

Hammonds Estates | Year-end 2018

Dear Investors and Stakeholders,

I have just made the life-altering decision to relocate from the Oakland Bay Area—where I've built my professional and personal foundation—to Orangeburg, South Carolina. This marks the beginning of my journey into the manufactured housing sector and my very first venture into owning and operating a mobile home park.

With limited capital and resources, I have acquired a distressed 187-space mobile home park here in Orangeburg. The community is on the brink of condemnation, with more than 80 open code violations, severely deteriorated infrastructure, and unsafe living conditions. Despite these challenges, I see a powerful opportunity for transformation—one that can restore dignity for current residents and create a model for future socially responsible investment.

To truly understand the needs of the community, I've moved directly into the park and taken up residence at 400 Banashee Circle, Orangeburg, SC 29115, in a severely run-down double-wide mobile home. You can see pictures [here](#). I am personally renovating the unit while living in it. I've also purchased a used 2002 Ford pickup truck through a buy-here-pay-here lot to begin tackling critical repairs and infrastructure work.

Images from Hammonds Estates



This experience is not only my introduction to the mobile home park space—it is the foundation for what I envision as a long-term commitment to creating housing platforms rooted in affordability, equity, and

dignity. I am also beginning to study Environmental, Social, and Governance (ESG) principles in real estate and intend to apply my doctoral training in Psychology to help families facing poverty, behavioral health challenges, and housing insecurity.

My goal in 2019 is to formally transition the Hammonds Estates property in Orangeburg, SC to be The ProActive Realty Group LLC, along with an Impact Investment Fund that can scale this model and expand the delivery of deeply affordable, rehabilitated housing in underserved communities across the country.

This initiative will be guided by several United Nations Sustainable Development Goals (UN SDGs) that align with my mission:

Advancing UN Sustainable Development Goals (SDGs)

- **SDG 1: No Poverty:** Affordable housing and rent relief, including 30% savings in LaFontaine, IN, reduce financial burdens associated with expensive rents.
- **SDG 6: Clean Water and Sanitation:** AI technology in water systems, notably in LaFontaine, Indiana and Lowellville, Ohio optimizes usage and ensures access to clean water, meeting our sanitation targets.
- **SDG 10: Reduced Inequalities:** Housing access for 2nd Chance individuals, veterans, low-income, Blue-Collar workforce, and those with disabilities addresses disparities.
- **SDG 11: Sustainable Cities and Communities:** Property revitalizations create inclusive, resilient communities.

What will be the ProActive entity delivers affordable housing that is **20% to 30% below market rent**, a core commitment that significantly reduces housing insecurity risk. Rent affordability is benchmarked using:

- **HUD Fair Market Rents** via [HUDUser.gov](https://www.huduser.gov)
- **Local Comparables** from [Realtor.com](https://www.realtor.com) and [Rentometer.com](https://www.rentometer.com)

We remain committed to delivering deeply affordable housing to underserved populations while generating strong returns for investors. Our work is rooted in advancing the United Nations Sustainable Development Goals (SDGs), noted above.

This memorandum represents my personal and professional commitment to doing more than just providing housing—it reflects a mission to rebuild lives, revive communities, and deliver measurable social impact.

Dr. Van Williams
Managing Founder