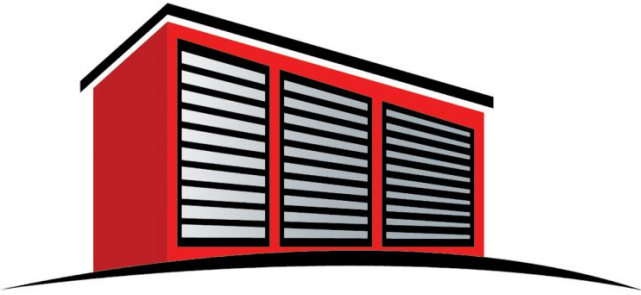


Self-Storage Development Offering: Fultondale AL

sao

SMART ASSET OPPORTUNITIES

"You can have everything in life you want, if you will just help enough other people get what they want" - Zig Ziglar



**KINGDOM STORAGE
HOLDINGS**



79,250 NRSF 700 +/- units

Fully Automated Self-Storage Development Offering



DISCLAIMER

- **We are not Attorneys**
- **We are not Accountants**
- **Seek Outside Counsel**
- **Mere Overview**
- **Informational Purposes Only**
- **Interested Parties should perform your own Due Diligence**



Investment Overview

■ Land Cost:	\$ 708,202
■ Construction Cost:	\$ 4,117,139
■ Soft Cost (site prep, security, etc):	\$ 388,205
■ Financing / & Lease up Reserves:	<u>\$ 957,113</u>
■ Phase I Total Cost:	\$ 6,170,659
■ Phase I Loan:	\$ 4,434,018
■ Phase I Equity:	\$ 1,736,641

Investment Overview Phase II

- Phase II: 44,000 sf gross: # of units TBD
- Phase II Loan: \$ 1,920,000
- Phase II Equity: \$ 750,954
- Phase II Total Cost: \$ 2,670,954

- Total Project Cost (Phase I & II): \$ 8,838,959
- Total Equity: \$ 2,487,595

Investment Overview

Why 2 Phases?

- **Reduced operating costs / Increased management efficiencies**
- **REIT Management Budget: \$100,000 plus (on all 104,000 sf)!**
- **Management fee drops from 6% - 4%**
- **Increased Insurance revenue (REIT Management Won't Share)**
- **Reduces debt burden and lowers overall Capital Risk**
- **Customize Phase II to meet market needs / better unit mix**
- **Phase II capital can be better used for 30 months**
- **Bottom line: lowers overall Risk and increases Returns**

Phase II
44,000 sf
September
2021



Investment Overview

- Total Project Cost: \$ 8,838,959

Stabilized Values at Various Cap Rates at year 5

- Value at 6.50%: \$ 13,018,861
- Value at 6.75%: \$ 12,536,681
- Value at 7.05%: \$ 12,003,206
- *Based on Year 5 NOI of* \$ 846,226
 - (Feasibility Study Suggests a 6.50% Exit Cap)

Class A Member's Returns – Phase I & II

- Projected Time Horizon 5 Years**
- Equity Partner's Ownership Stake 70%**
- Equity Partner's Investment Multiple 2.44X**
- Equity Partner's Cash Flow & Sale \$5,470,117**
- Equity Partner's Internal Rate of Return 19.7%**
- (Requires Participation in Both Phases)**

Investment Overview

- That all makes sense. I like the idea of reducing risk and increasing my returns, but... When do you need the phase 2 contribution and how much?
- Phase 2 Contribution: September 2021
- Sample Investment in Phase 1 \$ 50,000
- Sample Investment in Phase 2 \$ 21,621
- If you Only invest in phase 1, approximate return = 9% IRR
- Where Investing in Both Phases yields a 19% IRR

Next Steps

- Email Brenda@SelfStorageInvesting.com
- Accredited Investor status verification
- Review Due Diligence items in Portal
- Review Operating Agreement / PPM & Financial Projections
- Verify Purchase Agreement, Survey, etc.
- Perform your own Due Diligence & seek Advisors
- Wire Funds by 22 August 2019
- Sign PPM in 1 week
- Brenda will grant access to Portal for all information
- Sign Operating Agreement

Agenda

- 1. Promoters Background**
- 2. Fultondale overview**
- 3. Property Overview**
- 4. Project Overview**
- 5. Q & A**
- 6. Next Steps**



Promoters



Scott Meyers:
Kingdom Storage Holdings

Ross Stryker:
Smart Asset Opportunities

The Sao logo features the letters 'sao' in a green, lowercase, sans-serif font, with the 's' and 'a' connected. Below it, the text 'SMART ASSET OPPORTUNITIES' is written in a smaller, red, uppercase, sans-serif font. The logo is set against a background of a large, light green tree silhouette. Below the logo is a green horizontal bar with a white diagonal line. Underneath the bar is a quote: "You can have everything in life you want, if you will just help enough other people get what they want" - Zig Ziglar. Below the quote is a stylized red and black logo of a storage building with three bays. At the bottom, the text 'KINGDOM STORAGE HOLDINGS' is written in a large, red, uppercase, sans-serif font.

sao
SMART ASSET OPPORTUNITIES

"You can have everything in life you want, if you will just help enough other people get what they want" - Zig Ziglar

**KINGDOM STORAGE
HOLDINGS**

Smart Asset Opportunities: Ross Stryker

- **Founder & CEO, Smart Asset Opportunities**
- **RE Investor / CCIM Candidate**
- **United States Army 12 years**
- **Private Orthodontic Practice owner for over 20 yrs**
- **Self Storage Mastermind Member since 2016**
- **Ownership in Wood River, IL Self Storage**
- **Ownership Mableton, GA Self Storage**
- **Missouri & Alabama Self Storage Association**



OPPORTUNITIES FOR A SMART ASSET INVESTOR



Wealth Through Education

When people hear about our investment success, their first thought is, “What’s the catch?” The truth is, there is no catch. We’re all about creating wealth through education. Alternative investing is a possibility plenty of professionals and business owners don’t know about, simply because it is not a mainstream trend. We believe through education, awareness and trusted partnership, you can make your money work for you and get back to enjoying your life.

OUR STORY



The possibilities of alternative investing are endless. Learn why we’re so passionate about sharing what we know, to help you get where you want to be.

HOW IT WORKS



Complete the Smart Asset Formula to understand how much you need to retire comfortably and how to prepare for your future investment options.

OPPORTUNITIES FOR YOU



When you’re ready, we’re here. Reach out to us if you want more information on how to accelerate your growth path or figure out your WHY for working with us.

SMART ASSET OPPORTUNITY BENEFITS



FINANCIAL FREEDOM

Regardless of income bracket, you might outlive your money. That's a tough pill to swallow and there's no way to sugarcoat it.



MASTERMIND GROUP SUPPORT

You've heard it many times: there is power in numbers. Going into a project with a group of like-minded investors has plenty of attractive benefits.



ESCAPE 'THE RAT RACE'

You can have everything in life that you want if you just help enough other people get what they want.



WEALTH EDUCATION & TRAINING

You've heard us say this a lot, and we're in good company with people like Robert Kiyosaki and our good friend, Andrew Lanoie

Self-Storage Conversion: Mableton, GA



Self-Storage Conversion: Wood River, IL



Kingdom Storage Holdings: Scott Meyers

- **Founder, Kingdom Storage Holdings**
- **Investor since 1993, Storage in 2005**
- **7,000 + Units, 1M + sf, 30 + Projects**
- **CAM, CSSM, National Speaker**
- **Founder, Self Storage Profits, Inc.**
- **Syndicator, Developer, Operator**
- **Homes of Hope Partner: 4 – 6 / Year**



Current Syndications: Indianapolis Enterprise Center

- Bought for \$1,500,000 in 2005
- Bank 80%, Private equity 20%
- Converted to Storage
- Leased up
- Added Office Space
- \$400,000 Invested
- Sold in 2007 for \$3.9M
- \$1,900,000 Profit = 272% IRR



The Gift That Keeps Giving

- Bought in 2012 for \$545k (Private equity Raise of \$750,000)
- Installed LED Lighting
- Leased up Vacant Space
- Increased Rents
- Implemented CAM Charges
- NOI 2012 = \$39,000 / Year
- NOI 2018 = \$278,000 / Year
- Currently Listed for \$3,000,000 = 16% IRR (approx.)*



Current Holdings: Clermont New Jersey



- Bank Owned, 10% Occupied
- 288 Units, 40,000 Sf
- Built in 2005 for \$1,800,000
- Bought for \$545,000 in 2013!
- \$700,000 Syndicate
- Projected Sale Price:\$1,500,000
- 51% / 49% Split, 90% ROI

Macon Storage Center

\$450,000 Capital Raise, 8% preferred, 60/40 Split, 22% IRR



Extra Storage: Olympia WA, 249 Units

\$550,000 Capital Raise, 8% preferred, 70/30 Split, 19% IRR



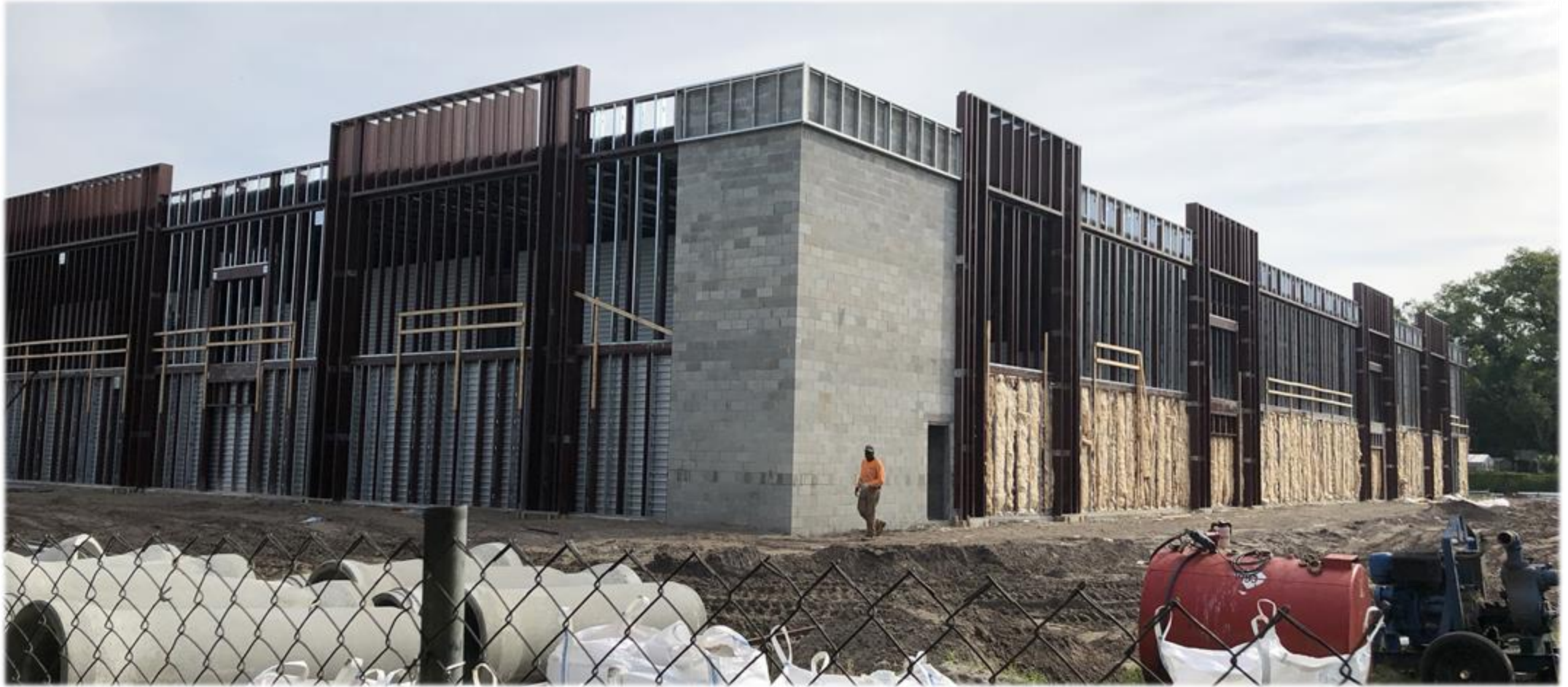
Englewood Colorado Development - 73,600 sf

\$1,700,000 Capital Raise, 8% preferred, 50/50 Split, 152% ROI



Brandon Florida Multi-Story Climate Control

\$1,800,000 Raise, 8% preferred, 25% IRR 3.0X Multiple



Self-Storage Conversion: Mableton GA

\$1,600,000 Capital Raise, 70/30 Split, 24% IRR 1.17X Multiple,



Orlando Conversion Offering - HomeStar

\$1,700,000 Raise – 35% Equity Split 20% IRR , 2.21X Multiple



Minneapolis – 94,500 SF Development

\$2,700,000 Capital Raise, 8% preferred, 70/30 Split, 21.3% IRR



Self-Storage Conversion Offering: Cincinnati, OH

\$1,600,000 Capital Raise, 63/37 Split, 20% IRR



The Team of Expert Advisors

- **Anne Williams**
- **Marcus & Millichap Commercial Broker**
- **Anne has been a consultant on this project and brings over 18 years in the storage industry.**



Expert Advisor

- **Bob Copper – Feasibility Study**
- **Self Storage 101**
- **Bob's firm is the industry's leading consultancy firm and has performed 100's of feasibility studies.**
- **Bob also resides in Birmingham and owns storage facilities as well.**



Expert Advisor

- **Isaac Rothermel – Financial Analyst**
- **Founder & CEO of SIC Storage Investment Consulting**
- **Analyst in Self Storage industry**
- **Underwritten approximately \$575M in self storage investments**



On Guard Storage is Now StoreEase Management

- Remote Management
- Cutting Edge Technology
- Thermal & Motion Security
- Reduced HR Issues / Cost
- Interactive Website
- Mandatory Renter's Insurance
- Fenced & Electronic Gates
- Video Security System
- Central Command System
- 24 Hr Call Center



● KEY FOB
SYNCHRONIZATION



10X10



STEP #1 CHOOSE YOUR UNIT SIZE

STEP #2 RENT FROM KIOSK
←

MANAGER ON CALL
205-683-1839
OR
RENT FROM OUR SELF SERVICE KIOSK

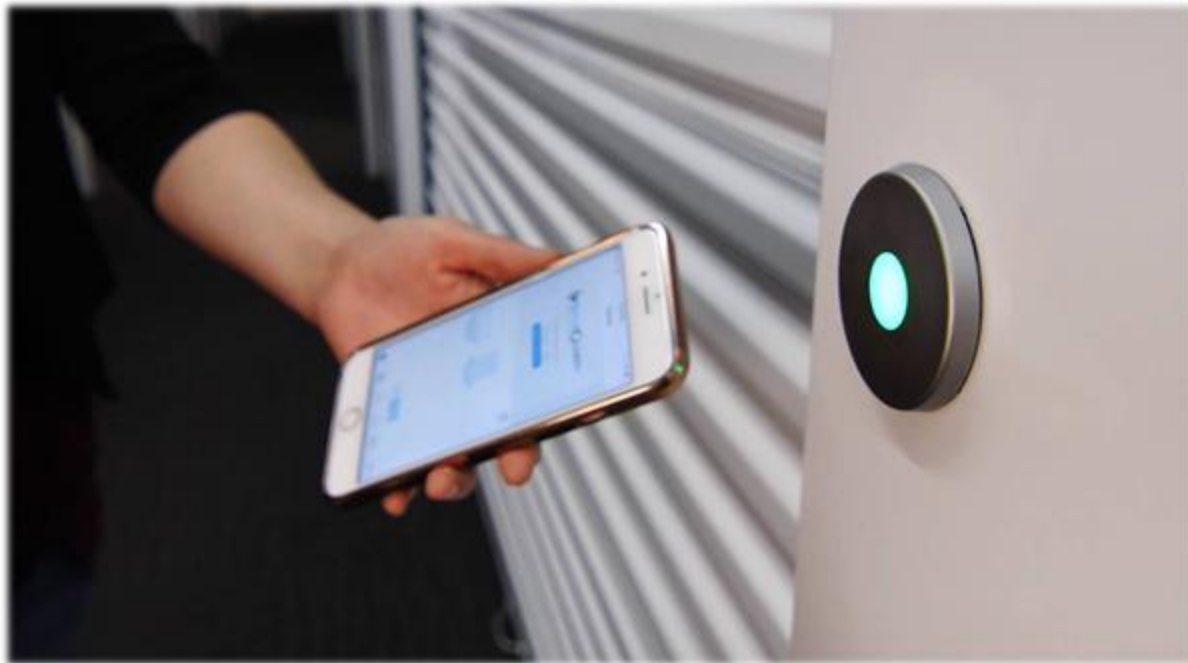


PRESS FOR SIZE
GUIDE VIDEO





nokē smart
entry
BY JANUS INTERNATIONAL



General Contractor

- **Ken & Sherry Hays: Silverwood Construction**
- **Over 30 years in the Construction Industry**
- **Residential & Commercial Construction**
- **Recognized as one of the top contractors in Birmingham, Jefferson & Shelby counties**
- **Crafted in construction management & development**
- **Projects w/Coca Cola Bottling Co, PNC Bank, Univ AL at Birmingham, Daniel Corporation, Vestavia Board of Education, Jefferson State College, Reno Refractories**



THE OPPORTUNITY



3006 Decatur Hwy, Fultondale, AL

- **Market is Undersupplied by 157,000 net RSF!**
- **Significant Barriers to competition:**
 - **No other approvals / Nothing in pipeline, No Permits**
 - **Halt on self-storage development in adjacent cities**
- **Car Count: 16,000 vehicles per day on highway 31!**
- **Median household income of \$55,492**
- **Competitors are virtually 100% leased up**
- **High Market Rental Rates, little to no Temp Control**



Sign in

Birmingham, Alabama

Fultondale, Alabama

+ Add destination

Leave now

OPTIONS

Send directions to your phone

via I-65 N 10 min

Fastest route, the usual traffic

8.3 miles

DETAILS

Explore Fultondale



Restaurants



Hotels



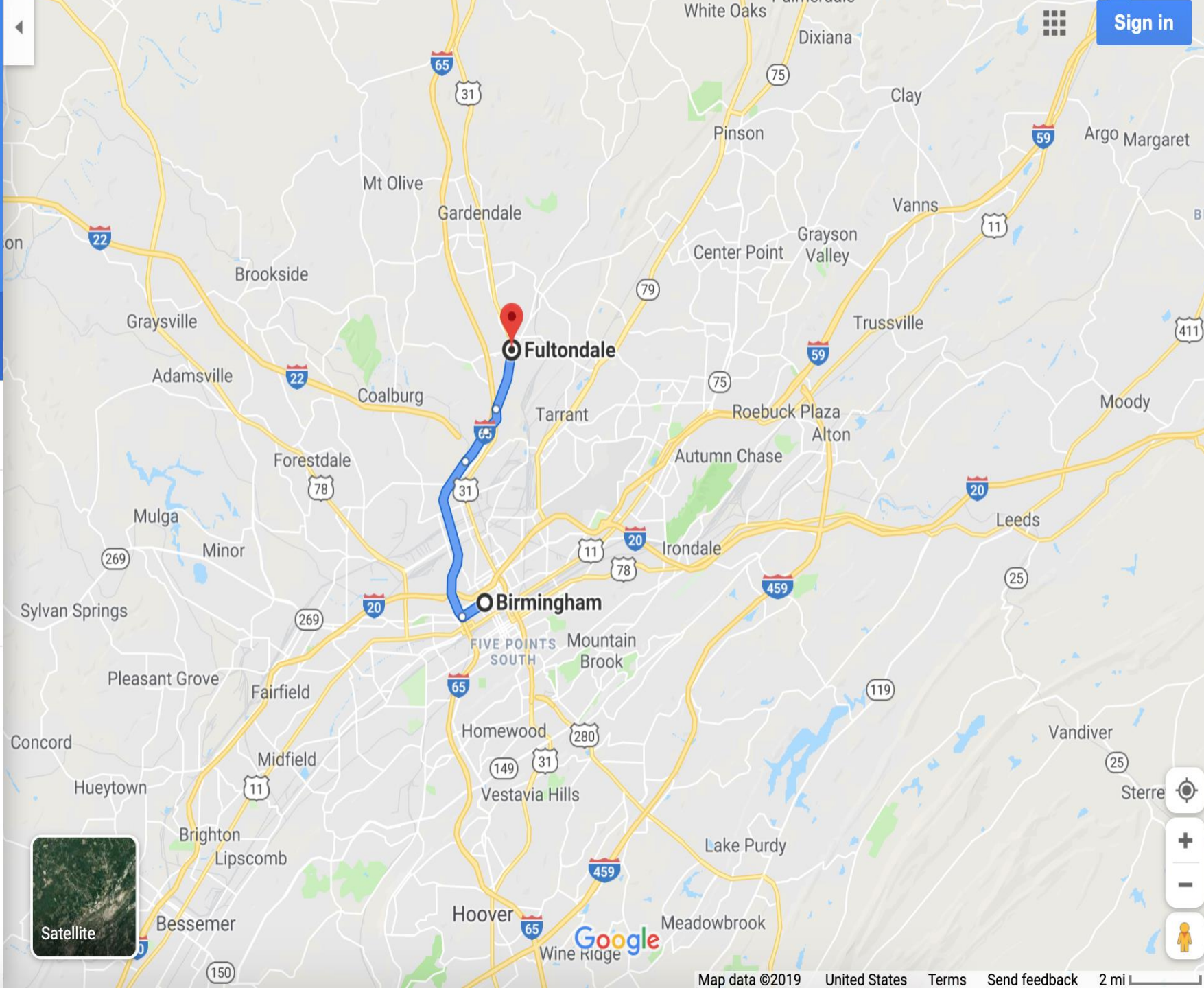
Gas stations



Parking Lots



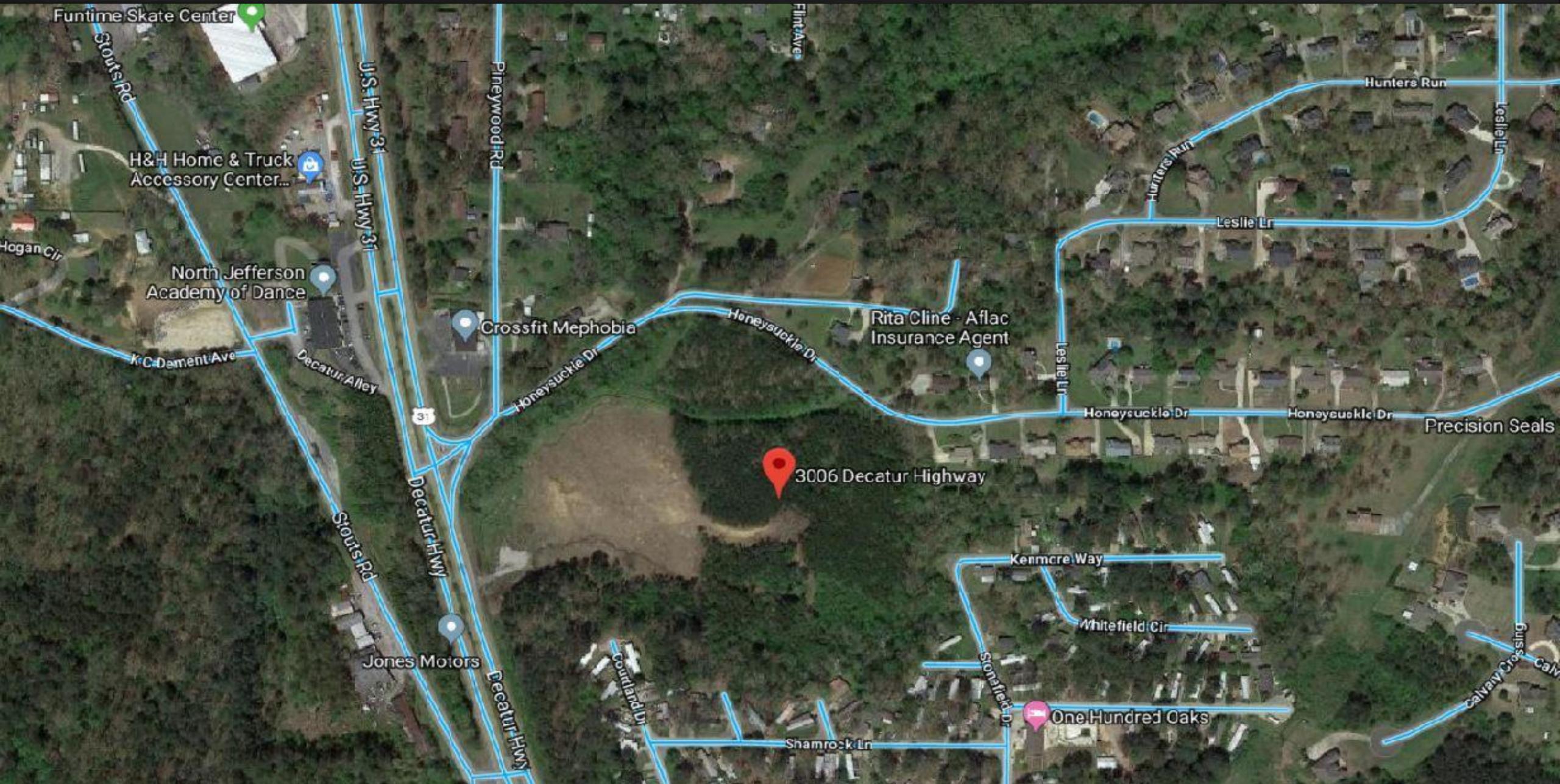
More



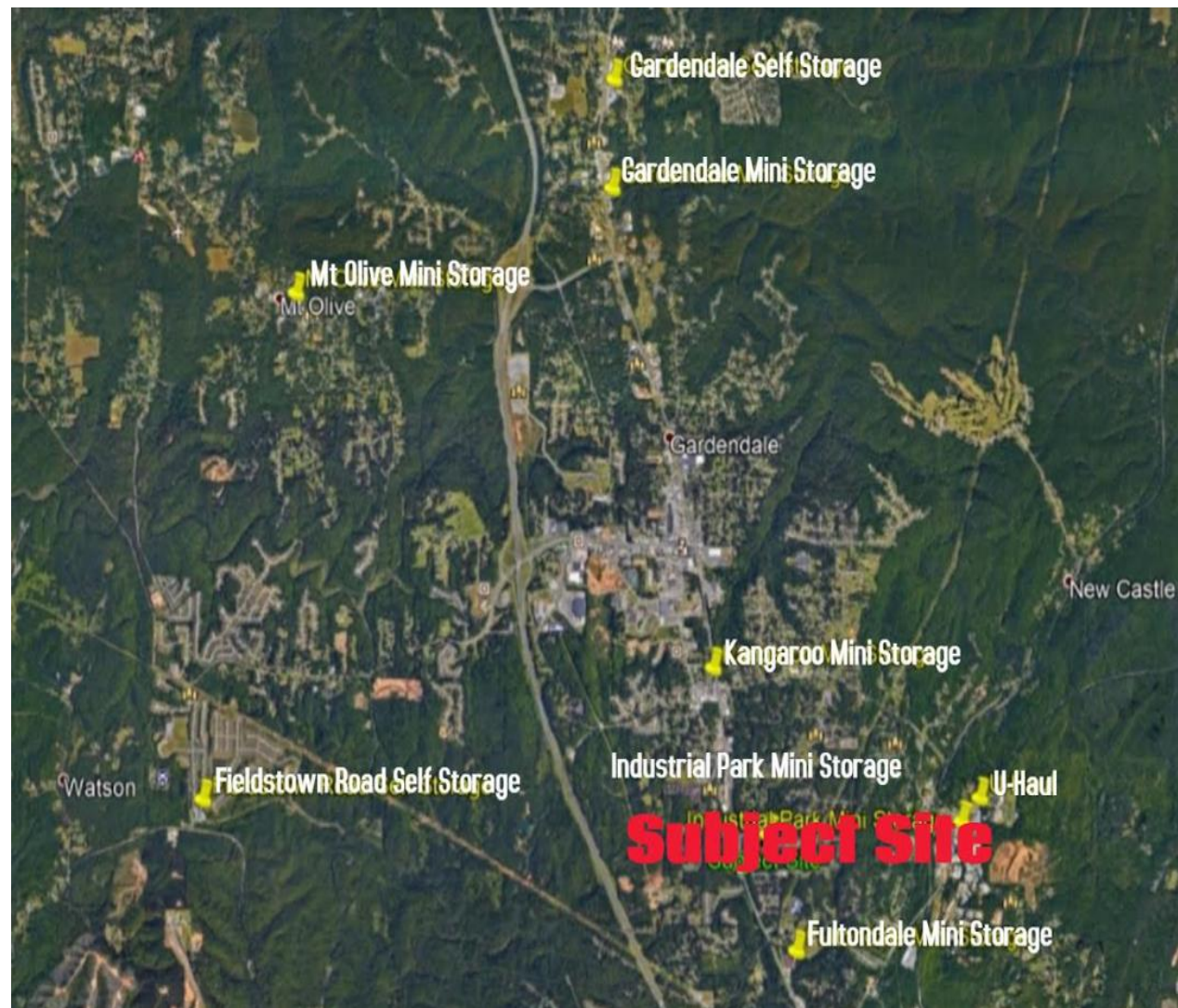
Satellite



3006 Decatur Hwy, Fultondale, AL



Competitor	Net Square Feet	Distance from Subject	Drive Time	Rental Rates		
				10x10	Parking	
Fultondale Mini Storage	+/- 39,000	1.7 miles	4 minutes	Climate	N/A	
				Non-Climate	\$75	
Kangaroo Mini Storage	+/- 4,000	1 mile	2 minutes	Climate	N/A	
				Non-Climate		
Industrial Park Mini Storage	+/- 17,000	3.0 miles	6 minutes	Climate	N/A	\$45 "small"
				Non-Climate	\$80	\$55 "big"
U-haul Storage of Fultondale	+/- 57,500	3.0 miles	6 minutes	Climate	N/A	10x30 \$49.95
				Non-Climate	\$79.95	11x24 \$49.95
Fieldstown Road Self Storage	+/- 41,00	6.0 miles	12 minutes	Climate	\$128	\$55
				Non-Climate	\$87	
Gardendale Mini Storage Inc	+/- 10,000	3.5 miles	6 minutes	Climate	N/A	
				Non-Climate		
Gardendale Self Storage	+/- 57,300	4.2 miles	7 minutes	Climate	\$120	
				Non-Climate	\$85	
Mt Olive Mini Storage	+/- 15,000	5.5 miles	10 minutes	Climate	N/A	
				Non-Climate	\$65	



Undersupplied Market

6.3 sf/capita in 3 mi Radius, 5.2 in 5 miles (7.1 – 7.3 = equilibrium)

RADIUS	SUBJECT PROPERTY		MSA SQ/CAP	STATE SQ/CAP	US AVERAGE	HIGHEST MSA US	LOWEST MSA US
			7.95	10.14	7.82	10.88	2.36
		Variances					
1 MILE		10.69	2.74	0.55	2.87	-0.19	8.33
3 MILE		6.33	-1.62	-3.81	-1.49	-4.55	3.97
5 MILE		5.20	-2.75	-4.94	-2.62	-5.68	2.84
CALCULATION							
<i>Demand Calculations Including the noted competitors in the subject market</i>							
	2018 POPULATION	# OF FACILITIES	SQUARE FOOTAGE	SQUARE FEET PER CAPITA		Potential Unmet Demand Comp: MSA SF/Person Plus 10% Commercial	Potential Unmet Demand Comp: MSA SF/Person No Commercial
RADIUS							
1 MILE	4021	2	43000	10.69	-8411	-11556	
3 MILE	18555	4	117500	6.33	42110	27600	
5 MILE	46309	8	240800	5.20	157550	121336	

Fultondale Market / Birmingham Metro

- Top 5 Cities in the Nation for emerging Tech Jobs
- 3rd in the Nation for Women Owned Businesses
- Top 25 Most Affordable cities to Live and Work
- \$325,000,000 / 855,000 Sq Ft Amazon distribution center opening in early 2020 = 1,500 jobs
- Mercedes Benz plant Recently Expanded
- Top 10 in cities with fastest growing incomes
- Numerous other Accolades leading to Growth!

REGIONAL ACCOLADES



Feasibility Study Executive Summary

EXECUTIVE SUMMARY

This Executive Summary is designed to provide the reader with a brief overview of the conclusions of each of the sections of this report.

SITE EXAMINATION

The proposed site has an excellent location, with visibility from all lanes of Decatur Highway. This secondary road for the area has an average daily traffic volume count of 14,830 vehicles, per Site To Do Business. This an excellent amount of passersby and should serve the facility well in lease-up. Access to the property from Decatur Highway should be simple, depending on whether the property has access points on Decatur Hwy, Honeysuckle Drive, or both. If possible, highway occupancy permits for both would be optimum, since tenants traveling south on Decatur Hwy would have difficulty accessing the property with the current cut-in on Decatur Hwy.

There are no substantial threats to the long-term visibility of this site by drive by traffic, due to the fact that there is no buildable land in-between the property and Decatur Hwy. The front of the building would be highly visible by all lanes of traffic.

FINANCIAL PROJECTIONS

Assumes the proposed development by Ross Stryker, which will consist of 79,250 NRSF.

Anticipated Development Cost: \$8,838,959
(Both Phases)

Future Value: \$13,071,926 (5 year holding period)
(Based on Year 6 NOI and 6.75% Cap Rate)

It is my opinion that the proposed development will offer an outstanding return on investment.

“It is my opinion that the proposed development will offer an outstanding return on investment”

**Isaac Rothermel
Storage Investment
Consulting**

Feasibility Study Executive Summary

“Our opinions and Recommendations are based on the information contained herein the following report and we recommend that the developer pursue the development of a Class A self-storage facility at the subject site.”

Factor	Excellent	Good	Average	Poor
Traffic Counts		XX		
Visibility	XX			
Access		XX		
Neighborhood			XX	
Location			XX	

The limited amount of storage space owned and operated by sophisticated, institutional operators in the market does indicate that some rental rate increases should likely be expected as occupancy levels increase. Any proforma increases in the rental rates would be influenced by the presence of properties owned and managed by institutions.

In markets where institutional investments have been made, once projects meet stabilized occupancy, rental rates tend to be aggressively managed, thus creating opportunities for increased rents. Where institutionally-owned projects are not prevalent, owner-managed properties tend to have lower rents and a greatly reduced propensity for annual and/or aggressive yield and revenue management. This first paradigm does exist in the Fultondale market and so therefore we would expect the rental rates to increase as occupancy levels increase.

Our Opinions and Recommendations are based on the information contained herein the following report and we recommend that the developer pursue the development of a Class A self-storage facility at the subject site.

Bob Copper Self Storage 101 Page 13 of 166

PRE-DEVELOPMENT SELF-STORAGE SITE & MARKET FEASIBILITY STUDY



Site Location:
3006 Decatur Highway
Fultondale, AL 35068

Client: Ross Stryker

Market and Feasibility Analysis performed by: Self Storage 101.

SELF STORAGE 101
We know storage.

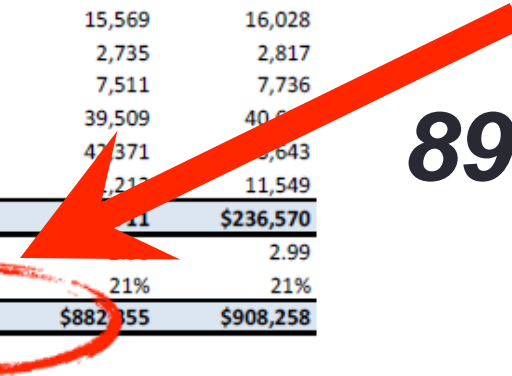
Executive Summary

		Size	PHASE 1	PHASE 2	TOTAL
		# of Units	429	276	705
		Gross Sq. Ft.	60,000	44,000	104,000
		Net Rentable Sq. Ft.	48,250	31,000	79,250
		Average Unit Size	112	112	112
		Annual Gross Potential Income/Sq. Ft.	\$13.39	\$13.39	\$13.39
		Project Inception	Sep-19	Sep-21	
Inputs			PHASE 1	PHASE 2	TOTAL
Fees %	2.0%	Income Pro-Forma - Cumulative	PHASE 1	PHASE 2	TOTAL
Retail Sales	1.0%	Gross Scheduled Income	646,183	415,164	1,061,347
Insurance Sales	3.5*Unit Number*# Occupied*.75%	Vacancy	64,618	41,516	106,135
Bank Charges	1.4%	Other Income	17,447	11,209	28,656
3rd Party Management Fee	4.0%	Net Effective Income	599,012	384,857	983,869
Asset Management Fee	2.0%	Expenses	147,932	56,105	204,036
Phase II Stabilized Occupancy	90%	Net Operating Income	451,080	328,753	779,833
Phase II Lease Up Rate per Month (Units)	13.8	Debt Service	-350,998	-151,988	-502,986
		Before Tax Cash Flow	100,082	176,765	1,282,819
		Lease Up	PHASE 1	PHASE 2	TOTAL
		Lease up period (months)	26	18	44
		Months to Breakeven After C of O	26	0	26
		Breakeven % Occupancy	63%		63%
		Cash Reserves Needed	730,000	0	730,000

5 Year Operating Projections

	7 Year Pro-Forma Summary							
	0	1	2	3	4	5	6	7
Income:								
Gross Scheduled Income	0	646,183	733,147	1,110,453	1,143,766	1,178,079	1,213,422	
Vacancy, Rent Loss & Discounts as a % of GSI	0 0%	-483,560 75%	-280,463 38%	-317,799 29%	-125,435 11%	-117,808 10%	-121,342 10%	
Rental Income	0	162,623	452,684	792,653	1,018,332	1,060,271	1,092,080	
Fees-Late, Admin., Etc.	0	3,252	9,054	15,853	20,367	21,205	21,842	
Retail Sales	0	1,626	4,527	7,927	10,183	10,603	10,921	
Insurance	0	3,401	9,230	15,846	19,769	19,987	19,987	
Truck Rental Income	0	0	0	0	0	0	0	
Net Effective Income	\$0	\$170,902	\$475,495	\$832,279	\$1,068,651	\$1,112,066	\$1,144,829	
Expenses								
Advertising	0	18,225	18,772	19,335	19,915	20,512	21,128	
Office	0	10,328	11,221	14,500	14,935	15,383	15,845	
Management Fees	0	24,000	24,106	33,291	42,746	44,483	45,793	
Personnel	0	15,188	15,643	16,112	16,596	17,094	17,606	
Repairs/Maintenance	0	8,505	9,343	12,567	12,944	13,332	13,732	
Credit Card Fees	0	2,393	6,657	11,652	14,961	15,569	16,028	
Telephone	0	2,430	2,503	2,578	2,655	2,735	2,817	
Other	0	4,860	5,322	7,080	7,292	7,511	7,736	
Utilities	0	27,945	30,033	37,241	38,358	39,509	40,660	
Real Estate Taxes	5,000	22,260	25,615	39,939	41,137	42,371	43,643	
Insurance	1,500	7,290	7,975	10,569	10,886	11,212	11,549	
Total Expenses	\$5,000	\$143,422	\$157,190	\$204,864	\$222,425	\$231,111	\$236,570	
Per Square Foot	0.06	1.81	1.98	2.59	2.81	2.91	2.99	
% of Net Effective Income	0%	84%	33%	25%	21%	21%	21%	
Net Operating Income	-\$5,000	\$27,480	\$318,305	\$627,415	\$846,226	\$882,955	\$908,258	
Debt Service:								
Debt Service - Loan 1	-277,126	-277,126	-350,998	-350,998	-350,998	-350,998	-350,998	
Debt Service - Loan 2	0	0	-151,988	-151,988	-151,988	-151,988	-151,988	
Total Debt Service	-\$277,126	-\$277,126	-\$502,986	-\$502,986	-\$502,986	-\$502,986	-\$502,986	
Equity In Project	-1,736,641		-750,954					
Reserves		282,126	249,646	184,681				
Cash Flow	(\$1,736,641)	\$0	(\$750,954)	\$0	\$124,429	\$343,239	\$379,369	\$405,272

**Year 5 NOI =
\$846,226
89% Occupancy**



Financial Projections Summary

- **Phase I Total Cost** \$ 6,170,659
- **Phase II Total Cost** \$ 2,668,300
- **Total Project Cost** \$ 8,838,959
- **Exit Value (based on year 5 NOI @6.75% Cap)** \$ 13,071,926
- **Loan Payoff** \$ 6,005,707
- **Sales Proceeds** \$ 6,674,061*
- **Time Frame** 60 Months
- **Exit Cap Rate** 6.75%
- **6,674,061 Includes Closing costs = Net, Net, Net...*
- ***Full Set of Financials available in Investor Portal**

Loan Assumptions

- **First Bank of Alabama**
- **71.9% Loan to Cost (LTC) = \$4,434,018**
- **WSJ Prime + 0.75% (currently 6.25%*)**
- **24 Months Interest Only**
- **25 Year Amortization with 5-year balloon**
- **No pre-payment penalty if Refinanced with 1st Bank**
- **Projected Sale in 5 years**
- **Loan Guaranteed by Ross Stryker**



Financial Overview

- **Sample Investment Amount:**
 - **\$50,000 Phase 1 & \$21,621 Phase 2:**
- **Phase I & II Investment of \$71,621 Yr 5 Returns = \$174,991**
- **Net Proceeds from cash flow & sale Profits = \$103,369**
- **Investment Multiple = 2.44X**
- **Internal Rate of Return (IRR) = 19.7%**
- **Investment of \$71,621 at 2% in a CD Yields = \$2,922**

Approximate Timeline

- **Land Purchased on December 20, 2018**
 - **Zoning & Entitlement already in Place!**
- **Initial Project Loan Approval December 10, 2018**
- **Final Loan Approval July 10, 2019**
- **Break Ground – September 2019**
- **Certificate of Occupancy – August 2020**
- **Phase 2 construction projected to begin September 2021**

Project Management Team

- **General Contractor:** *Ken Hays, Silverwood Construction*
- **CPA:** *Casey Meyeres, Provision Wealth*
- **Bookkeeping:** *The Accountants Office*
- **SEC Lawyer:** *Nancee Tegeder, Trowbridge & Sidoti*
- **Engineering Firm:** *Derek McCarty, LBYD Engineers*
- **Architect:** *Randy Britton*
- **Management Company:** *StoreEase*

Private Placement Memorandum Offering

- **Class A Interest Phase 1: \$1,562,977 = 70% of Equity**
- **Class A limited partner shares are available and offered at \$1,000 / share**
- **\$50,000 minimum (50 units = Shares at \$1,000)**
- **No minimum beyond \$50,000 – i.e., \$52k, \$73k..**
- **Investors subscribe into Fultondale Self Storage, llc**
- **5 Year Exit Strategy**
- **Sell the Facility, Pay off Debt and Distribute Profits**

Equity Partner Projected Returns / Class A

Investment Amount (Phase I)	\$ 1,562,977	\$ 50,000	\$ 100,000
Percent Investment	100%	3.20%	6.40%
Phase 2 Contribution	\$ 675,858	\$ 21,621	\$ 43,242
Cash Flow 5 Year Operations	\$ 375,339	\$ 12,007	\$ 24,014
Net Proceeds from sale	\$ 5,094,777	\$ 162,983	\$ 325,966
Less Original Investment	\$ 2,238,835	\$ 71,621	\$ 143,242
Total Cash Flow and Net Proceeds	\$ 3,231,281	\$ 103,369	\$ 206,738
Internal Rate of Return	19.7	19.7	19.7
Equity Partner Multiple	2.44	2.44	2.44

Who Can Participate

- **All US Citizens That are Accredited***
- ***The SEC definition of an accredited investor is \$200,000 income as individual, \$300,000 income as couples, Or \$1,000,000 net worth excluding your personal residence**
- **All foreign investors may participate and are not required to be accredited**
- **This is a 506(C) Offering for accredited investors only**



Reasons to Invest in this Project

- **Zoning in place / 16,000 + Car Count / Growth...**
- **Virtually Zero temp control in undersupplied market**
- **Credibility: You instantly Become an Owner**
- **Cash Flow + Profits from the Sale + Depreciation**
- **Self Storage Consistently Outperforms**
- **70% of Ownership Split AND Ross Contributed 10%**
- **Projected Returns Exceed Other Asset Classes**



Why Fundrise

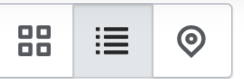
Investments

Historical Performance

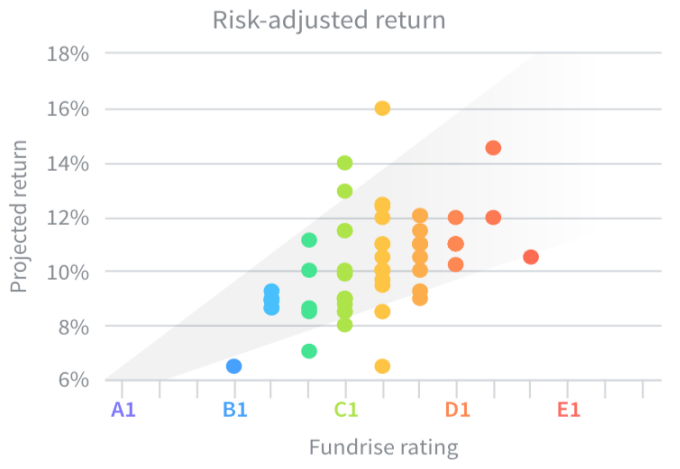
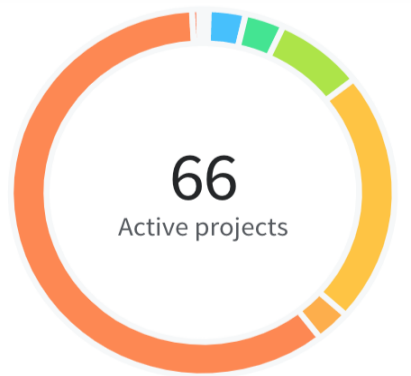
Resources

Scott

66 active projects



Type	Location	Rating	Projected Return
Apartment renovation	Ann Arbor, MI	B	6.5%
Home construction	Los Angeles, CA	B	9.3%
Stabilized apartments	Anaheim, CA	B	8.9%
Apartment renovation	Los Angeles, CA	B	5.0 - 12.3%
New apartment development	Los Angeles, CA	B	8.9%
Commercial renovation	Atlanta, GA	B	9.0%
Apartment renovation	Los Angeles, CA	B	8.7%
Home construction	Los Angeles, CA	B	8.5%
Stabilized apartments	Arlington, VA	B	10.5 - 11.7%
Home construction	Los Angeles, CA	B	8.7%





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SCOTT M.



NATIONWIDE

MogulREIT II

\$5K Minimum	Quarterly ⓘ Distributions	4.50% ⓘ Annualized Rate
------------------------	-------------------------------------	-----------------------------------

A Real Estate Investment Trust with the objectives to realize capital appreciation in the value of our investments over the long term; and to pay attractive and

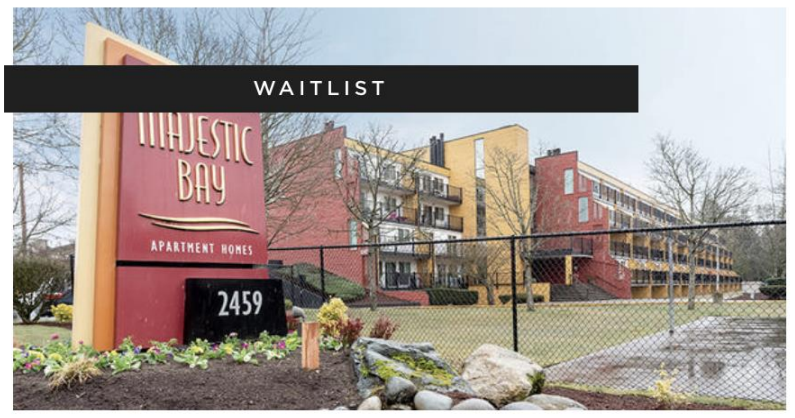


NATIONWIDE

MogulREIT I

\$5K Minimum	Monthly ⓘ Distributions	7.81% ⓘ Annualized Rate
------------------------	-----------------------------------	-----------------------------------

A Real Estate Investment Trust with the objectives to pay attractive and consistent cash distributions; and to preserve, protect, increase and return your capital



DES MOINES, WA

Majestic Bay Townhomes

\$30K Minimum	5 YR Target Hold	Multifamily Property Type
-------------------------	----------------------------	-------------------------------------

Value-add acquisition of an 81-unit multifamily community in the Seattle MSA, alongside repeat Real Estate Company.


Support

Secure Data Room and Capital Commitments

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Opportunities




ACME Debt Opportunity Fund

Active MORE INFO




Hilton Garden Inn Fresno

Active MORE INFO




Occupational Therapy Office

Active MORE INFO



Ramada Plaza Riverside Hotel

Active MORE INFO



SpringHill Suites Anaheim

Active MORE INFO

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Investor Portfolio View

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Account Overview

John Smith

Account: M8652-6311

AOF Equity Offering

ACME Opportunity Fund

\$425,250,000.00

Market Value

Paid in Capital

\$100,000.00

ACTIVITY	HOLDINGS	STATEMENTS	PREFERENCES
Date ↓	Type	Description	Amount
2018-04-30	Purchase	Purchase Temp Note	\$200,000.00
2018-04-30	Redemption	Redeem Subscription Interests	(\$200,000.00)
2017-12-11	Redemption	Redeem Subscription Interests	(\$50,000.00)
2017-12-11	Purchase	Purchase Temp Note	\$50,000.00
2017-10-24	Redemption	Redeem Membership Units	(\$425,000,000.00)
2017-10-24	Purchase	Purchase Subscription Interests	\$425,000,000.00
2017-10-24	Redemption	Redeem Temp Note	(\$250,000.00)



Institutional Quality Statements



ACME Capital Partners
123 N Main Street
Portland, OR 97217

Period	Jul 1, 2017 - Oct 31, 2017
Offering	ACME Capital Opportunity Fund Equity Offering

John Smith
222333 Peachtree Place
Atlanta GA 30318

Paid in Capital	Account	John Smith
\$225,000.00	Account M#	M3974-0378

Summary (year to date)			Income Return		Total Return	
Income	Depreciation	Distributions	Period	YTD	Period	YTD
\$18,652.19	(\$11,341.77)	\$18,652.19	3.2%	9.5%	3.6%	10.3%

Reconciliation for the Period

Market Value as of Jul 1, 2017	\$199,678.50
Contributions (Withdrawals)	\$50,000.00
Unrealized Gain (Loss)	\$3,202.50
Net Income (Loss)	\$6,412.37
Interest Income	\$372.19
Fees	\$0.00
Loss of Capital	\$0.00
Withholding	(\$2,901.45)
Distributions	(\$3,510.92)
Reinvestments	\$0.00

Market Value as of Oct 31, 2017 **\$253,253.19**

Holdings

Equity Units	as of Oct 31, 2017
Paid in Capital	\$175,000.00
Units	166.27409520

Holdings (continued)

Temp Note	as of October 31, 2017
Paid in Capital	\$50,000.00
Market Value	\$50,372.19

Activity

Date	Type	Description	Amount
Jul 15, 2017	Payment	Distribution Payment	(\$3,138.73)
Jul 27, 2017	Purchase	Purchase Subscription Interests	\$50,000.00
	Redemption	Redeem Subscription Interests	(\$50,000.00)
	Purchase	Purchase Temp Note	\$50,000.00
Oct 31, 2017	Net Income	Q3 Preferred Return	\$4,375.00
	Net Income	Q3 Excess Distributable Cash	\$2,037.37
	Interest Income	Temp Note Interest	\$372.19
	Withholding - DR	Withholding	(\$2901.45)

Footnote content Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum. Duis dapibus dui eu elit aliquet non pretium purus imperdiet. Nam et dapibus nisl. Cum sociis natoque penatibus et magnis dis parturient montes, nascetur ridiculus mus. Maecenas quis diam tortor, a pretium nulla. Curabitur et felis ut ipsum adipiscing rhoncus. Integer at pretium erat. Nulla eleifend eros vitae justo placerat condimentum pharetra nibh rutrum. Pellentesque sem orci, tincidunt eu bibendum sed, malesuada commodo justo. Nullam viverra arcu vel felis faucibus in commodo tellus adipiscing. Maecenas consequat consequat nulla sit amet tristique. Nam congue lacinia libero, eu ultricies elit facilisis in.

For help reading your statement, go to support.fiducialabs.com/statements

For all investment related questions, please contact investors@acmecapitalpartners.com

Document Management System

The screenshot displays the ACME Capital Partners Document Management System interface. The top navigation bar includes the ACME Capital Partners logo on the left and a LOGOUT button on the right. A dark sidebar on the left contains navigation options: Investment Center, Opportunities, Portfolio, and Documents, with the Documents option highlighted by a red border. The main content area shows a breadcrumb trail for Home, followed by the title AOF Equity Offering. Below this, there is a section for Account Folders containing a folder for Doe and Smith LLC with ID M3998-4537. The Offering Documents section lists five PDF files: Financial Statements - Acme Opportunity Fund 20171231.pdf, Investor Letter Q1 2018 - Acme Opportunity Fund 20171231.pdf, Tax Return - Acme Opportunity Fund 20171231 .pdf, Asset List - Acme Opportunity Fund 20180630 .pdf, and Financial Statements - Acme Opportunity Fund 20180331.pdf. A chat icon is visible in the bottom right corner of the main content area. The URL <https://acmecapital.getmarko.com/documents> is shown at the bottom left.

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AOF Equity Offering

Account Folders

- Doe and Smith LLC
M3998-4537

Offering Documents

- Financial Statements - Acme Opportunity Fund 20171231.pdf
- Investor Letter Q1 2018 - Acme Opportunity Fund 20171231.pdf
- Tax Return - Acme Opportunity Fund 20171231 .pdf
- Asset List - Acme Opportunity Fund 20180630 .pdf
- Financial Statements - Acme Opportunity Fund 20180331.pdf

<https://acmecapital.getmarko.com/documents>

Built-in Capital Account Maintenance Tools

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AOF Equity Offering

\$431,781,729.13
Total Investor Holdings

REPORT

ACCOUNTS SECURITIES ALLOCATIONS REDEMPTIONS DISTRIBUTIONS STATEMENTS

Allocation Groups NEW GROUP

Q119 Membership Units - March 15, 2019	Pending	\$91,730.22	⋮
Q1 2019 Membership Units - February 28, 2019	Pending	\$65,274.92	⋮
Q3 2018 Membership Units - September 30, 2018	Distributed	\$120,000.01	⋮
Q3 2018 Membership Units - September 13, 2018	Committed	\$17,637.77	⋮
Q2 Allocation Membership Units - April 30, 2018	Committed	\$13,281.10	⋮
Q1 2018 Membership Units - March 31, 2018	Committed	(\$21,345.00)	⋮
Management Q1 Membership Units - February 1, 2018	Distributed	\$500.00	⋮
Q1	Distributed	\$42,750.00	⋮

Chat icon

Next Steps

- Email Brenda@SelfStorageInvesting.com
- Complete Accredited Investor status verification
- Review Due Diligence items in Portal
- Review Operating Agreement / PPM & Financial Projections
- Perform your own Due Diligence & seek Advisors
- Sign Private Placement Memorandum in 1 week
- Sign Operating Agreement
- *Funds must be wired by August 22nd, 2019*

Q & A

- Email Brenda@SelfStorageInvesting.com
Sign Accredited Investor Questionnaire, and access PPM, All Due Diligence, and Wiring Instructions.
- *Funds Must be Wired by August 22nd to Participate!*
- Questions? Ross@smartassetopportunities.com