



NationWide
SELF STORAGE & AUTO WASH

BOUNDARY

3680 EAST 4TH AVENUE, VANCOUVER



20
22

CONSTRUCTION

Semi-Annual Review

NATIONWIDE II SELF STORAGE & AUTO WASH

We are pleased to provide this semi-annual summary update and review of construction, events and operational progress on NationWide II Self Storage & Auto Wash as of December 31, 2022.

NationWide II Self Storage & Auto Wash (the “Property” or “Boundary”) is a high profile and prominently located, 0.66-acre site situated at 3680 East 4th Avenue, Vancouver off Boundary Road and Lougheed Hwy. The project comprises a self-storage facility and an indoor ground-level car wash tunnel.

The carbon-neutral self-storage building is an impressive 86,700 sq. ft., 5-storey structure that features modern architecture and design, enterprise-level built-in security, and a keyless smart access system controlled via an app on your phone. This building is very noticeable as you drive by on Highway 1, Lougheed Hwy, or Boundary Road.

Location and convenience are everything when it comes to essential services like self-storage and a car wash. Our Vancouver and Burnaby neighbors and surrounding businesses have expressed excitement about having these services in their community.

Construction began in Summer 2020, and we were finally issued a preliminary Occupancy Permit on December 7, 2022. A rolling opening has been underway since then for the storage facility. As more floors are inspected and approved, they will be open for rental and occupancy.

Located in the same facility, the Express Auto Wash is now open and operating, with a Grand Opening Fundraiser promotional event kicking off the formal marketing campaign for the car wash.

04/2018

Property Purchased

06/2020

Development Permit Received

12/2022

Preliminary Occupancy Granted

CARBON-NEUTRAL SELF STORAGE

Despite the industry wide delays due to COVID-19 our contractors made solid progress completing all 5 levels of the building and rooftop before the end of 2022. As previously stated, we were granted partial occupancy on December 7, 2023.

The partial occupancy was granted for the 1st of 4 of the storage levels. There are a total number of 279 lockers available as of opening day. On the 1st level, 133 of the lockers available are sky lockers and 146 are main walk-in units.

Sky lockers are smaller, affordably priced second-level lockers that can be accessed via a secure rolling staircase. Offering sky lockers enables the facility to add a popular storage unit segment size, more commonly known in the market as mini storage units. Unlike our Pender and Kamloops facilities, the Property will be permitted to open with sky lockers already approved and installed.

Between December 7 and December 31, 2022, there was a total of 61 lockers rented. This comprised of 57 walk-in lockers and 4 sky lockers.

When full occupancy is granted, there will be a total of 1,346 lockers available to rent.

Marketing for the storage facility have been underway since the summer and ramped up in the fall with grand opening advertisements. The preemptive and proactive approach meant we had pre-opening reservations for our lockers before the Dec. 7th opening.

We are pleased to report that hiring and training of both existing and new staff has gone incredibly well. Seasoned and experienced NationWide Self Storage staff were transferred from the Pender Facility and as were select veteran car wash staff transferred from the Kamloops Car Wash to the Boundary location.

704

Main Lockers

642

Sky Lockers

1,346

Total Lockers,



SOPHISTICATED AUTO WASH TUNNEL

Our Express Auto Wash tunnel is housed within the ground floor level of our 5-storey self-storage facility making it one of the first of its kind in Canada. With a dynamic car wash light show that can be seen from the street, we expect customers will enjoy this experience and be back for more.

The car wash is a sophisticated 80' EDT (80 ft. Exterior Detail Tunnel) system called Express Auto Wash. This environment-friendly tunnel car wash can wash, wax, shine and dry up to 85 cars per hour with each wash being under 3-minutes.

The car wash also opened on December 7, 2022. The winter is typically the slowest period for car washes due to the harsher weather conditions, but already 1,800 cars went through before year end.

With the Grand Splash Fundraiser formally kickstarting the marketing program, we have also launched a new pre-paid promotion called Wash Books. These will be leveraged to entice new customers, grow the client base and foster retention for the Boundary wash location. The Wash Book program is a prepay for 4 and get 1 wash free promotion as well as a prepay for 8 washes and get 2 free promotions.

80' EDT

80 ft. Exterior Detail Tunnel

1/3

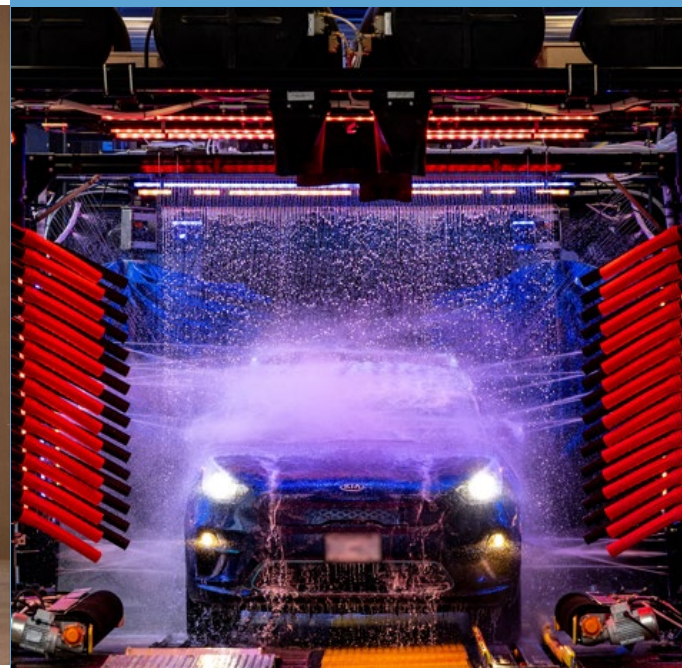
1/3 less water used than a home car wash

100%

We recycle 100% of our water

3

3-minute time efficient car wash



Grand Splash Opening

From February 11th – 20th, 2023, 8 am to 10 pm Express Auto Wash Boundary is hosting a Grand Splash Fundraiser for Family Services of Greater Vancouver as an introduction to Vancouver and Burnaby, BC. The purpose of the Express Auto Wash Grand Splash Fundraiser is to raise money for Family Services of Greater Vancouver (“FSGV”) as they work to support and empower local individuals and families in the community around us.

During the Grand Splash Fundraiser, Express Auto Wash Boundary is offering free Platinum-level car washes (valued at \$20 dollars) in exchange for a donation to Family Services of Greater Vancouver (“FSGV”). 100% of any contribution made during the Grand Splash Fundraiser goes a long way to helping FSGV with its ongoing programs and services.

Mr. Shane Doyle, CEO of NationWide Self Storage and Express Auto Wash remarked: “It’s a great milestone to have the first level of the storage open and the car wash fully operational. Our carbon-neutral, self storage facility and environmentally friendly car wash support our commitment to a greener community. We’re also giving back to community, with all donations received during the Grand Splash Fundraiser making a meaningful impact towards a family-oriented cause. What a great way to introduce NationWide and Express Auto Wash to our neighbors, while celebrating the Family Day week and holiday, by lending a hand to families in need.”

