

North Ridgeville, OH “Ohio Mills Storage” Investment Summary

Key Facts

Self-Storage Development consisting of 689 Units across 76,100 rentable sq ft
Located in “A” class area of North Ridgeville, Ohio

Property Financials

• Acquisition

Purchase Price -- \$2,000,000
Capital Improvements -- \$7,093,416
Closing Fees & Carrying Costs -- \$841,585
All in Cost -- \$9,935,000

• Stabilized Targets

Net Operating Income -- \$857,344
Cap Rate at Basis – 5.50%
Stabilized Value -- \$15,590,000
Equity Created -- \$3,897,500
New Loan Amount -- \$11,692,500
Est Refi Loan Proceeds – \$1,757,500 **1% given to investors per share.**
Annual Cash Flow -- \$187,492 est.

Portfolio Investment

Price Per Share: \$100,000
Shares Available: 20-22 Available
Term: 24-36 Months

Exit Strategy:

Refinance within 24-36 months to pay back investors & disburse refi proceeds.
Hold for 10+ years for cash flow & to build long-term wealth.

*Dollar Values are used as approximations and are not guaranteed.

Return on Investment.

Four Types of Compensation. Each unit of \$100,000 is projected to yield the following (Note: If an investor brings \$350,000, they would receive 3.5 units, and can multiply the amounts below by 3.5x):

Fixed Preferred Annual Return: 10%

This is paid while investor's money is invested. For each unit owned, the investor will earn \$10,000 per year.

Perpetuity: 1%

Targeted Refinance Proceeds: \$17,575

At refinance, the investors will receive **1%** of refinance proceeds available after outstanding debt and fees are paid. Estimated to be \$17,575. All investment principal is projected to be returned PLUS this amount.

These are non-taxable proceeds.

Targeted Equity Value After Refinance: \$38,975

The investor's equity percentage in the property will be 1% of the current equity available. Initially estimated to be 1% of \$3,897,500

Taxed at long-term capital gains when the property sells. If an investor would like to cash out their equity prior to the time of sale, they are welcome to sell their equity at any time. Other members of the partnership may purchase the equity but are not required to do so.

Targeted Cash Flow:

Approximately \$1,874 per year (1% NOI)

These are distributions are projected to be made to the investor annually as a percentage of retained earnings for the year. The investors will receive 1% of net operating income.

This creates an infinite return, as the investor no longer has money invested in the project.

Total Potential Return on \$100k 30mo. / Residual Ownership Interest

Pref	\$25,000	\$1,874 est. Annual Payments
Refi	<u>\$17,575</u>	\$38,975 Equity
Total	\$42,575 + (Principal Investment Returned)	

* Plus approx. \$1,874 of Annual Cash Flow for as long as we own the property.

24 Month Annualized Return 18.7% while principal is invested.

30 Month Annualized Return 17.0% while principal is invested.

36 Month Annualized Return 15.6% while principal is invested.

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