



Sunrise

CAPITAL INVESTORS

Acquisition Criteria

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INVESTMENT STRATEGY

Sunrise Capital Investors specifically targets Core-Plus and Value-Add investments that preserve capital, create income, and generate equity over time through repositioning and increasing the net operating income. The Company acquires assets nationwide with particular focus on the eastern half of the United States. The Company's target acquisitions consist of MHCs with a community size of 80 to 200 spaces (or larger), as well as parking parcels with more than 20 spaces.

MHP ACQUISITION CRITERIA

- Price: \$1mm to \$100mm (portfolios encouraged); we can pay aggressive cap rates for high quality deals
- Size: Greater than 80 lots
- Location: Nationwide; Eastern half of the US preferred
- Exceptions: No communities in local jurisdictions with rent-control ; no 'one-employer' towns
- Utilities: Public utilities preferred, but will consider private utilities on a case-by-case basis
- Unit Mix: Less than 50% Park-Owned Homes (rentals), but will consider rental communities on a case-by-case basis
- Other: Must have paved roads (concrete or asphalt)
- Add'l: Must have direct contact with owner or managing partner of community (no daisy chains)

PARKING ACQUISITION CRITERIA

- Price: No minimum or maximum threshold
- Size: Greater than 25 spaces
- Location: Nationwide; Central Business District or Heavily Trafficked Tourist destination
- Type: Surface Parking Lot or Parking Garage (must be an exiting income generating operation)
- Other: Will consider commercial properties that have an income generating parking component
 - e.g. Office Building, Mixed-Use, etc