

KAMLOOPS PROPERTY

INVESTOR UPDATE NO. 5 / 2020

March 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”).

Since receiving the building permit in January 2019, Maple Reinders Construction has continued to make amazing progress at our Kamloops property.

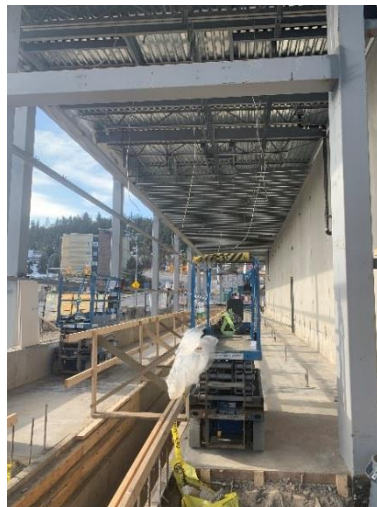
SELF STORAGE FACILITY PROGRESS

Construction of all aspects of the building has made substantial progress. Locker installation is complete on the basement and the second floors and 30% complete on the ground floor lockers. The NOKE access and security system has been completed on the basement floor. By the end of April all lockers including the NOKE access and security system will be 100% completed.



AUTO WASH STRUCTURE

All equipment in the mechanical room including the compressor, central vacuum system and water softeners have been installed. The interior tunnel slab has been poured and installation of internal equipment has commenced. The backroom main electrical MCC has been delivered and is currently being installed. All major plumbing is complete in the car wash and the major work for the reclaim (water recycling system) is progressing very well.



VISIBILITY & TRAFFIC

Visibility and traffic at this location is exceptional and we are excited to get these businesses up and running.



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.
Targeted completion date	Quarter 2 2020 (estimated)

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	Approx. 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.