



## COQUITLAM PROPERTY INVESTOR UPDATE NO. 3 / 2021

October 31, 2021

As previously reported the NationWide Express Auto Wash Trust (“NationWide”) investment program for our development property in 1035 Lougheed Highway in Coquitlam, BC (the “Coquitlam Property”) was well received by the capital markets and as such we are fully subscribed, and the offering closed in record time by March 2021.



### CONTRACTORS APPOINTED

BTY Group (“BTY”) has been our Project Manager of choice for all NationWide developments, and they have also been appointed as Project Manager for the Coquitlam Property.

BFA Studio Architects (“BFA”) has also been engaged by NationWide to provide both architectural and engineering services. BFA is experienced in designing and engineering several other multi-level urban self-storage buildings and we are happy to work with them again on this project.

### DEVELOPMENT PERMITS

The Development Permit was submitted in May 2021 to the City of Coquitlam. BFA had received initial comments back from the City of Coquitlam and the application was re-submitted in August. The target for receipt of the Building Permit is February 2022.

### VISIBILITY & TRAFFIC

The Coquitlam Property is situated on a corner lot right on Lougheed Hwy across from IKEA. Lougheed Hwy is 150 km (90 miles) long and is also known as British Columbia Hwy 7 and is widely used alternative route to Hwy 1 through the Lower Mainland region. Hwy 7 (Lougheed Hwy) is an important link for travel and goods movement at the local, regional, and provincial level. In 2018, Hwy 7 saw an Annual Average Daily Traffic “AADT”) count of approximately 56,000 to 53,000 vehicles a day, split eastbound and westbound.

## CAR WASH DETAILS

Car Wash Business Name	Express Auto Wash
Car Wash Cost	\$6,500,000 (approx. – building and equipment installed)
Facility Size	5,000 sq. ft. (building only) with a 160 ft. express EDT tunnel
No. of Car Washes	Up to 158 per hour
No. of Vacuum Booms	Approx. 10 dual-nozzle pivot vacuum stations
Est. Income Sources	Car wash cost: \$9- \$19 per wash Vacuuming cost: \$3 per 5 minutes

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## FOLLOW OUR BUSINESS ON SOCIAL MEDIA!



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THE ABOVE INFORMATION IS SPECIFIC TO NATIONWIDE EXPRESS AUTO WASH TRUST AND ITS PROPERTY AT 1035 LOUGHEED HWY IN COQUITLAM, BC. TO REVIEW OTHER PROPERTIES RELATED TO NATIONWIDE SELF STORAGE OR EXPRESS AUTO WASH, PLEASE VISIT OUR WEBSITE, [INVEST.NATIONWIDELSELFSTORAGE.CA](http://invest.nationwideselfstorage.ca).