



SOUTH SURREY PROPERTY INVESTOR UPDATE NO. 1 / 2021

January 31, 2021

We are pleased to report that the NationWide IV Self Storage & Auto Wash Trust ("NationWide") investment program for our development property in at 2337 King George Blvd, Surrey BC (the "South Surrey Property") was well received by the capital markets and as such we are fully subscribed, and the offering closed in December 2020.



CONTRACTORS APPOINTED

BTY Group has been appointed as the project manager for this development and BTY has been the project manager for all previous NationWide developments. Besharat Friars Architects ('BFA') has been engaged by NationWide to provide both architectural and engineering services. BFA is experienced in designing and engineering several other multi-level urban self-storage buildings. The Building Permit submission is in final review stages and should be submitted to the City of Vancouver by BFA in early February.



VISIBILITY & TRAFFIC

Offering easy access off King George Blvd and 24th Ave intersection, this South Surrey/White Rock property is near upcoming neighborhood developments occurring in the region and is only minutes away from one of the largest retail corridors in the Lower Mainland.

SELF STORAGE DETAILS

Development Costs Est. (excluding soft costs)	\$15,800,000 Est. (all-in estimate Self Storage & Car Wash)
Land - Cost per Square Foot	\$77 per sq. ft. buildable Approx.
Building Size	80,000 sq. ft. (building only)
Building Height	2 basement levels plus 3 floors above ground
Efficiency Ratio	Est 70%.
Net Rentable Square Feet	65,000 sq. ft. (approx.)- with sky lockers, inclusive of parking, hallways, elevators etc.
Number of Storage lockers	845 Est.
Average Locker Size	70-80 sq. ft.
Targeted completion date	1 st Q, 2023

CAR WASH DETAILS

Car Wash Cost	\$4,625,000 (approx. – building and equipment installed)
Facility Size	4,000 sq. ft. (building only) with a 140 ft. express EDT tunnel
No. of Car Washes	Max up to 150 per hour
No. of Vacuum Booms	Approx. 10-15 dual-nozzle pivot stations
Est. Income Sources	Car Wash Cost: \$9.95 - \$18.95 per wash Vacuuming Cost: \$3 per 4 minutes

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Email info@nationwideselfstorage.ca to be added to our email list and be sure to add our email address to your contacts so you don't miss an update.

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THE ABOVE INFORMATION IS SPECIFIC TO NATIONWIDE SELF STORAGE & AUTO WASH TRUST AND ITS PROPERTY AT 1500 HUGH ALLAN DRIVE, KAMLOOPS, BC. TO REVIEW OTHER PROPERTIES RELATED TO NATIONWIDE SELF STORAGE, PLEASE VISIT OUR WEBSITE