

From: Will GRRV <[REDACTED]>

To: undisclosed-recipients;

Bcc: "[REDACTED]" <[REDACTED]>

Subject: Potential deal (2 weeks away from closing on Emerald Forest in CA)

Date: Fri, 03 Jun 2016 12:35:59 +0000

All,

I got a call last night from the broker representing the NJ-based RV park (close to Philadelphia) that I was outbid on earlier this year. Apparently the "national buyer" they went with couldn't close.

I wanted to gauge appetite (aka "dry powder") from potential investors as the timing of Emerald Forest will prevent me from funding NJ park by myself. I plan to raise \$1-1.5MM for this transaction.

Preferred return will be 7%, with a 65/35 split beyond that, no acquisition fee (there will be a mgmt fee equal to 6% of gross revs). Please reflect interest and I'll update once I have more information.

Will
[REDACTED]