

# Storage Master, LLC

- **Storage Master, LLC is the premiere provider of self storage in Wisconsin**
  - Second largest self storage company in WI with more than 600,000 sq. ft. of space and 3,500 units in six locations.
  - Operates modern and aesthetically pleasing facilities equipped with the latest security amenities such as key pad entry, CCTV and burglar alarms.
  - Locally family owned and managed company that offers responsive customer service and takes pride in the appearance and maintenance of its facilities.
  
- **Storage Master would like to convert the building located at 2039 S Lenox St. into a modern storage facility**
  - The southern façade facing Bay street will convert a currently tired and non-descript property into an attractive and modern looking building with glass and brick designed around the building's existing support structures.
  - Landscaping the parking area will make the property pedestrian friendly and will soften and enhance the look of the site. Hardscaping will be used in place of trees and grass to accommodate the continuing obligation by the DNR to maintain a 4 inch asphalt or concrete cap on the entire property.
  - Will provide more than 700 climate controlled self storage units ranging in size from 5x5 to 10x20
  - The site would be managed by three full time employees with annual incomes of at least \$40,000
  - Self storage is a very local and needed service for businesses, workers and residential customers in the immediate area.
  - Encourage further investment in neighboring properties by upgrading the current site and strengthening the local business community.

# Company Profile

Storage Master is a well run and growing self storage operator

## Vision

- Wisconsin's leading self storage company offering:
  - Exceptional perceived value
  - Outrageous customer service
  - A fun and rewarding work environment
  - Predictable and steadily increasing cash flows

## Expansion Strategy

- Add a new facility/new units every 24-36 Months

## Facilities

- 6 Locations
- 600,000+ sq. ft. of net rentable space
- 3,500 units in a variety of sizes ranging from 5x5 to 12x40

## Headquarters

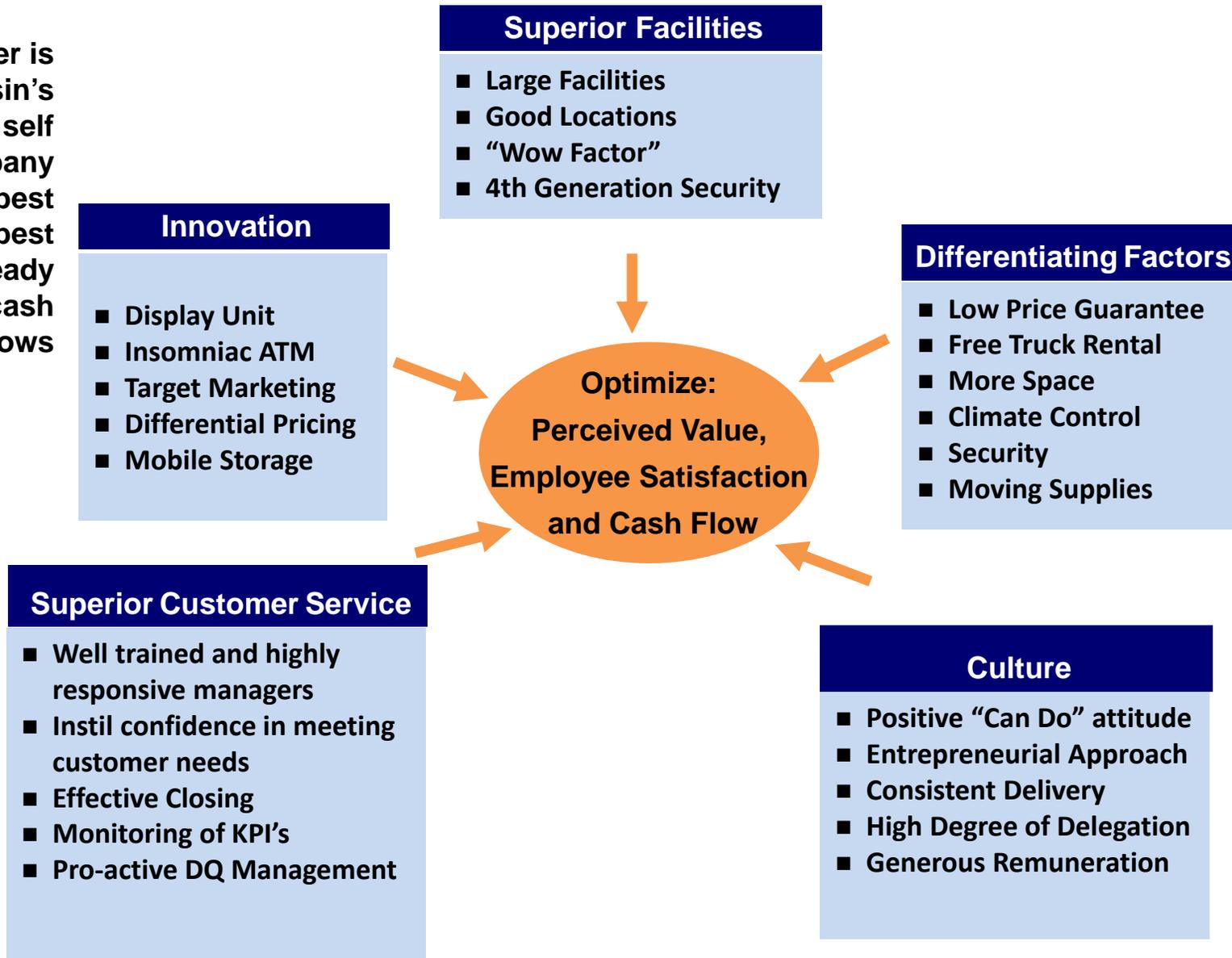
- 2601 S. Moorland Road, New Berlin, WI 53150
- (262) 786-8886
- [www.storage-master.com](http://www.storage-master.com)

## Ownership

- Michael Alexander Simic is the sole owner

# Business Model

Storage Master is Wisconsin's leading self storage company with the best facilities, best service and steady and growing cash flows



**New Berlin Facility**



**Glendale Dr. Facility**



**Franklin Facility**



**Muskego Facility**

