



BOUNDARY RD. PROPERTY INVESTOR UPDATE NO. 4 / 2019

October 31, 2019

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

We are pleased to announce that we have received our development permit from the City of Vancouver for our Boundary property.

Our architects, BFA are continuing to monitor the progress of our building permit application to the City of Vancouver and subject to receipt we anticipate commencing construction by Q1, 2020.

SELF STORAGE DETAILS

Development Costs (excluding soft costs)	\$16,969,900 (approximately)
Cost per Square Foot (excluding soft costs)	\$148 per sq. ft. (approximately)
Building Size	90,000 sq. ft. (building only)
Building Height	5 floors
Efficiency Ratio	70+%
Net Rentable Square Feet	90,000 sq. ft. (approx.)
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)

CAR WASH DETAILS

Development Costs	\$4,350,000 (approximately- equipment and terminal)
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.