

WORK
WITH THE **KING**



3rd PARTY
MANAGEMENT



STORAGE KING USA
SELF STORAGE

StorageKingUSA.com



Executive Summary

Storage King USA is a **RESULTS-DRIVEN OPERATOR**.

We provide maximum-value third party management with minimum friction and hassle.

157+ FACILITIES
TOTALING **12** MILLION SQ. FT. IN **18** STATES



Founded in 2003, Storage King USA is a best-in-class, vertically-integrated, self storage owner-operator.



Expertise in acquisitions, dispositions, development, property & asset management, with a strong track record of outperforming public self storage REITs.

Blackstone

AG ANGELO GORDON

Fir Tree Partners

Trusted by institutional capital partners.



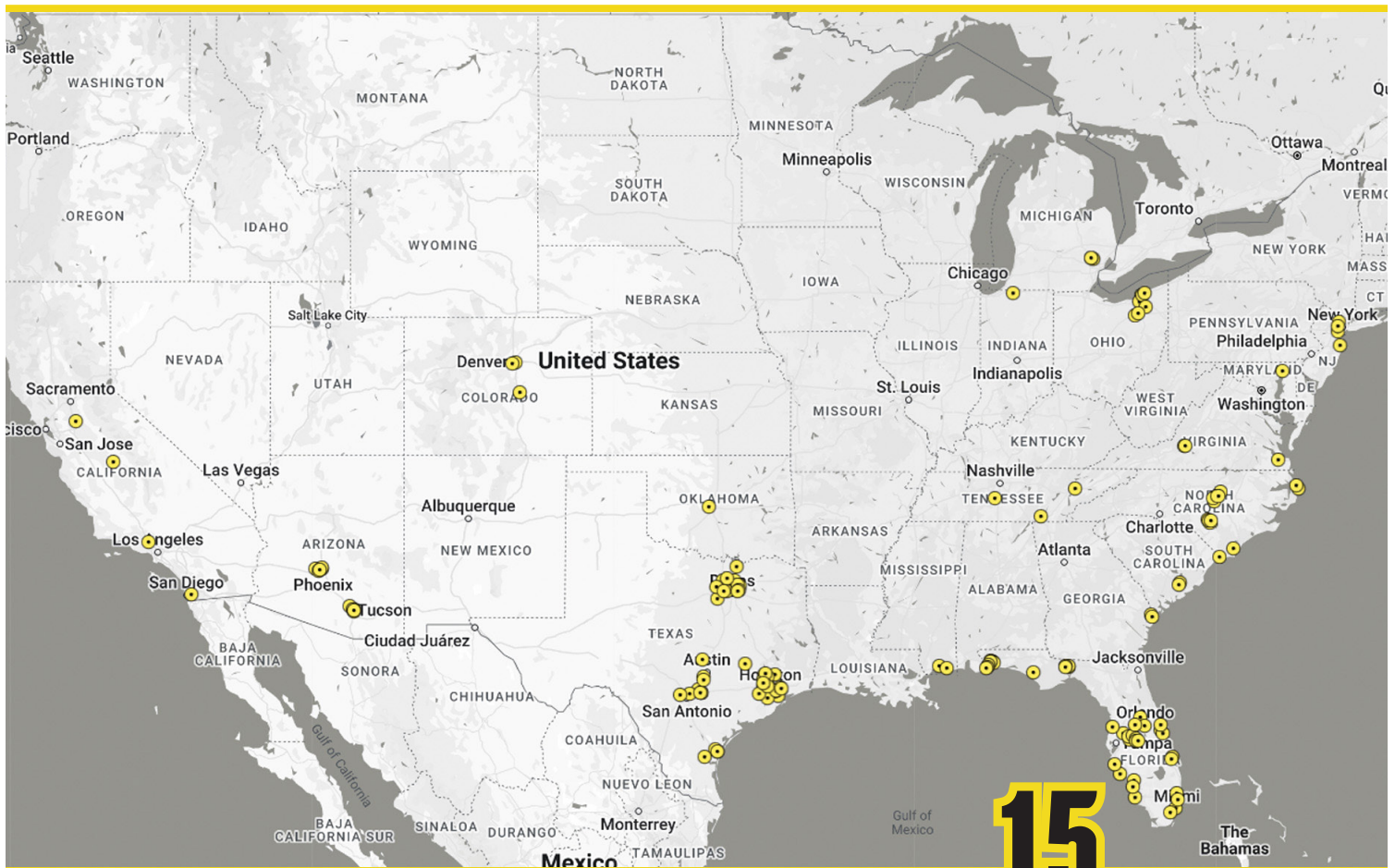
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National Footprint

When you choose Storage King USA, you're leveraging an executive team involved in the largest self storage transactions in history, with 4 decades of cumulative industry experience.

Our national footprint covers 157+ stores, 15 district managers and over 300+ employees across the country.

YOUR SUCCESS IS OUR COMMITMENT.



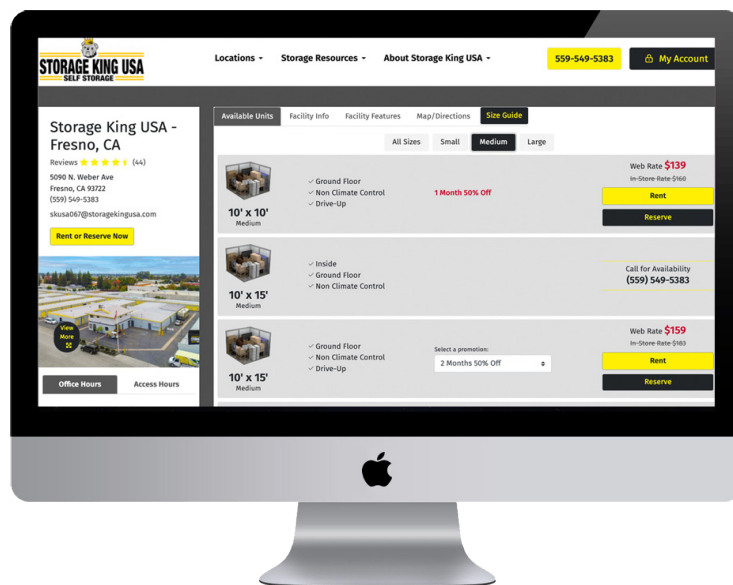
15
DISTRICT
MANAGERS

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Individualized Property Websites

With individualized websites and marketing support from one the largest privately owned self-storage company, you can capture your property's full potential. With the backing of Storage King USA, you receive:

- » Sharing in brand equity of the Storage King USA name – one of the top search terms in self storage with thousands of proven searches every month.
- » Maximize revenue potential with a smart revenue management system and pricing model designed to generate more revenue per square foot than other third-party management companies.
- » Experience unmatched levels of customer acquisition, capitalizing on our customer centric websites, state-of-the-art call centers, and lead generating marketing campaigns.

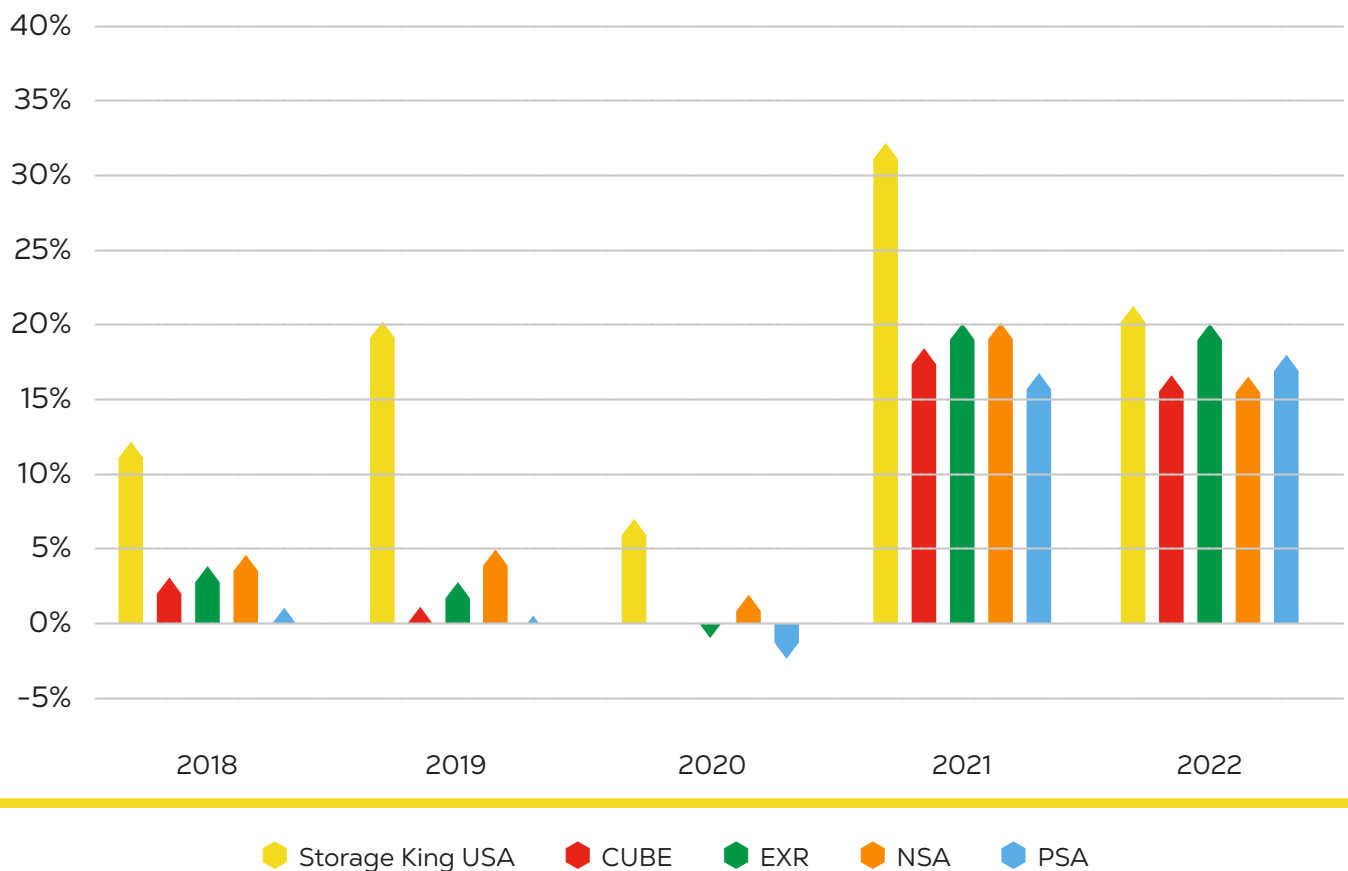


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Distinguished Operating Performance

Our results speak for themselves – our focus, hands-on approach, and ownership mindset deliver **INDUSTRY-LEADING PERFORMANCE**.

ANNUAL NOI GROWTH (SAME STORE)



- » **RESULTS-ORIENTED** management focus
- » A smart strategy to capitalize on **CUSTOMER ACQUISITION AND REVENUE MAXIMIZATION**
- » An experienced leadership team with a **PROVEN TRACK RECORD OF SUCCESS**

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Comprehensive Platform

We use a sophisticated suite of tools to **INCREASE REVENUE AND MANAGE EXPENSES**. Our best-in-class reporting provides you a **CLEAR VIEW OF PERFORMANCE AND RESULTS**.



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Competitively Priced

We provide **OUTSTANDING SERVICE** and deliver **EXCEPTIONAL RESULTS** for less than the competition.

	COMPETITION	STORAGE KING USA
Tenant Insurance Program Split	Split of 0% to 40% to property owner	40% split to property owner (of gross premiums collected)
Marketing Expense	"Shared services" can cost up to 6% of revenue on top of normal marketing expense	Marketing expense is 100% for the benefit of your property
Property Management Fee	4 – 7%	6%
Corporate Fee Allocations	Undefined	Max of \$2,400/year



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**GET STARTED IN 45 DAYS OR LESS
WITH THE STORAGE KING USA PLATFORM**

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SELF STORAGE

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