



BOUNDARY RD. PROPERTY

INVESTOR UPDATE NO. 5 / 2020

January 31, 2020

We are pleased to provide you with an update on our NationWide Self Storage (NWSS-II) property located at 2055 Boundary, BC (the 'Boundary Property').

DEVELOPMENT PERMIT

As previously announced we have received our development permit from the City of Vancouver for our Boundary Property. We are now waiting on the issuance of our Building Permit which we are told is in the final stages of review prior to being issued by the City of Vancouver.

Our architects, BFA are continuing to push the City of Vancouver to issue our building permit. Delays at the City of Vancouver have been frustrating, building permit approval wait times have been excessively lengthy due to the significant backlogs from the construction boom here in the Lower Mainland. As soon as the building permit is issued we will tender the construction company, select a contractor and commence construction right away.

SELF STORAGE DETAILS

Building Size	90,000 sq. ft. (building only)
Building Height	5 floors
Efficiency Ratio	70+%
Net Rentable Square Feet	90,000 sq. ft. (approx. including sky lockers)
Number of Storage lockers	704 walk-in-units (excluding sky lockers)
Average Locker Size	70-80 sq. ft.
Targeted completion date	Late Quarter 2, 2021 (estimated - dependent on BP timing)

CAR WASH DETAILS

Facility Size	3,400 sq. ft. with an 80ft Express EDT tunnel
Facility Height	20 ft (one Level)
No. of Car Washes	Up to 90 per hour
No. of Vacuum Booms	10 boom stations
Est. Income Sources	Car Wash Cost: \$7.95 - \$18.95 per wash Vacuuming Cost: \$3 for 4 minutes

DON'T MISS OUR UPDATES!

We are pleased to announce that we have launched a new Pender Property 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 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.

THE ABOVE INFORMATION IS SPECIFIC TO NATIONWIDE II SELF STORAGE TRUST AND ITS PROPERTY AT 2055 BOUNDARY RD, VANCOUVER, BC. TO REVIEW OTHER PROPERTIES RELATED TO NATIONWIDE SELF STORAGE, PLEASE VISIT OUR WEBSITE.