

SPARTAN INVESTMENT GROUP

PORTFOLIO OF PROJECTS

APRIL 2020



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4 THE SIG LEADERSHIP TEAM



CO-FOUNDERS



SCOTT LEWIS

Scott Lewis is the **Chief Executive Officer and the Co-Founder** of Spartan Investment Group, LLC (SIG) and has led numerous successful real estate projects ranging from single family flips to ground up development of self-storage.

As the Chief Executive Officer, Scott is responsible for developing business strategies and plans ensuring their alignment with short-term and long-term objectives. He leads the Spartan team by overseeing all operations and business activities to ensure they produce the desired results and are consistent with the overall strategy and mission. In addition to Spartan, Scott is also a Major in the US Army Reserves and is an Operation Iraqi Freedom Veteran.

Scott graduated from Michigan State University with degrees in Chemistry and Marketing from Catholic University with a MS in Management, and from Georgetown University with a Certificate in Project Management.



RYAN GIBSON

Ryan Gibson is the **Chief Investment Officer and the Co-Founder** of SIG. He has organized over \$25M of private equity for Spartan's projects. Ryan has experience managing development of SIGs projects in challenging markets.

For SIG, Ryan is responsible for investor relations and capital raises for projects.

Ryan is also a highly experienced commercial airline pilot. Ryan graduated from Mercyhurst University with a bachelor's degree in Business, with concentrations in Marketing, Management, and Advertising.



BEN LAPIDUS

Ben Lapidus is the **Director of Acquisitions and Finance** for SIG. Ben brings his skills in asset management and financial analysis to launch and grow Spartan's portfolio business line. With over two dozen successful deals under his belt prior to Spartan, Ben is also the founder and host of the national Best Ever Real Estate Investing Conference and managing partner of Indigo Ownerships LLC.

Before Spartan, Ben started a multi-million dollar study abroad company and worked with several start-ups through IPO or acquisition. He graduated Rutgers University with dual degrees in Finance and Economics where he was the founder of the Rutgers Entrepreneurial Society.



LINDSAY LEWIS

Lindsay Lewis is the **Director of Business Intelligence** lead for SIG. Applying 10+ years of experience in competitive and advanced analytics across the spectrum from data sourcing to integration and exploitation, Lindsay develops and implements the strategy for leveraging data, technology and research to quickly identify opportunities for SIG and its investors.

Lindsay graduated from George Mason University with a bachelor's degree in Biology and a master's degree in Biodefense.



JACKIE GIBSON

Jackie Gibson is the **Director of Operations** for SIG. In this role Jackie is leveraging her 15+ years of logistics, procurement, project management, and engagement experience to increase quality, profitability and efficiency for SIG's projects. Jackie manages SIG's current portfolio.

Jackie graduated from Mercyhurst University with a bachelor's degree in Hotel Restaurant and Institutional Management.



APPROACH

We focus on one opportunity at a time. Each is put through rigorous feasibility and due diligence processes to identify and mitigate risks. We develop individual offerings that are structured as single asset LLCs so our investors can partner with us on a per project basis.

ASSET CLASSES

SIG has experience in residential development; however, our primary focus is self-storage.

CATEGORIES

Currently Spartan is focusing on two categories of deals: Value Add and Opportunistic.

SIG reviews thousands of opportunities before presenting the best deals to our investors. Once an opportunity passes our initial approval, we conduct a feasibility study to understand the demand. If the demand meets our strict criteria, we place the property under contract and complete our 675-point due diligence checklist. If the investment passes feasibility and due diligence, the SIG team presents the opportunity to qualified investors in an offering memorandum.



∞ SIG'S ACHIEVEMENTS



36% AVG ROI



\$25M PRIVATE
EQUITY



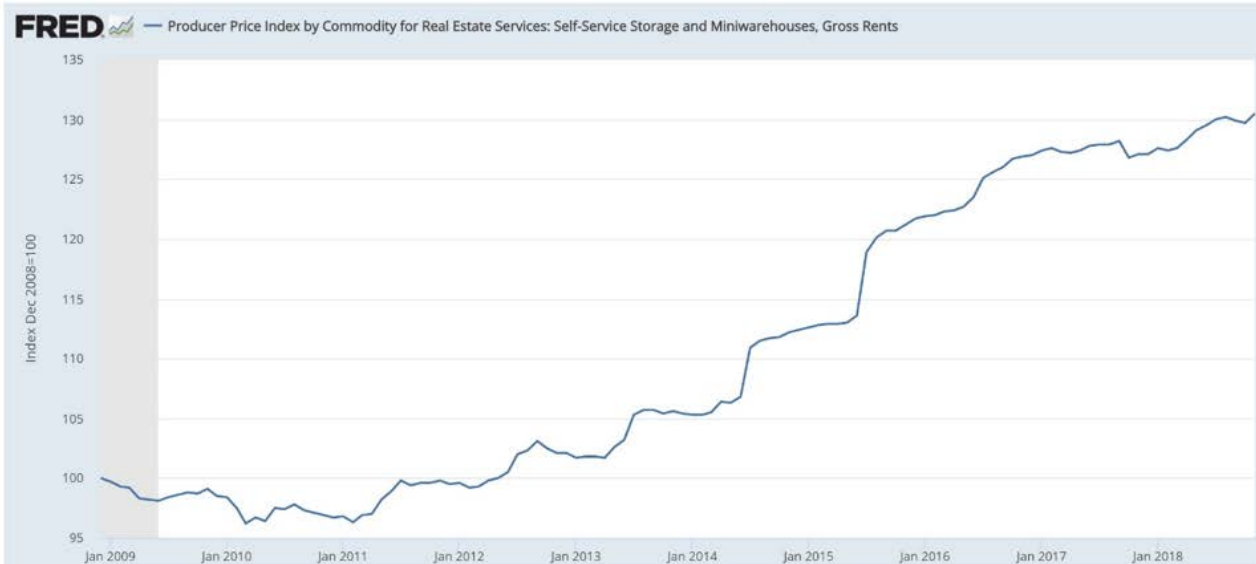
\$97M PROJECTS
UNDERWAY



9 COMPLETED
PROJECTS

Self-storage offers cash flow performance and value-add potential, and is experiencing high occupancy due to increased demand. In addition, rental rates are increasing due to low supply. Self-storage is needed during economic downturns as well as during an economic expansion.

10-Year Rent Growth - CAO November 2018





“What a great team! This team works hard to find you amazing projects to invest in and their hard work will reward you! They are also one of the most responsive and personable groups of people I have ever met in the industry. Smart, hardworking, and great to work with is a team to stick with for the long haul.

JEFF K.

“Our quarterly distribution was twice what we had originally expected. The SIG team continues to over-deliver and over-achieve.

STEVEN B.

“I have invested in several projects with Spartan Investment Group over the past few years. In every instance they have been consummate professionals and the ventures have always been profitable. They never hesitate to provide any information that I ask for and always give thorough and clear updates on all of their projects. The information they provide in video teleconferences and briefs demonstrate complete knowledge of the markets and types of projects that they invest in.

WILL H.

RIDGMAR MALL STORAGE

BACKGROUND

SIG acquired an 1,106 unit self-storage facility in Fort Worth, Texas. The building was formerly a Macy's that was converted into storage and SIG is currently taking the property through lease up. The facility features a modern office, loading docks, and is 100% climate controlled.

TYPE OF PROJECT

Commercial operation of a self-storage facility.

TARGET TIMELINE

5-year hold.

MINI-WEST STORAGE

BACKGROUND

SIG acquired a 735 unit, existing self-storage facility in Corsicana, Texas. The facility conveyed with a 2 acre vacant lot with zoning allow for self-storage use. SIG is developing the land to add an additional 40,000 square feet of climate controlled self-storage. The opportunity also came with a 5-bay car wash, U-Haul truck rental business, and a FedEx/ UPS drop.

TYPE OF PROJECT

Commercial development and operation of a self-storage facility, car wash and U-Haul Rental Center.

TARGET TIMELINE

5-year project hold with a refinance in year three.



DEVONSHIRE STORAGE

BACKGROUND

SIG acquired a 214 unit, existing self-storage facility, in Denver, CO. The SIG team plans to deploy significant operational improvements to the facility and increase economic occupancy. SIG will also deploy capital improvements to the facility and bring the facility up to market standards.

TYPE OF PROJECT

Commercial operation of a self-storage facility.

TARGET TIMELINE

5-year hold.



FORT WORTH BOATEL & STORAGE

ASSETS UNDER MANAGEMENT

BEFORE

BACKGROUND

SIG acquired a 209-unit RV & Boat Storage facility in Fort Worth, TX. At the time of acquisition, the facility was under performing and experiencing low economic occupancy. The SIG team has deployed significant operational improvements to the facility and increased economic occupancy. SIG has also deployed capital improvements to the facility and has brought the facility up to market standards.

TYPE OF PROJECT

Commercial development and operation of a self-storage facility, car wash and U-Haul Rental Center.

TARGET TIMELINE

5-year project hold with a refinance in year three.

AFTER

ASPEN PARK SELF STORAGE

BACKGROUND

SIG acquired a 128 unit, existing self-storage facility, in Conifer, CO. The facility conveyed with a 1/2 acre vacant lot that was zoned residential. SIG rezoned the lot and is developing an additional 14,000 square feet.

TYPE OF PROJECT

Commercial development and operation of a self-storage facility.

TARGET TIMELINE

10-year project hold with 100% refinance of investor capital in year five.



GOLDENROD RV PARK

ASSETS UNDER MANAGEMENT

BACKGROUND

SIG acquired a 102 unit, extended stay RV Park in Gardendale, TX. SIG handles all aspects of the project to include organizing the equity and debt, direct asset and property management, and property development.

Improvements to the property include:

- Installed 14 additional RV spaces
- Constructed propane dispensing unit, setup business operations to sell propane
- Renovation of office, bathrooms and laundry facility
- Added pavilion, BBQ area and fencing
- Installed 7 internet towers

TYPE OF PROJECT

Commercial development and operation of a self-storage facility, car wash and U-Haul Rental Center.

TARGET TIMELINE

5-year project hold with a refinance in year three.



BEFORE



AFTER



HIGHWAY 285 RV PARK

BACKGROUND

SIG acquired a 103 unit, extended stay RV Park in Pecos, TX. SIG handles all aspects of the project to include organizing the equity, direct asset and property management, and property development. SIG has developed the property by adding a convenience store, installing canopies, and will build a new laundry room.

TYPE OF PROJECT

Commercial development and operation of an RV Park.

TARGET TIMELINE

10-year hold.



BLACK DIAMOND STORAGE

UNDER DEVELOPMENT

18

BACKGROUND

SIG acquired 5.67 acres in Black Diamond, WA for the purpose of developing a 110,535 square foot self storage facility. SIG has received approval to move forward with the construction.

TYPE OF PROJECT

Commercial development of a retail, self storage, and RV/Boat storage facility.

TARGET TIMELINE

10-year project hold with 100% refinance of investor capital in year five.



LAVENDER MEADOWS MANUFACTURED HOME PARK

BACKGROUND

SIG acquired a 38-acre parcel in Washington's Olympic Peninsula. The property received site plan approval to construct a 217-lot manufactured housing community. SIG plans to build the park, lease up the facility, and sell the asset upon stabilization. The property will feature double wide homes, two-car garage parking, a club house and pocket parks.

TYPE OF PROJECT

Commercial development of a manufactured housing community.

TARGET TIMELINE

5-year.



PROPOSED SITE



1308 L STREET CONDO CONVERSION, WASHINGTON, DC

COMPLETED PROJECTS

20



BEFORE

BACKGROUND

SIG acquired a single family home and developed the property into four condos. SIG coordinated all aspects of the project.

TYPE OF PROJECT

Residential Development

TIMELINE

34 months.



AFTER



ELVANS ROAD LOTS DEVELOPMENT, WASHINGTON, DC

BACKGROUND

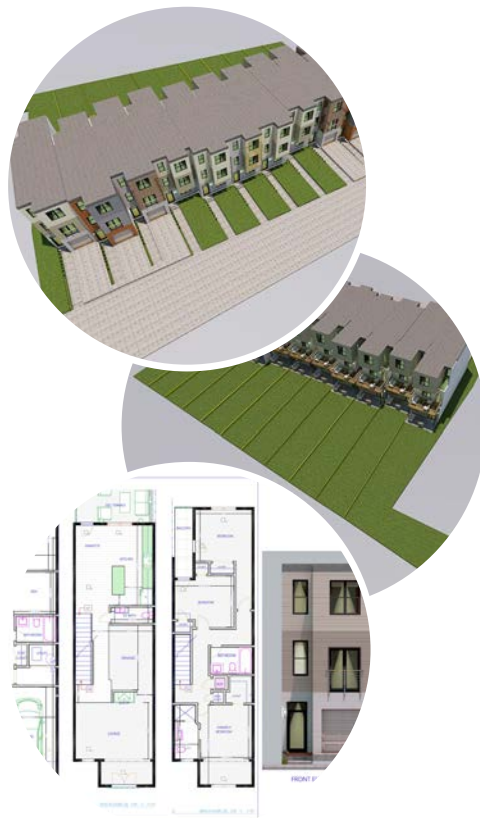
SIG acquired four residential lots in Washington, DC and subdivided into 11 lots. SIG took the property through the subdivision process and entitled the land. The property was sold to a developer.

TYPE OF PROJECT

Residential Development

TIMELINE

15 months.



LAMONT STREET CONDO CONVERSION, WASHINGTON, DC



BACKGROUND

SIG acquired a single family home for the purposes of redeveloping into two condo units. SIG organized all aspects of the project.

TYPE OF PROJECT

Residential Development

TIMELINE

15 months.



1312 LEVIS STREET NE, WASHINGTON, DC

BACKGROUND

SIG completely redeveloped and expanded this single family home in Washington, DC.

TYPE OF PROJECT

Renovation of a single family home.

TIMELINE

7 months.



2009 EVARTS STREET NE, WASHINGTON, DC

BACKGROUND

SIG acquired a vacant lot in the northeast neighborhood of Washington, DC and constructed a 5 bedroom 3.5 bathroom single family home.

TYPE OF PROJECT

New construction of a 4,000 square foot single family home.

TIMELINE

16 months.



1612 W STREET SE, WASHINGTON, DC

COMPLETED PROJECTS

25

BACKGROUND

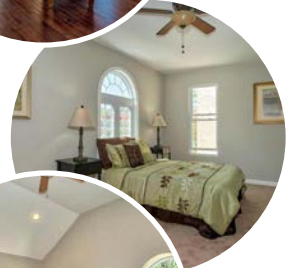
SIG acquired a single-family home in Washington, DC. The property had burned down in a fire and SIG completely reconstructed the home.

TYPE OF PROJECT

Renovation of a single family home.

TIMELINE

14 months.



1352 L STREET SE, WASHINGTON, DC

BACKGROUND

SIG acquired a row-home in the Hill East neighborhood of Washington, DC. SIG organized the acquisition capital, debt, and renovation of the project.

TYPE OF PROJECT

Renovation of a single family home.

TIMELINE

6 months.

FOR ADDITIONAL DETAILS PLEASE
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