

# KAMLOOPS PROPERTY

## INVESTOR UPDATE NO. 4 / 2020

January 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”).

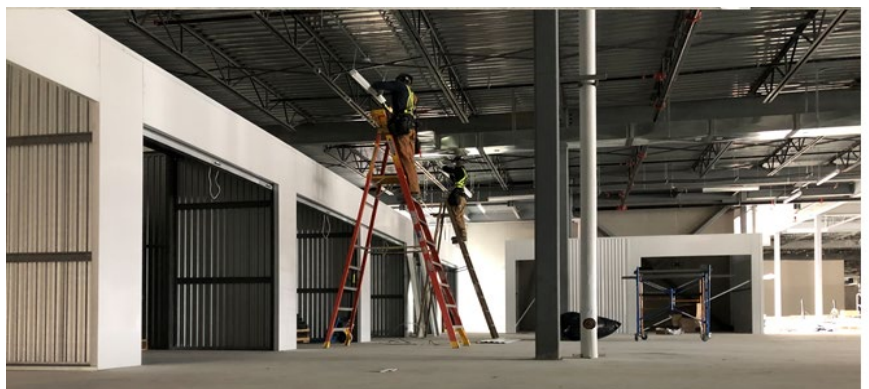
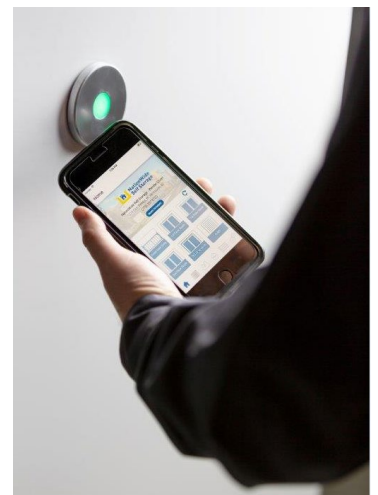
Throughout this year, since receiving the building permit in January 2019, Maple Reinders Construction has made terrific progress at our Kamloops property. We are pleased to report that we are within 4% of our original budget and we are on schedule.



### SELF STORAGE FACILITY PROGRESS

Construction of all aspects of the building has made substantial progress including the locker install which has commenced and has been progressing well.

Soon, we will commence installation of the amazing NationWide Smart Access and security system powered by Nokē . This is the same entry and security system that we have for our East Pender property and clients really love it. The Nokē system allows tenants to access their lockers through an app on their smart phone or with a fob and to share the app with other staff or family. The ease and convenience of sharing access to their storage locker without having to lend out a physical key or combination is game changing. Nokē also allows management at the facility to monitor, control and track all movements in real time of tenants throughout the building



and lockers which provides for tremendous security. Further, each locker has infra-red heat sensors as an added security measure so that at NationWide, clients can rest assured that their valued belongings are stored in a safe and secure environment.

### AUTO WASH STRUCTURE

We are also pleased to report that the car wash skeletal structure is now complete. Pre-wiring has begun in the tunnel and steel framing for the pay stations structure is almost complete. Equipment is arriving on site in the next 3 weeks and will commence installation late February. Glazing will also be installed in February and we should be in a position to commence test washes by mid April.

### 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	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 20 minutes

[View More Kamloops Photos](#)

### DON'T MISS OUR UPDATES!

We are pleased to announce that we have launched a new Kamloops Overview page on our website where you will find all relevant project details, the latest investor updates and our latest architectural drawings and building pictures.

Email [info@nationwideselfstorage.ca](mailto: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.**