

Mobile Home Park (MHP)

Investing Newsletter June 2018

THE BORING INVESTMENT AREA WITH DOUBLE DIGIT RETURNS



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Have you dreamed of earning 8%, 12% even 20% returns on your savings and IRA accounts? Well...this just might be your dream come true! Read about real estate investing in a real estate syndication. MHP [syndication](#).

Trump Signs Bills Modifying some of Dodd Frank: Senate Bill S 2155 sect 107



The Preserving Access to Manufactured Housing Act, included in S. 2155, sect 107 states that a dealer or salesperson taking a mortgage application for a manufactured housing product does not need to comply with the Mortgage Loan Originator part of Dodd Frank Rules as long as they are not compensated for taking the application. If the salesperson/Dealer is taking an application and passing it along to a lender without compensation they need not be a Licensed mortgage loan originator.



Existing SAFE Act and the Dodd-Frank Act Section 107–

Manufactured Homes Retailers Provision established new requirements for mortgage originators' licensing, registration, compensation, and training, among other practices. A mortgage originator is someone who, among other things, "(i) takes a residential mortgage loan application; (ii) assists a consumer in obtaining or applying to obtain a residential mortgage loan; or (iii) offers or negotiates terms of a residential mortgage loan." The current definition used in implementing the regulation excludes employees of manufactured-home retailers under certain circumstances, such as "if they do not take a consumer credit application, offer or negotiate credit terms, or advise a consumer on credit terms." The **NEW Section 107** would expand the exception such that **retailers of manufactured homes or their employees would not be considered mortgage originators unless they received more compensation for a sale that included a loan than for a sale that did not include a loan, and if they provided customers certain disclosures about their affiliations with other creditors.**

Investors Wanted for Mobile Home Park Development in San Antonio.

Mobile Home Park Development Project Update

Palace Way Senior Living Mobile Home Park (MHP).

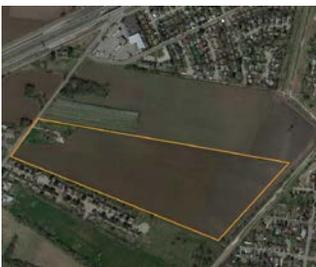
I Held a preliminary meeting with the project Architect on the Mobile Home Park's club house design and other items needing Architectural plans. The Civil Engineer company "Trinity Group" Is working on the final layout of the roads and amenities. Other work is going on with the property survey, and field notes. Meanwhile I am working on gathering more equity investors. Anyone wanting more information about this MHP investment please follow the link or call me. **Read about [Mobile Home Park Investing](#)**

We are planning on an October 1st construction start date. I am getting interest from people in the mobile home industry who are thinking of investing in this project to learn what to do, so they can do their park development. This project only needs 7 or 8 more investors so don't wait to commit.

I went to the Manufactured Housing Institute convention in Vegas to get the word out about investing in this MHP project. I had great response from those who stopped by our display booth. Went through 50 information packets and collected over a thousand industry email addresses for our equity investor marketing campaign.

San Antonio & Texas Still Booming.

As I have traveled around the state this year I see activity everywhere. People moving to Texas, construction going on all over the state.



Developers: All the developers I have talked with are optimistic and they are seeing activity in all sectors. Interest from developers and investors who specialized in one type of project looking to branch out to another type of development and even into different category of investments or types of buildings. For example, a builder who normally builds inside a defined subdivision might look at lots not in a subdivision, even look at residential lots in recreational areas. One developer I spoke with who specialized in medical office properties was looking at getting in to developing residential lots to sell to other builders.

San Antonio Land Cost: The long-term boom in building has driven up land cost, that will slow down future projects as it gets harder to make the numbers work. We are seeing a lot of building plans on the drawing boards centered near the Hwy 281 South and Loop 1604 South intersection, look for more projects breaking ground in that area. Higher land cost in other areas of the county makes the land prices on the south side of San Antonio look more inviting.



Next Month.

- More on converting existing MHP into a higher value play.
- First in a series on hoe to filling your MHP
- An update on our new mobile home park development progress.

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