

KAMLOOPS PROPERTY INVESTOR UPDATE NO. 7 / 2020

June 31, 2020

We are pleased to provide you with an update on our NationWide Self Storage & Auto Wash (NWSS & AW) property located at 1500 Hugh Allan Dr., Kamloops, BC (the “Kamloops Property”).

SELF STORAGE FACILITY

Since receiving the occupancy permit on July 13, 2020 we are now renting lockers on all three floors of the self storage facility. The storage lease-up rate is meeting our prior expectations.

We are pleased to report that we have already received extremely positive feedback from tenants and via 5 star google reviews. The tenants particularly really like our NOKE keyless locking and access system because of the security it brings, as well as the convenience for all tenants who are able to use their smart phones to access their lockers without any key or combo to keep track of.

AUTO WASH FACILITY

The car wash had its official grand opening fundraiser July 20th - July 31st raising approximately \$25,000. All car washes were free in exchange for a donation to the Royal Inland Hospital Foundation.

The team has received outstanding feedback already on the auto wash. One google review stating “best car wash in Kamloops” and others have emphasized how amazingly clean their cars were after, removing all bugs and stubborn dirt.



SELF STORAGE DETAILS

Development Costs (excluding soft costs)	\$6,500,000 (approximately)
Cost per Square Foot	\$130 per sq. ft. (approximately)
Building Size	50,000 sq. ft. (building only)
Building Height	27 ft. or 2 floors
Efficiency Ratio	73%
Net Rentable Square Feet	50,000 sq. ft. (approx.)- with sky lockers, inclusive of parking, hallways, elevators etc.
Number of Storage lockers	464 (approximately) – excluding sky lockers and drive-in lockers
Average Locker Size	80- 90 sq. ft.

CAR WASH DETAILS

Development Costs (excluding soft costs)	\$4,500,000 (approximately- building & equipment & terminals)
Facility Size	5,000 sq. ft. (building only)
Facility Height	20 ft (one Level)
No. of Car Washes	Max up to 180 per hour
No. of Vacuum Booms	8 boom stations
Est. Income Sources	Car Wash Cost: \$8 - \$25 per wash Vacuuming Cost: \$3 per 5 minutes

DON'T MISS OUR UPDATES!

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.