



# Creekside Communities

MANUFACTURED HOUSING OWNER-OPERATOR

## Building durable value in essential housing.

A long-term owner and operator of manufactured housing communities focused on disciplined acquisitions, resident-first operations, and scalable portfolio growth.

20

COMMUNITIES

4,114

TOTAL SITES

3,790

OCCUPIED SITES

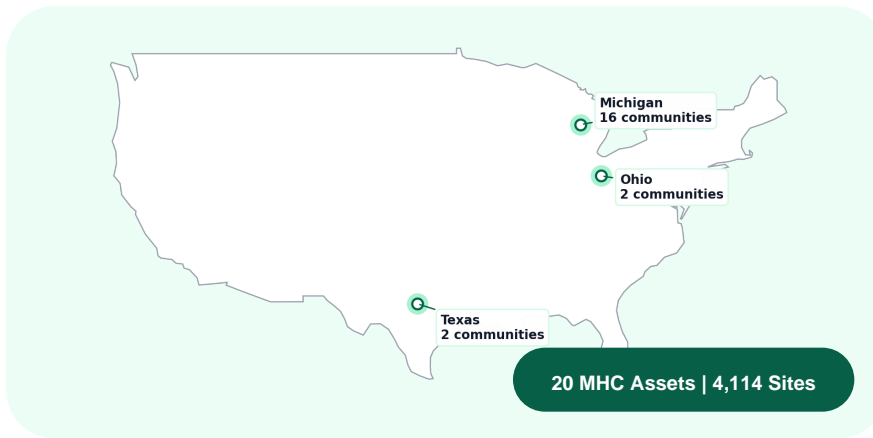
92%

OCCUPANCY

### PORTFOLIO FOOTPRINT

## State-level scale across Michigan, Ohio and Texas.

Community names are intentionally omitted for confidentiality. The portfolio includes 20 manufactured housing assets with 4,114 total sites.



### OPERATING STRATEGY

## Disciplined acquisitions. Hands-on operations.

Creekside combines institutional-quality underwriting with practical field execution and long-term ownership.

- ✓ Acquire communities with durable occupancy and meaningful value-add upside.
- ✓ Improve operations through resident communication, infrastructure investment and on-site execution.
- ✓ Create value through rent normalization, infill, home sales and utility recapture.
- ✓ Partner with sellers, brokers, lenders and institutional capital groups.

# Experienced leadership with an operator's mindset

Long-Term Hold Strategy

## Bill Connell

FOUNDER / PRINCIPAL

Founded Creekside in 2004 and brings more than four decades of manufactured housing, apartment, development, finance, acquisition and operating experience.

## Joe Lombardo

PRINCIPAL

Joined Creekside as a partner in 2013 with deep operating, sales, finance, investor reporting and portfolio management experience in manufactured housing.

## Ryan Connell

EXECUTIVE VICE PRESIDENT

With Creekside for 9 years, focused on operations, asset management, capital projects, site-level execution and portfolio performance.

## Jennifer Rogers

VICE PRESIDENT, ADMINISTRATIVE SERVICES

With Creekside for 12 years, supporting administrative leadership, internal processes, reporting coordination and office operations.

## Matt Spagnuolo

EXECUTIVE VICE PRESIDENT

Brings 15 years of banking and finance experience and began working with Creekside in 2026, supporting acquisitions, underwriting and investor relations.

### CAPITAL PARTNERS & OPPORTUNITIES

## Connect with Creekside

We welcome conversations with investors, lenders, sellers and brokers.

[mspag@creeksideinvestors.com](mailto:mspag@creeksideinvestors.com)

### APARTMENT PORTFOLIO

## Apartments and residential assets.

Apartment assets complement the broader residential housing platform and provide additional operating diversification.

### PLATFORM STRENGTHS

Resident Experience

Value-Add Execution

Utility Recapture

Infill Upside

Home Sales

Municipal Utilities Focus