North Augusta Flea Mall (Former K-Mart)

RETAIL TO SELF STORAGE CONVERSION • NORTH AUGUSTA, SC

Disclaimer:

THIS PRESENTATION IS FOR DISCUSSION PURPOSES ONLY.

THE PRESENTATION DOES NOT CONSTITUTE AN OFFER, AGREEMENT, OR COMMITMENT TO RESTRUCTURE, REFINANCE, PURCHASE OR SELL ANY LIMITED PARTNERSHIP UNITS OR OTHER SECURITIES.

NO PARTY SHALL BE BOUND UNTIL THE ENTRY INTO DEFINITIVE AGREEMENTS REGARDING THE SUBJECT MATTER OF THIS PRESENTATION.

Executive Summary

North Augusta Flea Mall (Former K-Mart)

- 1 star retail building on 18 Acres Built 1990

- Increasing value by repositioning to self storage, rebranding, upgrading exterior and interiors, improving amenities, improving operational excellence

$1.5M PURCHASE PRICE

$9.1M TOTAL RENOVATION COST

($2.04M Soft costs and $7.08M Cap Ex)

$13.5M TOTAL ALL - IN COST

$3.0M TOTAL EQUITY REQUIRED

$22.5M PROJECTED VALUE UPON STABILIZATION

$9M VALUE CREATED

Presenting a compelling investment opportunity in North Augusta's thriving self-storage market, our project, led by Nick Rouston, Instant Hotels' Lead Acquisition Manager, distinguishes itself through a uniquely creative acquisition. Collaborating with President Steven, Nick not only identified a prime property but also conducted a thorough financial analysis, resulting in an innovative acquisition strategy for attractive investor returns. Teaming up with industry veterans Saber Equity and S3, experts in commercial development, further enhances the project's potential. Join us in this distinctive venture, combining strategic creativity and financial acumen, offering exceptional returns in North Augusta's expanding self-storage market. Creatively acquired at 50% ($750,000) with a 4-year term, interest-only payments, and a balloon payment upon maturity at 6% interest.

This commercial real estate investment involves the transformation of a former K-Mart store in North Augusta, South Carolina, into a mixed-use facility featuring climate-controlled self-storage and canopied vehicle storage. Occupying 12 acres, the property currently hosts various short-term lease activities, such as event planning and flea markets. The project capitalizes on the location's strong market attributes, including its status as a tertiary market of Charleston and its successful attraction of over 20 national companies, like Bridgestone, SRS, and Medac. Despite being a lucrative opportunity with solid analytics backing, the property was initially overlooked due to the complexity of its 55-year land lease. However, with a 20-year gap between the debt amortization and leasehold, financing has been readily accessible, promising robust and swift returns through adaptive reuse.

Nestled in the burgeoning town of North Augusta, South Carolina, a hidden gem awaited its moment of transformation. The property, once a bustling K-Mart, had elegantly transitioned into a hub for community events and markets. Its sprawling 12 acres whispered tales of potential, echoing through its vast 100,000 SF of space ripe for conversion.

As the dawn of revitalization approached, the visionaries behind the project saw beyond the ordinary. North Augusta, known for its steadfast economy and as a nurturing ground for national giants like Bridgestone and Medac, presented a canvas painted with opportunity. The property, with it
s substantial footprint, was destined to morph into a state-of-the-art facility, boasting over 100,000 SF of climate-controlled self-storage and an additional 80,000 SF of vehicle storage.

However, beneath the surface of this promising venture lay a layer of complexity – a 55-year land lease that had deterred many. But where others saw obstacles, the developers saw a mosaic of opportunity. With careful analysis and a strategic approach, they navigated the intricacies of financing, finding harmony between the lease's duration and the debt's amortization.

The project, fueled by the concept of adaptive reuse, was not just about constructing buildings; it was about crafting a legacy. As the construction unfurled, each beam and each storage unit stitched into the fabric of North Augusta's economic tapestry, promising prosperity and progress.

The former K-Mart, once a place of commerce and community, was set to embark on a new journey. As the walls that once housed aisles of products prepared to safeguard cherished belongings and vehicles, the project stood as a testament to vision, perseverance, and the transformative power of adaptive reuse. With generous returns on the horizon, the venture was not just an investment in real estate but in the future of North Augusta itself.

Projected Returns

30%+

IRR

3.87x+

EQUITY MULTIPLE

8%

TRUE PREFERRED RETURN
WITH CATCHUP

100%+

PROJECTED INVESTOR CAPITAL RETURN
UPON REFINANCE, EST. END OF YEAR 3

7

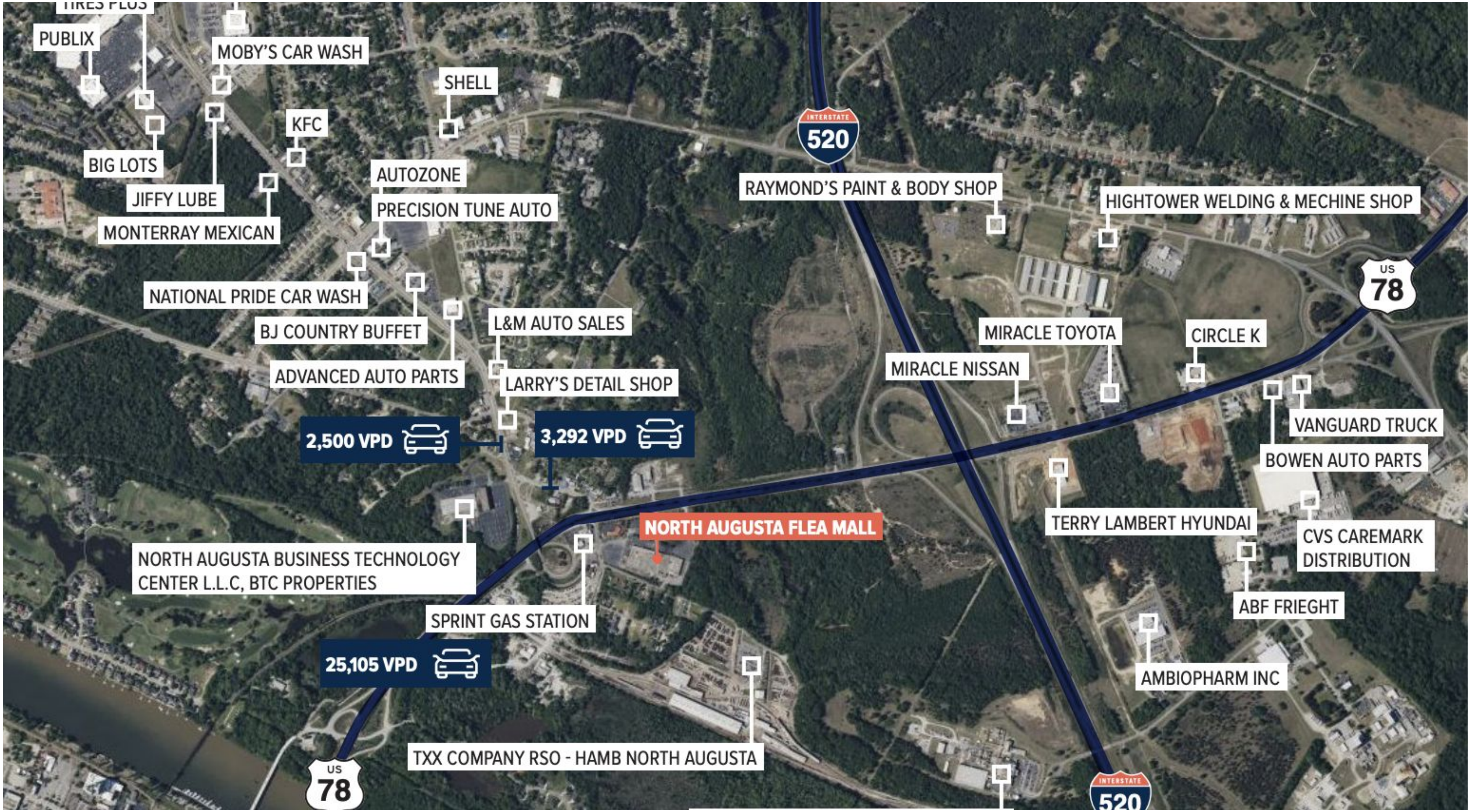
YEAR HOLD
(ESTIMATE)

50K

MINIMUM INVESTMENT (USD)
ACCREDITED INVESTORS ON LY

Area Overview


Riverfront
ANTIQUE MALL



TIRES PLUS
PUBLIX
MOBY'S CAR WASH
SHELL
KFC
BIG LOTS
JIFFY LUBE
MONTERRAY MEXICAN
AUTOZONE
PRECISION TUNE AUTO
NATIONAL PRIDE CAR WASH
BJ COUNTRY BUFFET
ADVANCED AUTO PARTS
L&M AUTO SALES
LARRY'S DETAIL SHOP
2,500 VPD
3,292 VPD
INTERSTATE 520
RAYMOND'S PAINT & BODY SHOP
HIGHTOWER WELDING & MECHINE SHOP
US 78
MIRACLE TOYOTA
CIRCLE K
MIRACLE NISSAN
VANGUARD TRUCK
BOWEN AUTO PARTS
TERRY LAMBERT HYUNDAI
CVS CAREMARK DISTRIBUTION
NORTH AUGUSTA FLEA MALL
NORTH AUGUSTA BUSINESS TECHNOLOGY CENTER L.L.C, BTC PROPERTIES
SPRINT GAS STATION
ABF FRIEGHT
AMBIOPHARM INC
25,105 VPD
TXX COMPANY RSO - HAMB NORTH AUGUSTA
US 78
INTERSTATE 520

Operational Partners

INSTANT HOTELS
STEVEN GLAUDE REAL ESTATE
(916) 316-4472

Steven Glaude is a distinguished figure in commercial real estate, with over 20 years of experience as an acquisitions professional, syndicator, and broker. He has a proven track record of successful renovation projects in residential and commercial sectors and serves as the Owner and CEO of Easy Apartments Buyer and Instant Hotel Inc., specializing in apartment and hotel acquisitions and conversions. Under his leadership, his companies manage 341 doors valued at over $50 million.

Key Achievements

- **Renovation Expert** : Steven has excelled in managing renovation projects that consistently exceed market expectations, maximizing property value through strategic improvements.
- **Syndication Success** : Leveraging his extensive network and market insights, he has a strong track record of profitable real estate syndications.
- **Sustainable Growth** : With 20 years of experience, Steven is skilled in identifying opportunities for sustainable growth and community revitalization.

Nick Routson is a seasoned operator in the commercial real estate industry, with a remarkable 14-year track record in managing and optimizing athletic country clubs. His expertise in this field has led to the responsible management of assets valued at $50 million, consistently generating annual profits of $10 million.

As Senior Acquisitions Manager for Easy Apartments Buyer, Nick oversees a dedicated team of 5 professionals, shaping the future of the company's investment portfolio. His leadership and strategic acumen have been instrumental in identifying lucrative opportunities in the real estate market. His proficiency lies in strategic underwriting and asset repurposing, consistently generating innovative solutions to maximize the value of each property.

Kyle Hauge
COO
kyle@saberequity.com

SABER EQUITY

Charlie Rushton
CEO
charlie@saberequity.com

Saber Equity is a distinguished real estate investment firm specializing in residential and commercial properties, primarily situated in the vibrant sunbelt markets of the United States. With a laser focus on regions such as Texas, Arizona, and Florida, Saber Equity has emerged as a trusted name in the industry.

Expertise and Specialization
At the heart of Saber Equity's success lies their unwavering commitment to excellence. They specialize in the acquisition and management of assets, particularly in the Multifamily and Self-Storage sectors. Their team boasts a diverse range of backgrounds, each contributing a unique set of skills and knowledge to the firm's operations.

Meet the Team
Charlie Rushton, a seasoned veteran of the hospitality industry, adds his expertise in asset management and revenue generation to Saber Equity's arsenal. His proficiency in maximizing property potential is unmatched.

Kyle Hauge, the investment consultant on the team, specializes in multifamily assets, steering the firm towards strategic investment decisions.

Delivering Success and Excellence
With a portfolio that speaks volumes about their prowess, Saber Equity consistently delivers successful outcomes and unparalleled experiences for all parties involved in their transactions. Their portfolio includes:

- 78 Units Multifamily, Phoenix, AZ - Co-General Partner
- 120 Units Multifamily, Corpus Christi, TX - Co-General Partner
- 122 Unit Hotel conversion to Multifamily, Jacksonville, FL - Co-General Partner
- 111 Unit Hotel conversion to Multifamily, Jacksonville, FL - Co-General Partner

110 Unit Hotel conversion to Multifamily, Jacksonville, FL - Co-General Partner
272 Unit Class B Multifamily, Houston, TX - Co-General Partner

Saber Equity's journey is marked by a steadfast dedication to excellence, a commitment to superior asset management, and a track record of success that sets them apart as leaders in the real estate investment arena. When it comes to unlocking the full potential of residential and commercial properties in the sunbelt markets, Saber Equity stands at the forefront, ready to create value and deliver results.

MEET THE S3 TEAM

BARRY SHERMAN
ARCHIECT | FOUNDER / PRINCIPAL

Barry has been active in the Self-Storage, and Boat / RV more than 25 years with extensive experience in the commercial development, design, entitlement, and construction in this asset class as a senior executive, business owner and developer. Barry has led the process of entitling, designing, and constructing over 150 facilities national including covered boat/RV, canopy and storage conversions, single story, and multi-story urban located facilities. Barry serves as a Directors for the Colorado Self Storage Association Board as well as the recently formed Toy Storage Nation Advisory Board. As well as being a licensed Architect, Barry holds construction licenses in various states across the country. He carries a bachelor's degree in architecture/Environmental Design from the University of Colorado, Boulder.

MARK SHERMAN
DIRECTOR OF OPERATIONS | EASTERN REGION

Mark brings 30 years of operations management, real estate development, and customer experience to S3 Partners. Mark oversees business development, planning, project management, client management, retention, self-storage facility builds, remodeling, repair, signage, branding, and delivery of completed projects to clients. Mark previously held management and senior leadership roles in the Aviation, real estate, and the communications sectors. Mark focuses on building successful and productive relationships with S3 clients and partners. Mark resides in the Piedmont Triad region of North Carolina.

Sponsor Team's Successful Track Record

Days Inn

Hotel Conversion

107 Units

Jacksonville, FL

Projected IRR: 22%
Actual IRR: TBD

Projected Exit: 3 Years

America's Best

Hotel Conversion

114 Units

Jacksonville, FL

Projected IRR: 22%
Actual IRR: TBD

Projected Exit: 3 Years

Zen Living

Hotel Conversion

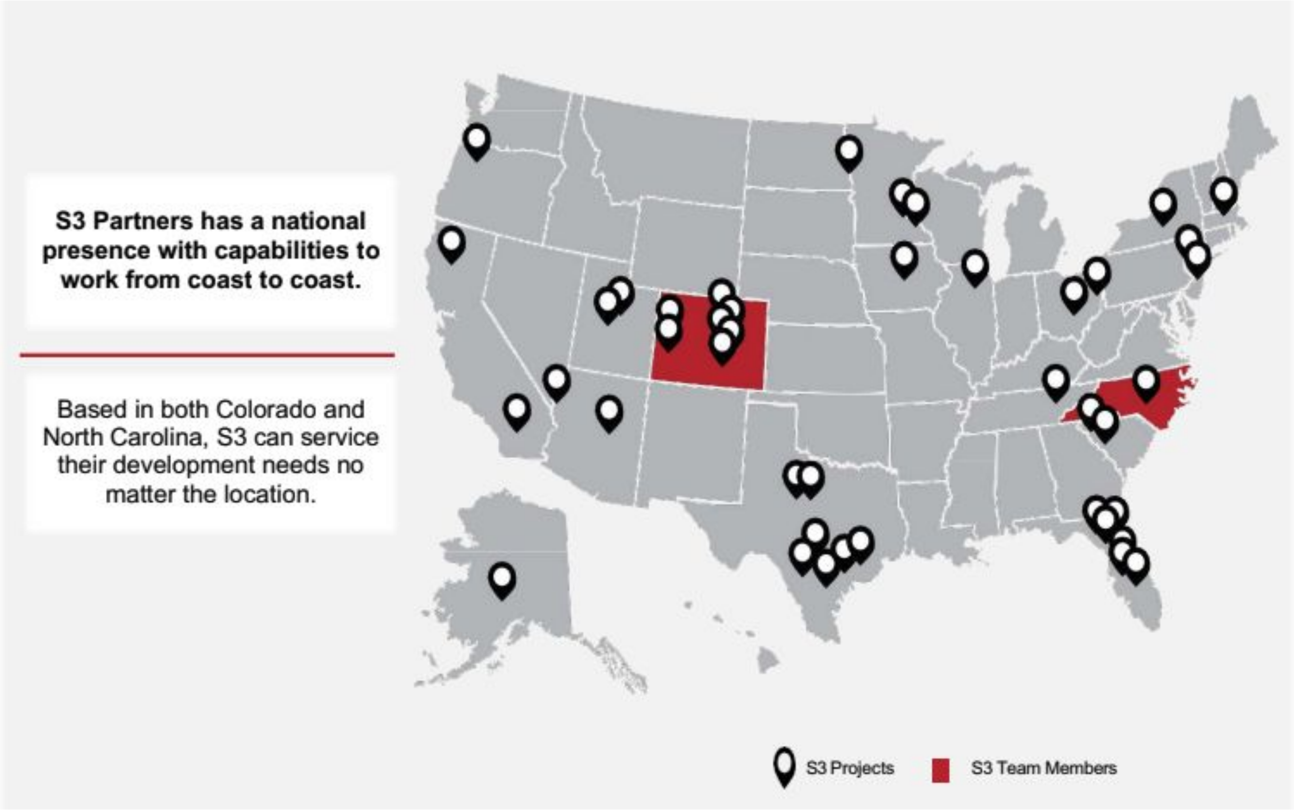
120 Units

Jacksonville, FL

Projected IRR: 22%
Actual IRR: TBD

Projected Exit: 3 Years

S3 Holding’s Summary



$400M+
DEVELOPMENT DOLLARS

50+
YEARS OF DEVELOPMENT EXPERIENCE

150+
NUMBER OF PROJECTS

BUSINESS PLAN

Business Plan

- **Target Close Date:** 4/30/2024 or sooner
- **Construction Start Date:** May 2024
- **Construction Complete:** January 2025
- **Refinance Date:** January 2028
- **Sale Date:** January 2032 or sooner

Market Analysis

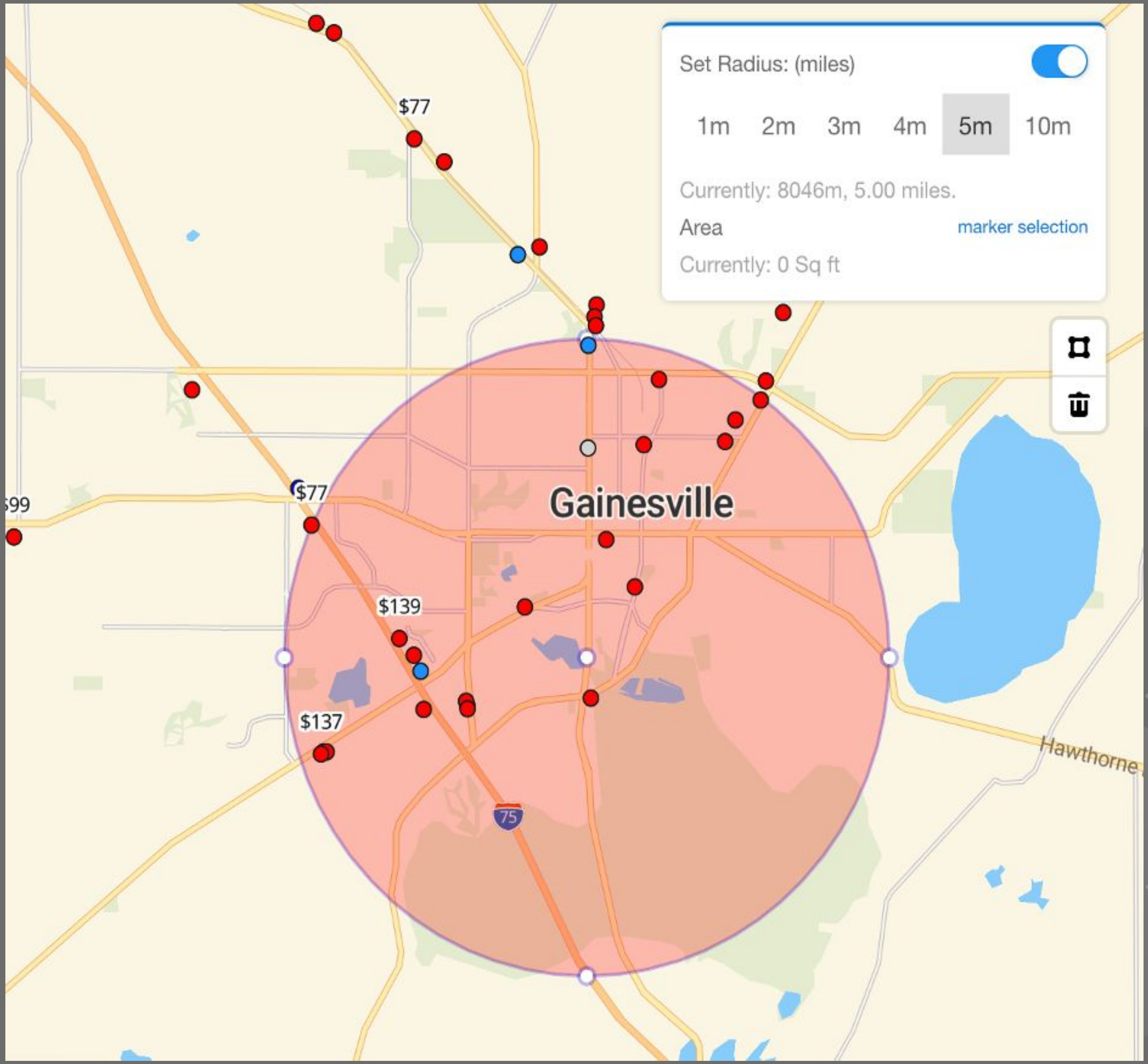
Three new builds in the area demonstrating a growth market.

Low saturation of 3/5-mile radius with existing aged competitors.

10% Population growth aiding in lease of new construction.

Intrinsic demand of MF development on property.

73% of population in MF demonstrating high market demand for SS.



Unit Mix

Market Rent Roll	$/Month	Units
CC Self Storage		
5x10 SS	$88	124
10x10 SS	$139	227
10x15 SS	$183	213
10x20 SS	$238	123
Uncovered Parking	$112	200
Subtotal	**$137**	**887**

RENT GROWTH & V ACANCY
ASSSUMPTIONS

Self Storage Rent Growth	3.5%
Residential Vacancy	2.0%
Loss to Lease	1%
Total Economic Vacancy	**3.0%**

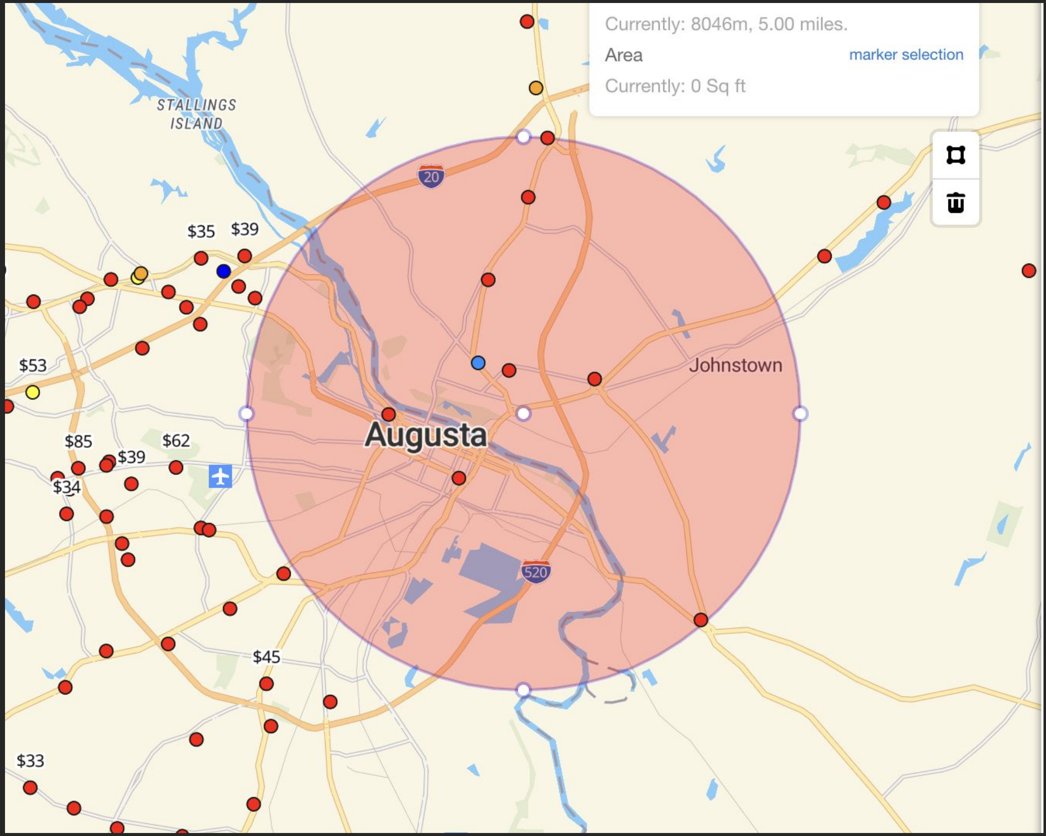
Market Rate Analysis

Facility	All Units						CC					
Unit Size Features	5x5	5x10	5x15	10x10	10x15	10x20	5x5	5x10	5x15	10x10	10x15	10x20
March 2022	58	74	89	107	156	170	68	75	101	126	181	
April 2022	61	81	104	168	196	186	73	88		170	219	
May 2022	62	76	106	145	177	192	75	95		151	187	271
June 2022	58	73	134	132	155	202	75	92	139	153	219	274
July 2022	59	74	105	115	153	199	80	94	141	154	183	275
August 2022	62	75	100	116	147	180	80	93	132	145	195	253
September 2022	58	76	97	111	146	180	77	92	129	131	176	241
October 2022	52	75	96	105	155	167	71	91	126	128	172	238
November 2022	57	73	97	101	148	163	65	86	133	128	177	228
December 2022	58	75	101	108	150	170	65	86	149	128	181	233
January 2023	59	75	100	106	140	170	64	84	149	123	181	219
February 2023	62	72	100	102	133	166	61	81	174	115	171	192
March 2023	62	74	99	98	144	158	61	83	175	118	166	193
April 2023	60	73	96	99	128	161	60	81	175	117	157	201
Average Monthly Rent	60	75	100	112	149	176	68	88	141	139	183	238
Average Rent Per Sq. Ft.	2.40	1.50	1.34	1.12	0.99	0.88	2.73	1.76	1.88	1.39	1.22	1.19
Ann. Avg. Rent Per Sq. Ft.	28.84	18.01	16.04	13.47	11.94	10.54	32.82	21.15	22.59	16.67	14.62	14.31

Top Picture: 12 month rolling average of market rates.

$139 for 10x10 Climate Controlled Units indicates strong market and returns.

Rent Comparables



Facility		All Units						CC					
Unit Size / Features		5x5	5x10	5x15	10x1(	10x1!	10x2(	5x5	5x10	5x15	10x1(	10x1!	10x20
U-Haul Moving & Storage at Broad St	○	59	70		121	157		60	66		125	157	
1589 Broad St, Augusta, GA 30904, USA	↑	60	72		130	165		60	70		130	165	

Facility		All Units						CC					
Unit Size / Features		5x5	5x10	5x15	10x1(	10x1!	10x2(	5x5	5x10	5x15	10x1(	10x1!	10x20
Storage Sense - North Augusta	○	82	102	125	133	171	211	79	111	147	140	191	235
854 Edgefield Rd, North Augusta, SC 29841, USA	↑	90	115	137	178	211	257	100	122	175	187	220	275
829 units at 95,395 ft² • 8,021 m | 4.98 mi • Year	↓	73	83	116	96	137	171	60	96	126	100	167	192

Rent Comparables

Facility		All Units						CC					
Unit Size / Features		5x5	5x10	5x15	10x1(	10x1!	10x2(	5x5	5x10	5x15	10x1(	10x1!	10x20
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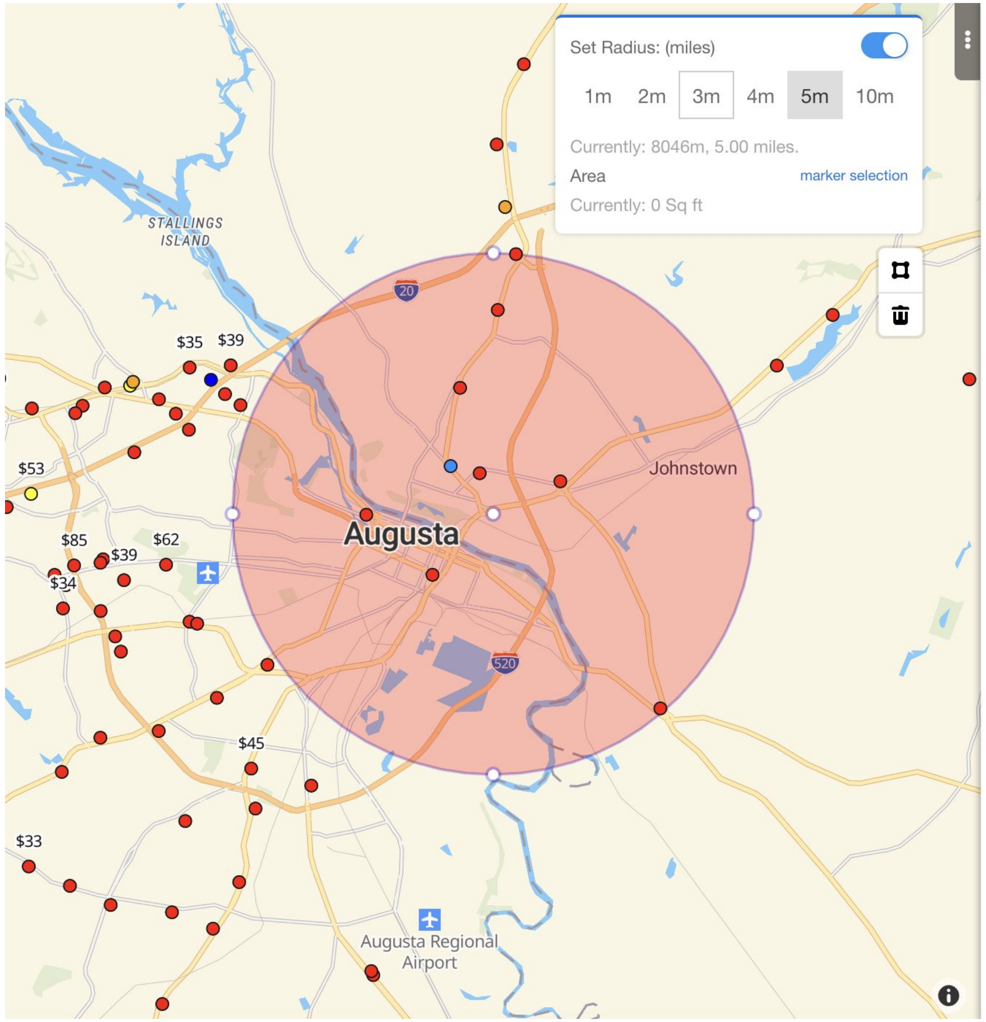
854 Edgefield Rd, North Augusta, SC 29841, USA	↑	90	115	137	178	211	257	100	122	175	187	220	275
829 units at 95,395 ft² • 8,021 m | 4.98 mi • Year built: 2006	↓	73	83	116	96	137	171	60	96	126	100	167	192
Climate Mix: 34% CC: 32847 ft² NCC: 62548 ft²	=		72	77		142						179	

Facility		All Units						CC					
Unit Size / Features		5x5	5x10	5x15	10x1(	10x1!	10x2(	5x5	5x10	5x15	10x1(	10x1!	10x20
U-Haul Moving & Storage at Broad St	○	59	70		121	157		60	66		125	157	
1589 Broad St, Augusta, GA 30904, USA	↑	60	72		130	165		60	70		130	165	
705 units at 81,134 ft² • 3,926 m | 2.44 mi • Year built: 1986	↓	57	69		111	155		60	65		120	155	
Climate Mix: 97% CC: 79137 ft² NCC: 1997 ft²	=		70		120				65				



Overview of Investment

	TOTAL	PER UNIT
Acquisition Costs	$1,625,500	$1,503
Hard Costs	$7,088,266	$6,557
Soft Costs	$2,047,840	$1,894
Contingency	$685,208	$615
Interest & Financing Cost	$1,976,478	$1,828
Other Costs	$57,826	$54
TO T AL	**$13,530,618**	**$12,516**

Construction Budget

SOFT COSTS

Survey	5,000
Environmental	5,000
Appraisal	15,000
Market Study	7,500
Legal - Real Estate Purchase	5,000
Legal - Land Use	5,000
Legal - Partnership Agreements	5,000
Legal - Contracts (A&E, Contractor, Consultants)	5,000
Legal - Other	5,000
Architecture & Engineering	354,413
Real Estate Taxes	43,692
Builder’s Risk & General Liability Ins.	87,550
Accounting	5,000
Permits & Fees	144,200
Project Overhead	150,000
Marketing/Lease-Up	75,000
Other	776,071
Development Fee	354,413
Soft Cost Contingency	153,588
TOTAL SOFT COSTS	**$2,201,428**

Construction Budget

HARD COSTS

Sitework	$1,470,000
Unit Development Cost	$4,674,233
GC Fee	$412,413
Hard Cost Contingency	$531,620
TOTAL HARD COSTS	**$7,619,866**

*Itemized budget displayed separately

Operating Projections Post- Construction

6.0%

EXIT CAP RATE

(Conservative)

	YEAR 1 Ending Sep-23`	YEAR 2 Ending Sep-24	YEAR 3 Ending Sep-25	YEAR 4 Ending Sep-26
REVENUES				
Gross Rental Income	**$1,463,016**	**$1,463,016**	**$1,463,016**	**$1,490,607**
(Rental Vacancy)	(1,206,785)	(733,743)	(260,701)	(44,718)
Net Rental Income	**$256,231**	**$729,273**	**$1,202,315**	**$1,445,888**
Net Other Income	**$10,824**	**$30,806**	**$50,582**	**$58,095**
NET REVENUES	**$267,055**	**$760,078**	**$1,252,896**	**$1,50,983**
OPERATING EXPENSES				
Property Management	10,682	24,841	32,794	33,919
Payroll	200,000	50,000	50,540	51,551
Administrative & Office	53,560	34,268	34,638	35,331
Accounting	12,000	12,000	12,130	12,372
Utilities - Water/Sewer/Trash	10,300	10,300	10,300	10,411
Utilities - Electric/Gas	20,600	20,600	20,600	20,822
Maintenance & Grounds	30,900	30,900	30,900	31,234
Property Taxes	70,180	70,180	70,180	70,938
Insurance	15,450	15,450	15,450	15,617
Total Operating Expense	**$459,472**	**$479,193**	**$498,906**	**$513,797**
NET OPERATING INCOME	**$(192,418)**	**$280,885**	**$753,990**	**$990,187**
(Replacement Reserves)	(24,045)	(24,045)	(24,045)	(24,305)
ADJUSTED NOI	**$(216,463)**	**$256,840**	**$729,945**	**$965,882**

Partnership Breakdown

ON-MISSION

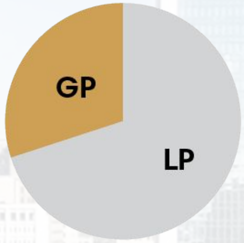
TO DELIVER EXCEPTIONAL RETURNS:

1% acquisition fee on Total Project Cost

2% asset management fee on income

1% disposition fee of sale price

Highly-incentivized to achieve higher investor returns:



65/35 LP/GP Split

Annual Depreciation

You will be able to lower your income from this investment by taking advantage of depreciating the building (Amount TBD)

Exceptional Communication

MONTHLY REPORTS

Investors will receive monthly updates of how the business plan is going.

QUARTERLY ANALYSIS

Investors will receive additional information outlining financials.

DISTRIBUTIONS

Investors should expect to start receiving quarterly distributions in year 3 or sooner

COMMUNICA TION

We keep communication channels open and ongoing at all times.

Timeline

1	2	3	4	5
APRIL 2024	MAY 2024	JANUARY 2025	JANUARY 2028	JANUARY 2032
CLOSING	CONSTRUCTION	STABILIAZATION	PERM FINANCING	SALE

In Summary

- Invest passively with proven team executing for you
- Incredible 30%+ projected returns with 52%+ of investment back in 3 years
- Tax-friendly investment
- Investing in #1 destination state in US
- North Augusta is a vibrant and growing city with a strong economy
- Strong Communication and Team