

**WORK WITH THE KING**



**STORAGE KING USA**  
**SELF STORAGE**

[StorageKingUSA.com](http://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.



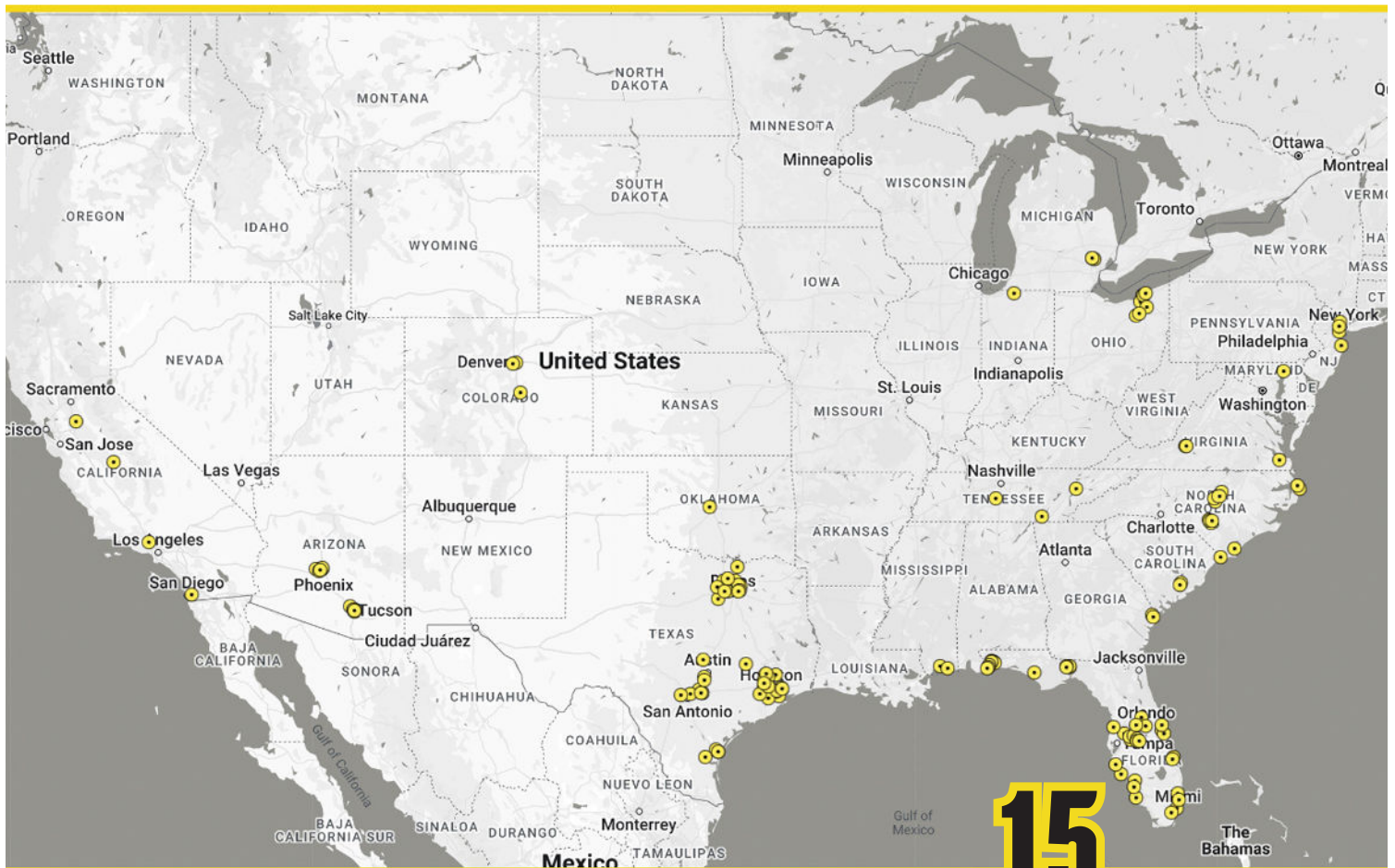
[StorageKingUSA.com](http://StorageKingUSA.com)

# 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**



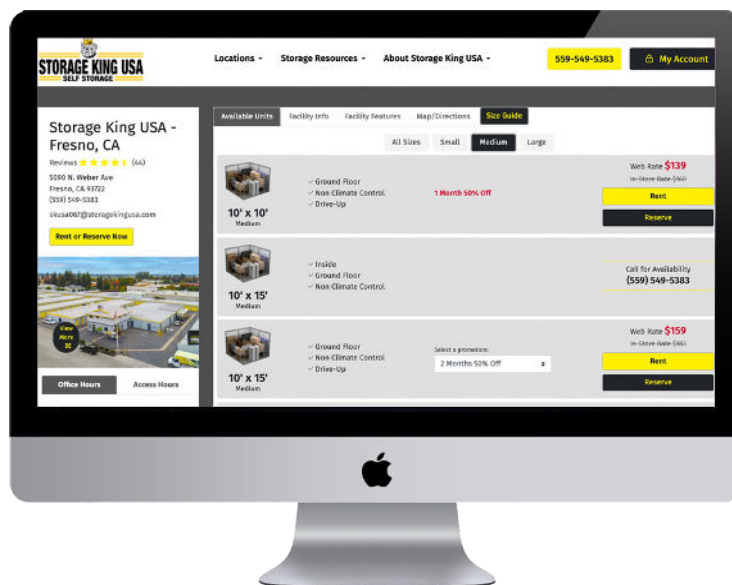
# Individualized Property Websites

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.

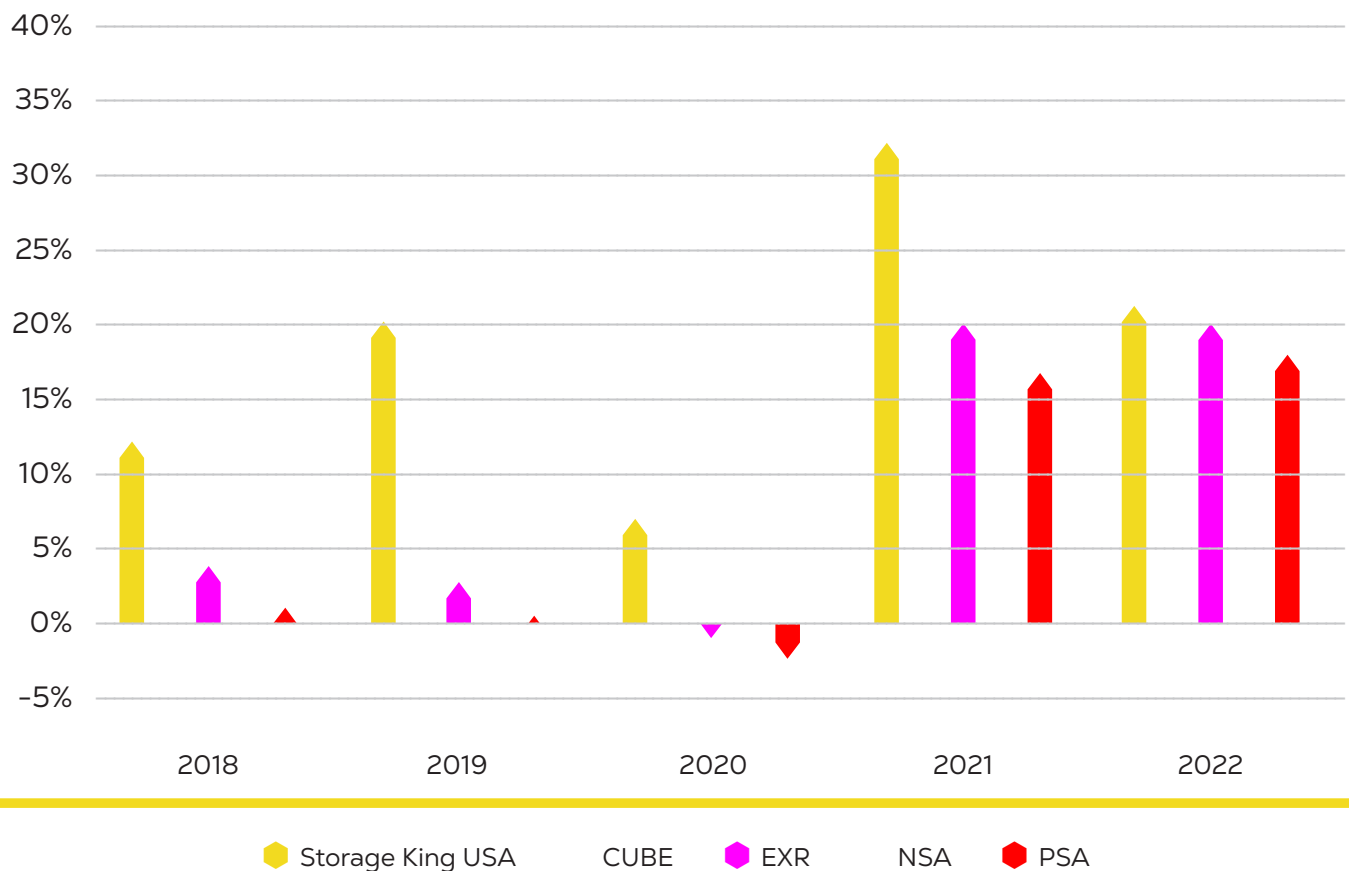
Experience unmatched levels of customer acquisition, capitalizing on our customer centric websites, state-of-the-art call centers, and lead generating marketing campaigns.



# 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

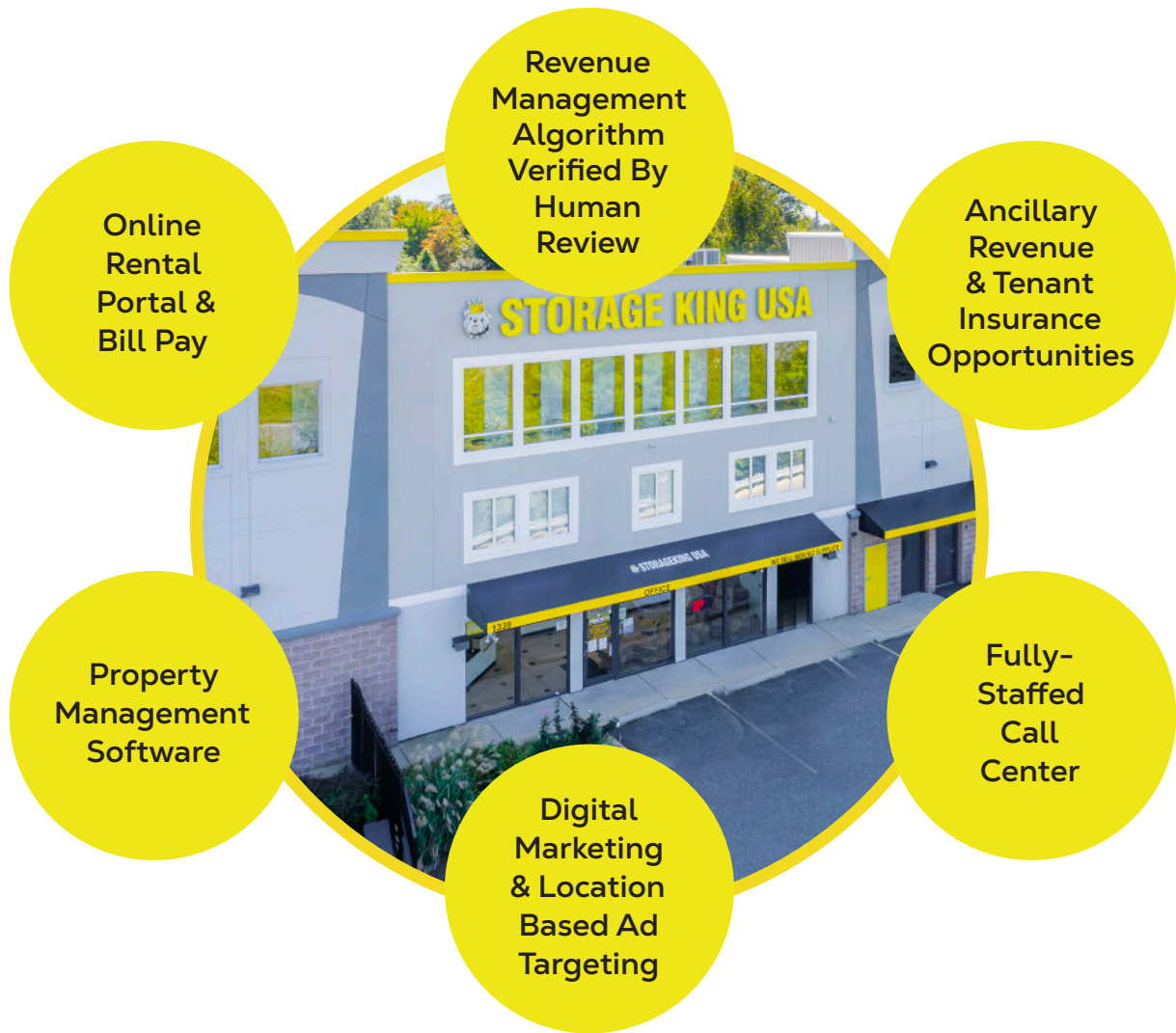
» A smart strategy to capitalize on **CUSTOMER ACQUISITION AND REVENUE MAXIMIZATION**

» An experienced leadership team with a **PROVEN TRACK RECORD OF SUCCESS**

**StorageKingUSA.com**

# 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**.



**StorageKingUSA.com**

# 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



[StorageKingUSA.com](http://StorageKingUSA.com)



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

**3rdPartyInfo@StorageKingUSA.com**

**212.813.0141**



**STORAGE KING USA**  
**SELF STORAGE**

**StorageKingUSA.com**

