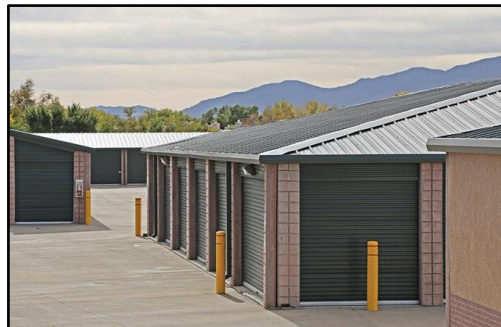


Self-Storage Investment Opportunity



Rosewood Property Company (“RPC”) is pleased to present investors the opportunity to make a \$13.5MM equity investment for a 49% ownership interest in a national 7-property, stabilized self-storage portfolio (“Portfolio” or “Properties”). RPC will retain a majority ownership interest in the Portfolio.

- Rosewood acquired the Properties in seven individual transactions from 2013-2018. Through capital expenditures and rebranding the Properties with best-in-class third-party property management, RPC has created a stabilized, consistent cash flow stream with scale.
- The Portfolio is strategically geographically diversified, with Properties in Texas (2), Colorado (2), Indiana, California and Oklahoma. The locations boast strong demographics, with an average population of over 120,000 within three miles.
- In June 2020, RPC placed low-leverage, non-recourse debt on the Portfolio with USAA. Investors will be able to enjoy a low, fixed interest rate of 3.50% through the loan’s maturity date of 07/01/2030. The loan is interest-only through July 2025.
- The Properties are third-party managed by institutional operators: Extra Space Storage (5), Simply Self Storage (1) and StorQuest Self Storage (1).



Property	Units	NRSE	Occupancy (03/27/2021)	T-12 NOI	% of Total	Cash Flow After Debt Service	% of Total
Arlington	723	84,815	93.0%	\$541,656	13%	\$368,910	14%
Colorado Springs	481	64,030	94.9%	\$393,806	10%	\$242,653	9%
Denver	444	58,880	94.7%	\$480,748	12%	\$300,804	11%
Fishers (Indianapolis)	508	70,043	95.5%	\$516,572	13%	\$336,628	13%
Humble (Houston)	267	84,730	97.3%	\$323,194	8%	\$222,426	8%
Los Angeles	672	52,334	91.7%	\$953,685	23%	\$593,797	23%
Tulsa	638	73,889	93.0%	\$861,023	21%	\$565,915	22%
Total	3,733	488,721	94.4%	\$4,070,684	100%	\$2,631,134	100%

<u>Joint Venture Overview</u>	
Ownership Structure	LLC with Rosewood as Manager
Ownership Period	7-10 Years
Investor Equity	\$13.5MM for 49%
GP / GP Co-Invest	Rosewood / 51% minimum
Exit Rights	To be determined

All property level information should be verified by investors through their due diligence and financial analysis.