

## Riselen Story

Monday, February 21, 2022. Life for 8 tenants at Country Air Mobile Home Park was going to change the next day and not one had any clue. 8 tenants consisting of 3 long term squatters, 1 hoarder, 2 elderly long term tenants, 1 short term tenant, and 1 overworked, underappreciated and stressed out Resident Manager who cared about the 3 true tenants who refused to quit paying rent and held out for a miracle. The park was filled with 14 condemned Mobile Homes-most filled with trash, 4 abandoned and trashed RVs, 2 abandoned and trashed boats, and 8 abandoned and stripped cars.

Country Air Mobile Home Park. 10077 Marysville Road in Dobbins, California had been neglected by owners for decades. Very few people saw the potential in this dying park. The community considered it a squatters paradise and a landing spot for the local drug abusers.

Tuesday, February 22, 2022, Country Air Mobile Home Park was purchased by Riselen LLC. This is the day escrow closed, and the Resident Manager was informed there was new ownership. The seller of the park made it a condition of the sale not to disclose any information to the current Manager. You could only imagine the fear, hope, and unknown wrapped into one emotional day for the Manager and the few tenants that had no idea what their future held.

Riselen LLC consists of a group of investors that have been successfully in business together for many decades. Dylan Tran, the Asset Manager, saw the potential in Country Air Mobile Home Park but also knew it was going to take a substantial monetary investment to bring this park to a functioning level to base a foundation from. Dylan's approach was so respectful and humble. He allowed the tenants and Manager time to reflect on the changes they knew would be coming. He allowed time for the shock to settle in. He did not jump in on Day 1 and implement any changes. During this time, he communicated often with the Resident Manager and formed a team; a team with the same goal. After about a month, it was time to begin the Clean up and the transition from Country Air Mobile Home Park to Riselen Park.

The Riselen Park Management Team had the goal of cleaning up all the trash, removing the condemned mobile homes, removing the squatters and drugs, and providing an affordable, safe place for people in the community to call home. Riselen Park retained an attorney and began the removal of squatters. The abandoned cars and boats were removed and properly disposed of. The

condemned Mobile Homes were disassembled in place and properly disposed of. 18 Street Lights were installed along the interior roads for safety. New pedestals were installed in many of the spaces. The laundry facility was given a facelift and brand new machines were installed. The community bathroom received new fixtures. Sheds were installed over the 2 wells to protect the water system in our park. Both wells were inspected and brought up to code. Each space was given a facelift with new gravel and perimeter fencing. Road base was brought in for the interior roads and graded for smoother driving. The community support received was amazing. Even local law enforcement supported our efforts and recommended our park to people. Riselen Park was busy moving in new residents. It became evident that the need for housing was extreme, but people could not afford to buy nice RVs to move into the park. The Management Team decided to buy 7 RVs and offer them with in house financing. All 7 RVs were financed and new tenants moved in. By April 2023, Riselen Park had 25 spaces ready for occupancy and only had 2 vacancies. The Management Team continued to clean up more spaces to make available to incoming tenants. Riselen Park has 36 spaces with full hookups. Today we are at 88% occupancy with 32 occupied spaces and 4 available spaces for rent.

Riselen LLC and its investors provided funds in excess of \$300,000 for these cleanup efforts and improvements. Another investor purchased and modified a 40 foot sea container into a 7 unit Storage Facility we placed onsite for our tenants. His investment was in excess of \$50,000. Riselen Storage is at full capacity - no vacancies. In August 2024, our West Side Septic system failed. The estimated cost of repair was \$15,000.00. This was devastating news to the Management Team. We were not in a position financially for this expense. Multiple Management Team meetings and communications were not hopeful at finding a solution. We had to consider closing the West Side of the park and displacing multiple families. We were emotionally devastated as we worked so hard to get to this point. We refused to give up. We rebuilt the Septic System with the help from our investors once again. With this experience, we had to consider a rent increase in 2025 to ensure the future of Riselen Park. Again, multiple Management Team meetings and communications, we decided to do a rent increase of \$75 monthly. This will allow Riselen Park to sustain its own monthly expenses and emergency repairs without having to rely on our investors' contributions.

In September 2024, we created a BBQ area for our tenants. We have consistently funded and encouraged community gatherings since Riselen Park

was established. The participation is priceless. The gathering of friends and family only solidifies the community atmosphere we wish to encourage here at Riselen Park. We have ideas for additional amenities to include an additional laundry facility on the West Side of our park, a play area for children, possibly a dog park for our furry tenants, a community garden, speed bumps to encourage the safety for the children in our park. Our entrance roads need repairs as well. Riselen Park is coming up on its 3rd Anniversary. Riselen Parks Management Team has considered and discussed ways we could help our community through a non profit corporation since we were established. We are now ready to begin. We would like to have our non profit established and available to support expansion and upgrades for our Park by this time. We have space to expand and provide more opportunities for low income housing needs. The milestones we achieved in a short amount of time are impressive and we feel we can do more.