



MOBILE HOME PARKS

The New Darling of Real Estate Investments

Seeking a stress-free investment that can also provide protection from a market crash?

The solution lies in a recession-resistant alternative: mobile home parks.

52TEN delivers predictable returns and the peace of mind you deserve with a recession-resistant strategy and the best investor experience in the industry.



ACCREDITED INVESTORS

Join us by subscribing to Fund II, an income and growth fund built around mobile home communities in fast-growing Sun Belt markets.

New investors will be accepted on a first-come, first-served basis until the remaining spots are filled.

ABOUT FUND II

- \$30MM fund with 80% funded/committed as of June 2023
- Open to accredited investors only - Reg D 506(c)
- Invests in recession-resistant mobile home parks
- Assets held in a portfolio for cash flow and appreciation for an average period of 5-7 years
- Aims to distribute 6% or more from cash flow during operations, with a target IRR of 14-16% or more. Investor capital is returned before any profits are split.
- Elects bonus depreciation in the year each property is acquired, which results in valuable passive losses for investors
- Uses professional fund administrator as a neutral party "referee" that manages onboarding, quarterly distributions of cash flow, return of capital, and provides each investor with an organized portal for statements and tax documents

Provides direct access to 52TEN's founders. You call us, you get us.

For more information visit 52TEN.com or watch [this webinar](#).

You can also contact Co-Founder Jack Martin directly by emailing jack@52TEN.com or by booking a [phone call](#).