



COQUITLAM PROPERTY INVESTOR UPDATE NO. 1 / 2021

April 30, 2021

We are pleased to report that the NationWide Express Auto Wash Trust (“NationWide”) investment program for our development property in 1035 Lougheed Hwy in Coquitlam, BC (the “Coquitlam Property”) was well extremely 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.



DEMOLITION AND DEVELOPMENT PERMITS

Our Demolition Permit was issued in April and as you can see in the above picture, demolition of the existing building on the Coquitlam Property has been completed.

We expect the Development Permit submission will be submitted to the City of Coquitlam within the next month.

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: \$8- \$19 per wash Vacuuming cost: \$3 per 4 minutes

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Please 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 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).