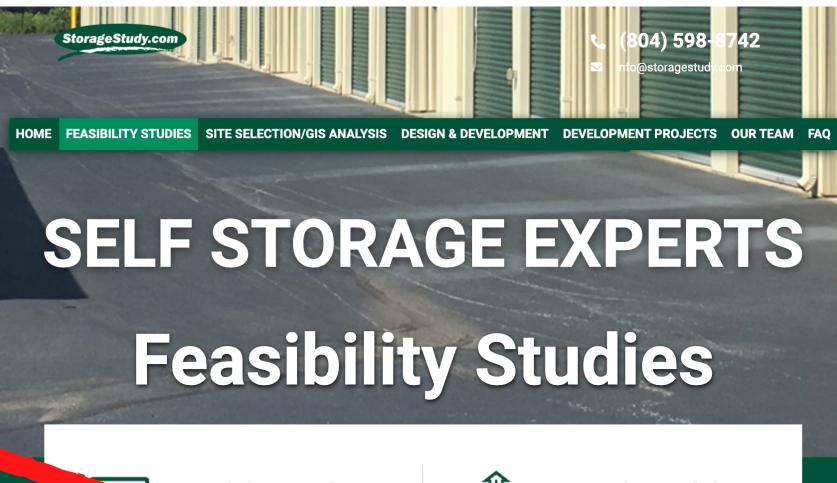
APPLICANTS CONSULTANT FEASIBILITY REPORT FACTUAL DISPARITIES

"This analysis may be too limited by scope or data for investors or lenders. This report is not valid in markets with many strong competitors, or for developers considering sizable projects (more than 30k SF)." - **BKB**



Feasibility Study

rage, RV/Boat Storage 2500 plus Average . travel

This comprehensive analysis is th absolute first step for developers, providing reliable underwriting worthy of submittal to serious investors and lenders. This narrative report include 1) In-depth Competitor Analysis; Supply & Demand model



Average Cost: \$4,500

This is not a "first step during feasibility." This "Executive Summary" report includes a remote survey of local competitors, Supply & Demand Estimate, and Summary Investment Proforma. This analysis may be too limited by scope or data for investors or lenders. This report is not valid in markets with many strong competitors or for developers considering sizable projects (more than 30K SF). This offers a lower price-point; but it is a limited analysis. We recommend this type of report only about 20% of the time.

Properties/Storage Study*

2) Site Assessment with unit mix and phasing recommendations 3) Complete investment model including development cost, operations budget, cash flow proforma & sensitivity analysis 4) Site-specific and Market-based Recommendations

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STRONG COMPETITORS

- 11 competitors within 5 miles, 5 publicly traded management firms and 3 regional management firms
- 3 competitors within .5 miles, two of which are publicly managed facilities
 - SIZABLE PROJECTS (No more than 30k SF)
- Applicants proposed development is 99k SF+ (330% increase from threshold via market analyst*)

References:

*https://storagestudy.com/feasibility-study/