

NEW ORLEANS SELF STORAGE PORTFOLIO

STOR-ALL SELF STORAGE Uptown - Gentilly Woods

MJ PARTNERS
SELF STORAGE GROUP
150 S. Wacker Drive, Suite 2100
Chicago, Illinois 60606
312.726.5800 T
www.mjpartners.com

Marc A. Boorstein, CCIM
Principal
312.726.5800 x013
mboorstein@mjpartners.com

David E. Kohn, CCIM
Vice President
312.726.5800 x018
dkohn@mjpartners.com

Jeffrey L. Jacobson
Principal
312.726.5800 x014
jjacobson@mjpartners.com

MJPARTNERS
REAL ESTATE SERVICES

MJ



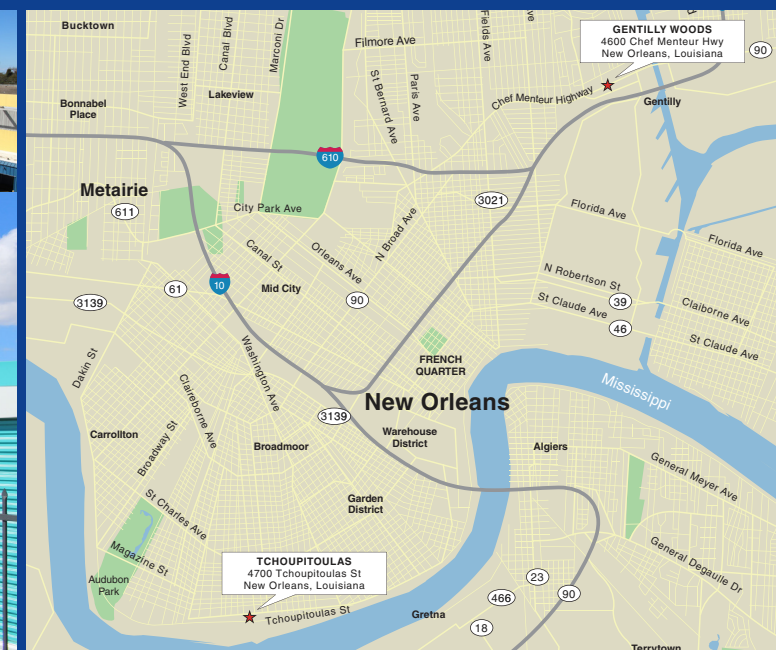
UPTOWN

4700 Tchoupitoulas Street ♦ New Orleans, LA



GENTILLY WOODS

4601 Chef Menteur Highway ♦ New Orleans, LA



PORTFOLIO SUMMARY

The Stor-All Self Storage portfolio represents an opportunity to acquire two recently renovated and expanded, institutional-quality facilities in the City of New Orleans. The facilities are located in densely populated, urban in-fill residential and retail corridors in dynamic trade areas. The Tchoupitoulas property is located in the Uptown District near Tulane University and the affluent Garden District. Gentilly Woods (Ponchartrain) is adjacent to WalMart and situated on heavily traveled Chef Menteur Highway with average daily traffic over 38,800 vehicles.

The 222,627 rentable square foot portfolio features climate and non-climate controlled units, exterior drive-up units, and state-of-the-art security systems. The nearly stabilized assets provide in-place cash flow and the opportunity to significantly increase revenues through rental rate and occupancy increases, and expansion.

Property	Rentable Sq. Ft.	Units	Physical Occupancy	Gross Potential Income	2016 Net Operating Income	Proj. 2017 Net Operating Income
UPTOWN (TCHOUPITOULAS)	112,858	1,008	83.9%	\$2,127,672	\$1,134,245	\$1,277,230
GENTILLY WOODS (PONCHARTRAIN)	109,769	1,253	87.9%	\$1,576,092	\$830,690	\$1,020,382
PORTFOLIO TOTALS	222,627	2,261	85.9%	\$3,703,764	\$1,964,935	\$2,297,612

PORTFOLIO HIGHLIGHTS

New Orleans Finest Locations

The Stor-All Self Storage facilities are located within the City of New Orleans in high barriers-to-entry, urban in-fill trade areas. The properties are ideally situated on high traffic corridors near retail and residential demand generators.

Densely Populated Trade Areas

The Uptown (Tchoupitoulas) and Gentilly Woods neighborhoods are thriving, densely populated residential areas. The three-mile population for Tchoupitoulas is 157,068 and Gentilly Woods is 104,143.

Stabilized Portfolio

The Uptown and Gentilly Woods facilities are established businesses within their respective trade areas. The portfolio is 85.9% occupied and generated a stable in-place cash flow of \$1,964,000 in 2016. The in-place revenue provides an attractive initial yield for the investment.

Value-Added Opportunity

The portfolio is poised for significant revenue growth. The expansion of 12,800 square feet at Gentilly Woods and conversion of non-climate units to climate controlled at Uptown shall immediately increase revenues. The in-place cash flow may be increased through continued occupancy gains and rental rate increases.