



Presents: Prairie Meadows Self-Storage, LLC Investment Opportunity

Property Information:

- 158,236 SF Vacant Land, Altoona, IA
- P & Z approval for self-storage decision expected December, 2015.



Site information

- 3.6 acre site zoned as commercial, light industry, office, warehouse and distribution
- Frontage on Adventureland Drive, off 1st Street and a short distance to Interstate 80
- Commercial sites are platted and recorded – Lot 6 Franzen Plat 1
- All improvements in place to the property: water, roads, sewer and electric completed

Business Plan:

- Develop and construct 1 story ground-up facility of 52,320 +/- gross SF
- 44,930 +/- SF of rentable space
- Storage includes 237 units: 62 climate controlled units, 174 non-climate, 35 Boat & RV
- Strategy is to sell at stabilization, projected for year 3, at favorable Cap Rate

Sponsor: **Storage Development Partners, LLC** is a Florida Corporation with Over 35 years of consulting, design and development experience in self-storage. Email David Fegley (dfegley18@gmail.com) or Bernie Van Til (Bernie@StorageDevelopment.com) for the Limited Solicitation of Interest with a complete pro-forma.

Thank you,

A Comprehensive Approach To Mini Storage Investment Projects

An "A to Z" project development model that gets results



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Pro-forma at stabilization: Based on year 3 of operations/income*

** note Banks rates are as of Nov -11-15 subject to change

Altoona Summary				
		November -2015		
Cost Summary		Big Picture Summary		
Purchase Price of the Land	\$827,680		Sale *	Hold(10 Years)
Development Cost	\$3,139,637	Total Gross Income	\$560,166	\$5,807,959
Total Project Cost	\$3,967,317	Operating Expenses /Fees	\$170,300	\$1,716,527
		Vacancy factor (10%)	\$56,167	\$514,243
**Pro-forma at stabilization: Based		Net Operating Income	\$333,699	\$3,577,189
on year 3 of Operations/Income		Debt Service	\$201,225	\$1,676,183
		Cash Flow	\$125,110	\$2,353,936
		Value @ 6.25% CAP Rate	\$5,339,186	\$7,884,475
		at Stab./Exit		
LOAN Summary		Equity Summary		
loan amount	\$2,975,863	Equity Amount	\$991,954	
Interest Rate **	4.35%	% of Cost	25%	
Amortization	25 years	Return on Equity	138%	
% of Cost	75%			
% of Value	56%	** Support of the summary will be provided in detail and the project		
Return on Total Cost	46%	summary is subject to market risk but believed to reliable and obtainable		

The Bank has agreed to the pro-forma which has a 9 month construction period plus a 9 month lease up interest only in pro-forma.

In addition to the above interest only period, the Bank will prorate personal guarantees by or per your ownership share only NOT the total. In addition the personal guarantee will drop off after stabilization, which we estimate to be about 16 to 24 months.

www.storagedevelopment.com

For additional information contact :

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