



**NationWide**  
SELF STORAGE & AUTO WASH

2337 KING GEORGE BOULEVARD

**SOUTH SURREY**



**20  
22**

**CONSTRUCTION  
Semi-Annual Review**

# NATIONWIDE IV SELF STORAGE & AUTO WASH

We are pleased to provide you with a review and update of our construction progress and milestones as of December 31, 2022, for NationWide IV Self Storage & Auto Wash (the “South Surrey Property” or “Property”).

The Property is located at 2337 King George Boulevard. The 51,345 sq. ft. Property is in a high-profile and very visible location with easy access from the King George Blvd and 24th Ave intersection.

An 80,000 sq. ft. self-storage facility will be featured on the property and will have 3 above-ground levels (including the ground floor) and 2 levels of brightly lit basement.

In addition, an environmentally friendly, 4,000 sq. ft., 140’ EDT (Exterior Detail Tunnel) system will also be located on the Property and called Express Auto Wash.

Crucial to business success, supply and demand are essential when building a business. Surrey’s population is projected to surpass Vancouver’s by 2030. The city is experiencing a boom of roughly 1,000 new inhabitants each month.

The growth is creating dense traffic and a lack of housing and services such as car washes and self-storage in the catchment area surrounding our South Surrey Property. Many upcoming new neighborhood developments are occurring in the region, and the Property is only minutes away from one of the largest retail corridors in the Lower Mainland.

As you are aware the South Surrey Property was purchased in mid 2019 and throughout 2020, we raised funds to complete the development. Our investment offering successfully closed in December 2020.

After many revisions back and forth between our architects, advisors, and the City of Surrey, we secured our building permit late August 2021.

With permit in hand, we immediately proceeded with a competitive bidding process managed by BTY Group and awarded a fixed-price construction contract to Maple Reinders Construction (“Maple Reinders”).

Maple Reinders is an award-winning construction services company that has been providing creative solutions in ICI buildings and environmental construction for over 50 years.

This will be Maple Reinders 3rd construction project with NationWide Self Storage & Auto Wash.

## 04/2019

Property Purchased

## 08/2021

Development Permit Received

## Q3/2023

Estimated Opening



# STATE-OF-THE-ART SELF STORAGE

Approximately 85,000 people live within 5km of the South Surrey Property. The Property is also located near one of the largest industrial centers in BC, with burgeoning high technology, clean energy, health, education, agriculture and arts sectors.

As previously mentioned, the self-storage building will feature modern architecture and design, enterprise-level built-in security, and a keyless smart access system controlled via an app on your smartphone.

The self-storage building has been thoughtfully designed to provide approximately 65,000 sq. ft. of self-storage space (including parking, hallways, elevators, etc.). There will be approximately 700+ lockers installed and a retail storage supply and rental office to assist our customers.

Since the commencement of construction Maple Reinders have made strong progress. The concrete and steel structure are complete for the storage building. Inside the structure locker installation is progressing well and the elevator and electric install is almost underway.

# 700+

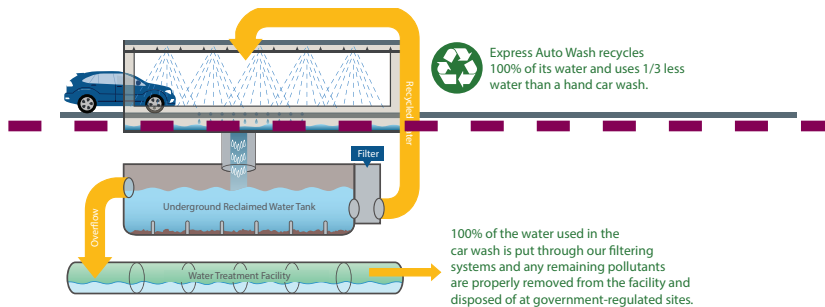
Total Lockers, Opening Day



# SOPHISTICATED AUTO WASH TUNNEL

Since the issuance of the building permit, steady progress has been made on the 140 ft. Exterior Detail Tunnel.

A defining feature of the Express Auto Wash tunnel system is its environment-friendly footprint. The tunnel design includes a complete water treatment process under the wash tunnel to recycle water and minimize waste. The tunnel system also has a sophisticated computer-controlled metering process that dispenses the precise volume of water and cleaning agents. This provides an exceptionally clean, cost effective, efficient, and convenient 3-minute car wash – with no wasted water.



We are pleased with Maple Reinders progress on the auto wash tunnel. The car wash steel work is well underway. Car wash tanks are completely installed now, and the building is starting to take shape. All remaining car wash equipment is scheduled to be delivered before the end of Q1 2023 with installation expected to commence early Q2 2023.

In conclusion, depending on supply chain and construction efficiencies, we hope to be in a position to apply for an occupancy permit for both the self-storage and car wash in late Q2, 2023 and thereafter commence operations early Q3, 2023. We very much look forward to showcasing this new exceptional asset to investors later this summer.

## 140' EDT

140 ft. Exterior Detail Tunnel

## 1/3

1/3 less water used than a home car wash

## 100%

We recycle 100% of our water

## 3

3-minute time efficient car wash

## 10-15

Dual-nozzle pivot vacuum stations  
plus mat washers

