



Sound Commercial Investments, LLC © 2007

Sound Commercial Investments, LLC is a for profit organization out of Seattle WA. My name is Kevin Van Flandern, I own SCI and recently retired from my job, to run SCI full time. We have a goal of placing 100 displaced families in one year. As the housing market softens many families are finding themselves in foreclosure, and homeless. I believe that Mobile Homes and parks are one of several excellent ways to get them back on their feet, into homes, and on their way to repairing their credit.

It is important for sellers to understand that if anyone purchase consumes our funding long term we will not be able to move forward with our goal, because of this, we are looking for only exceptional prices and terms. If you are a park owner looking to remove your park from your portfolio, contact us, and we might be able to help you and others at the same time. Our company, and me personally, are very serious buyers, and have the funding to purchase parks with equity in them. We have lending partners postured to assist if need be. If you are facing difficult times, or are simply tired of your park, or just very motivated to “move on” for whatever reason lets talk, may be able to purchase or even lease your park. If you are serious about meeting our requirements, we will find a way to make it work.

What our partners and “I” are looking for:

- 12% or higher cap ratio
- High Vacancies
- We will buy good condition new or used mobile home from you
- Seller financing is preferred
- Our target price is your annual NOI * (4 to 6) depending on condition and terms
(total annual income – total annual expenses * 4)

I'm looking forward to helping you out and others out.

Sincerely,

Kevin

Kevin@SoundCommunityInvestments.com

(888) SCI – Buys (888) 724-2897

P.S. I welcome contacts from agents, lenders and others wanting to help us meet our goals, we do not work around agents or others involved in a transaction, please do not ask us to.

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