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FOR IMMEDIATE RELEASE

**SSK Communities Named  
Community Operator of the Year**

(Arlington, Va. – April 19, 2006) SSK Communities, Erlanger, Ky., has received the Manufactured Housing Institute's (MHI) National Industry Award for "Community Operator of the Year." The award was presented today during the 2006 National Congress & Expo for Manufactured and Modular Housing, in Las Vegas, Nevada.

"SSK Communities has been honored for its significant contributions and extraordinary dedication to the manufactured housing industry. We are very proud of the accomplishments of this award winner and superb industry role model. Its hard work, innovative thinking and determination to promote a positive image for this industry are well appreciated. It is leaders such as SSK Communities that will help propel the industry to its highest potential," said Chris Stinebert, president of MHI.

While SSK Communities appreciates the industry's retail network, the company decided that it was imperative to change its operating strategy to match the currently low level of retail sales in the market and assist in the remarketing of the bank-repossessed homes over the last four years. Its home sales division operates exclusively in 12 communities through Indiana, Kentucky and Ohio. Recently, it completed the sale of its 1000<sup>th</sup> home since the home sales division began four years ago.

SSK Communities believes that the manufactured housing industry's core value is affordability and they strive to deliver this to their customers through affordable home sales, short-term financing terms, community amenities, and on-site community management. They work diligently with retail lenders in the industry to ensure that their customers get the best value and terms for their financing options.

Nathan Smith, one of the founding partners of SSK, is president of the Kentucky Manufactured Housing Institute and just finished a two-year-term on the Indiana Manufactured Housing Association/Recreation Vehicle Indiana Council. He presently chairs the National Communities Council of MHI. The company is a member of all the state associations in which it does business and is active in local, state and federal legislative issues. Through his association involvement, Smith has also taken an active role in the industry lawsuit against the EPA to change the water testing requirement for communities who purchase water from a public agency.

The National Industry Awards are presented annually. Nominations for the Community Operator of the Year award were solicited and chosen by other manufactured home community enterprises across the country, making it one of the most prestigious honors bestowed from peer-to-peer in the industry.

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MHI is the national trade organization representing all segments of the manufactured and modular housing industries, including manufacturers, retailers, community owners, suppliers, financial institutions, state associations and developers.