

**Unique Opportunity to acquire a combination of Traditional Self Storage and  
Mobile/Portable Storage  
(properties to be sold together or separately)**

Co-located with Store or Ship, All-Stor is a traditional self storage facility located in Spartanburg, South Carolina at the intersection of Interstate 26 and New Cut Road on 4.15 acres. It is comprised of three metal self storage buildings with roll up doors along with a 6,400 SF warehouse a portion of which is climate controlled. All-Stor offers a variety of traditional self storage units with roll up doors. The facility is fenced, lighted and offers digital key pad gate entry and offers onsite expansion opportunities.

All-Stor currently offers 14,000 RSF. A second self storage phase is planned and approved for an additional 29,400 RSF. This onsite expansion could include climate controlled units. RV and Boat storage/parking is also offered and available.

Store or Ship is a unique mobile/portable storage business co-located with All-Stor Self Storage. Store or Ship offers the transportation, storage and rental of a variety of mobile containers specifically designed and manufactured for this market niche. The delivery system and vehicles are designed to carry, load and unload the containers in a level position thereby providing less movement of the contents reducing the risk of damage or disruption. Each business takes advantage of the synergies presented.

These mobile containers are being used for the storage and transportation of all types of products and goods. Consumers often rent containers for the storage of household goods during remodeling projects or for a move across town or cross country. Manufacturers use them as a method of gathering job and customer specific products for shipment on a rotating basis. Contractors use them as construction site offices and for the storage of construction tools and materials. As the market becomes more familiar with the concept, more applications are discovered.

In addition to a delivery and pick up fee, the container generates rental income for the time the user has the container on site. Should the renter desire that the container be stored at Store or Ship's location, the container can be stored outdoors, indoors or in a climate controlled environment for additional fees.

Store or Ship pays no royalties or franchise fees for its territory that reaches east to I-77 (which bisects Charlotte), North to I-40, and west to past Asheville and South including Columbia and Anderson. In addition to serving customers directly, Store or Ship is in the process of establishing rental agencies. These agents are typically self storage operators who make the Store or Ship containers available to local customers. These agents follow a business model similar to truck rental whereby the agent earns a commission for the rental of the each container in its market but has no significant investment. One such agent is currently operating and other agents will be added over the next 90 days.