	**2,150.00**	**0.00**	**0.00**	**2,150.00**	**79.83**	**2,575.00**	**645.00**				

Summary

Detail	Value
Total Possible Rent	2,150.00
Vacancy Rent	0.00
Occupied Unit Rent	2,150.00
# of Units	16
Vacant Units	4
Occupancy	75.00%

SKYLINE MH / RV COMMUNITY
SALES INFORMATION

Sales Price…………………………………………...~~$6,195,000~~ $5,900,000

Home Valuation………………………………………...$360,000 (1)
Includes 12 2005-2012

Park Price ……………………………………………~~$5,835,000~~ $5,540,000

Price/Site…………………………………………………~~$60,154~~ $57,113

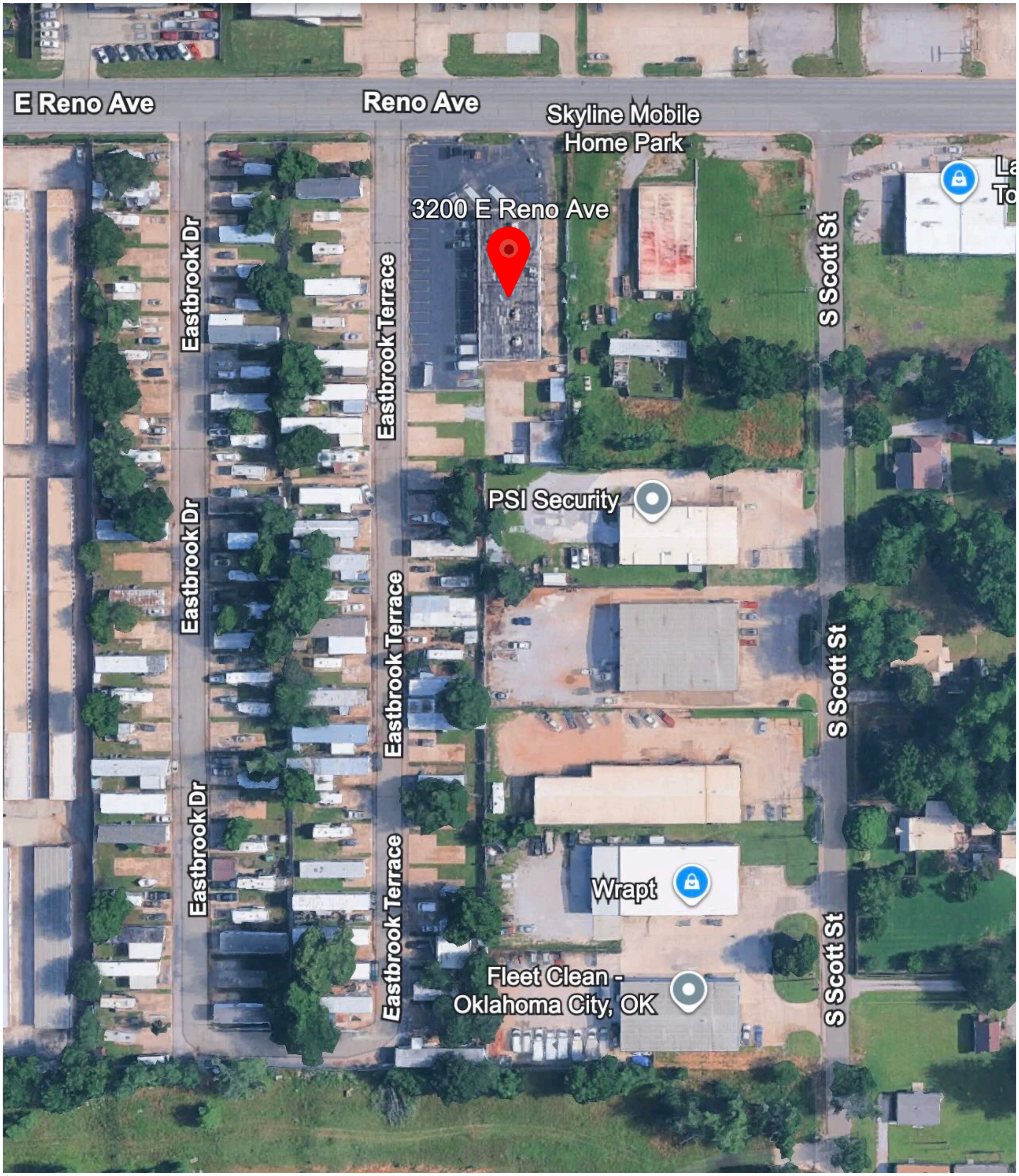
Cap Rate…………………………………………..………~~6.92%~~ 7.4%

Seller will carry $1M 2nd for 3 years.

(1) Includes $130,725 in balances for 6 LTOs (6/2026).

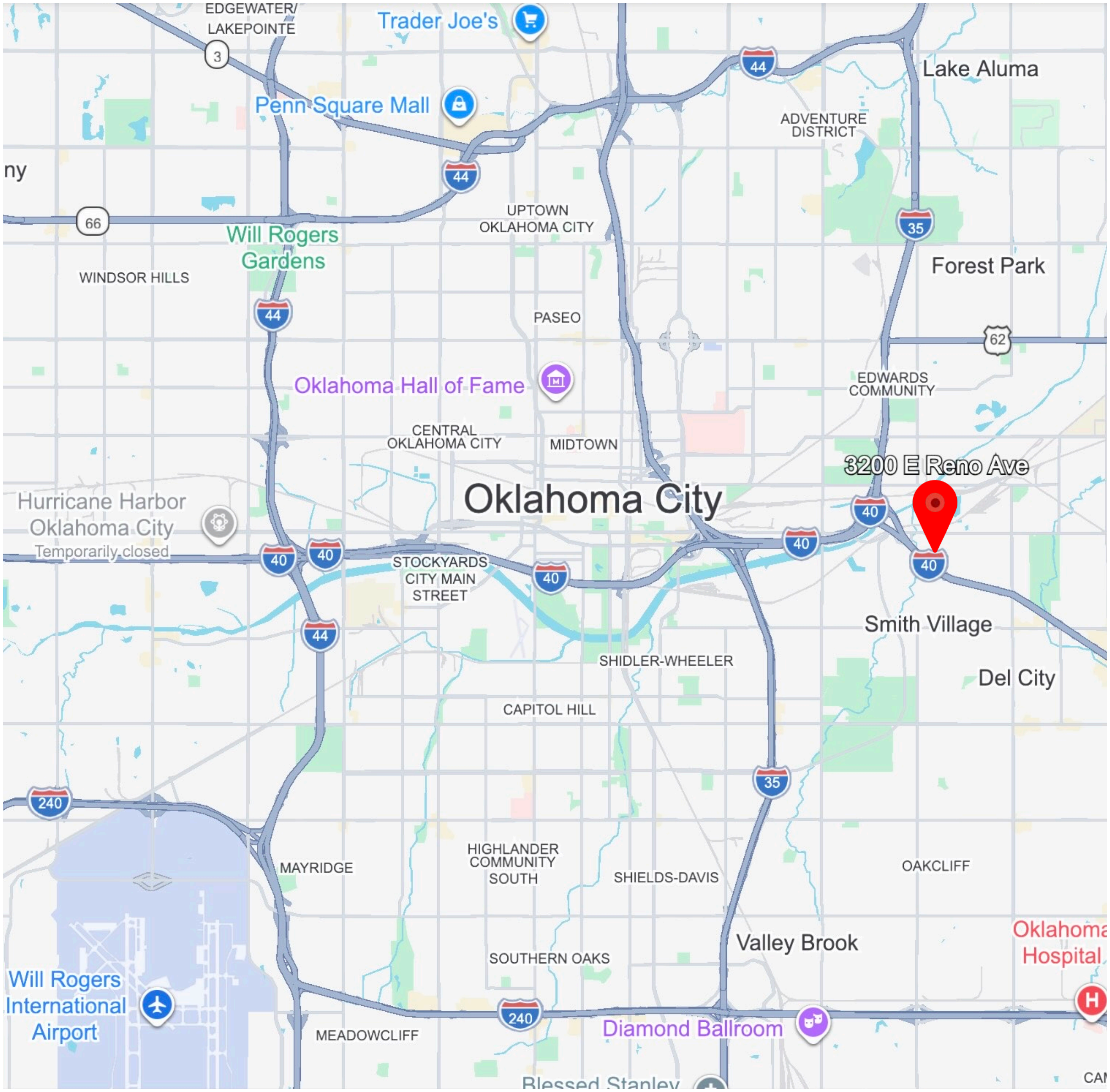
SKYLINE MH / RV COMMUNITY

AERIAL



SKYLINE MH / RV COMMUNITY

MAP



OKLAHOMA CITY

ONE OF THE STRONGEST INVESTMENT MARKETS IN THE U.S.

Oklahoma City is a high-conviction investment market defined by affordability, population growth, and sustained public-private reinvestment. Over the past decade, MAPS initiatives and billions in civic, institutional, and philanthropic capital have accelerated downtown revitalization, transforming the urban core through projects such as Scissortail Park, the Oklahoma City Convention Center, and the continued redevelopment of Bricktown, Midtown, and Automobile Alley. These investments have materially strengthened downtown connectivity, walkability, and long-term demand drivers, particularly in the downtown Oklahoma City area.

The downtown and near-east submarkets benefit from proximity to major employment centers, entertainment venues, and infrastructure, including the Paycom Center, Civic Center Music Hall, First Americans Museum, and the I-35/I-40 corridor.

Supported by a diversified employment base spanning energy, aerospace and defense, healthcare, logistics, and advanced manufacturing, Oklahoma City maintains stable workforce demographics and consistent renter demand. A cost of living well below national averages continues to attract both residents and employers, reinforcing absorption within the affordable and attainable housing segments.

Oklahoma City's pro-business regulatory environment, landlord-friendly statutes, and low operating costs support durable cash flow and attractive risk-adjusted returns. Continued reinvestment by major civic and philanthropic stakeholders signals long-term confidence in the downtown core and supports sustained property value appreciation.

In summary, Oklahoma City's downtown-adjacent submarkets offer a rare combination of affordability, infrastructure-led growth, and institutional-grade fundamentals, positioning assets along the urban core, right where Skyline MH/RV is located, for reliable cash flow and long-term upside.

SKYLINE MH / RV COMMUNITY
PHOTOGRAPHY

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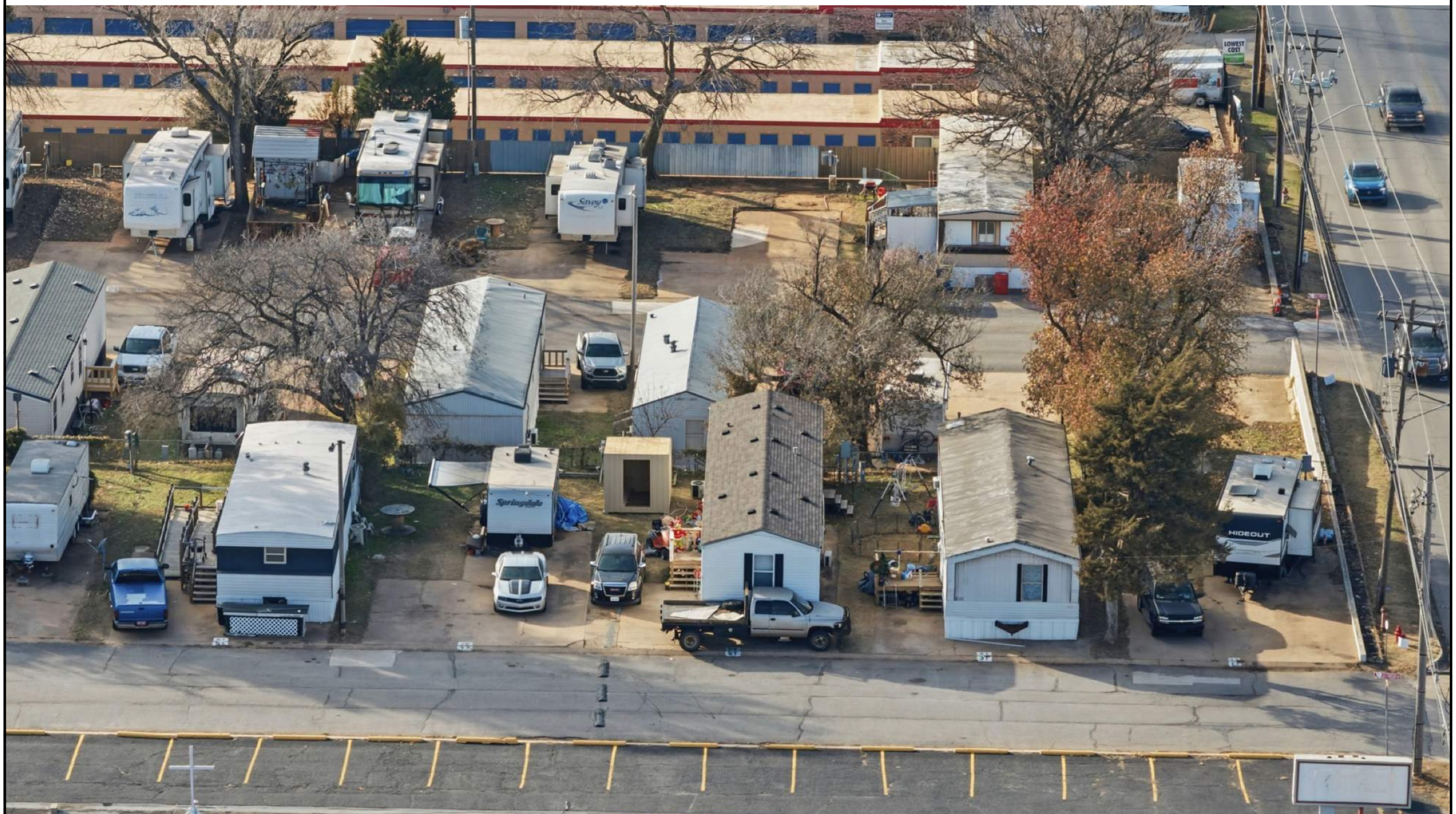

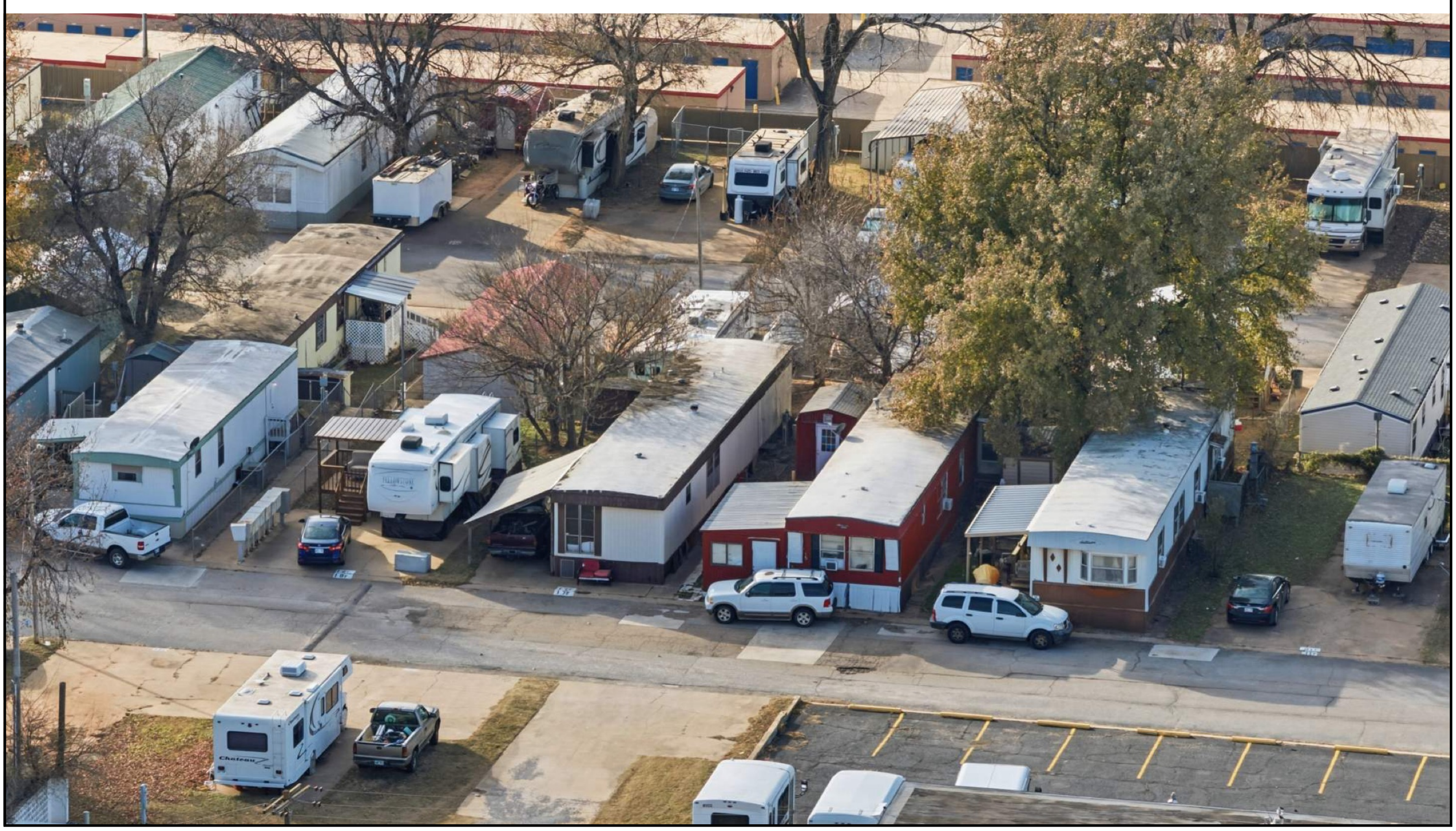

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