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Spartan Investment Group Overview

About Spartan

Since 2013, Spartan has focused on achieving our mission, realizing the vision, and living by our values. We've been improving lives through real estate, providing opportunities for our team to grow personally and professionally, offering thoroughly scrutinized investments to our investors, and grown our entire ecosystem through GRITT.

We've organized Spartan around our 3F Operating Model of Find, Fund, and Finish. We find deals and then put them through our 750+ point due diligence checklist, we fund them through multiple sources of capital and then finish them by operating both property management and construction management in-house. All of this supports our mantra of never losing money and mitigating every risk we can.

Going forward, our strategic vision for the next three years is to grow our company through a vertically integrated strategy achieving combined revenues of \$1B and a portfolio with \$5B of assets under management.

We hope all of you choose to join us on this amazing journey.

Scott Lewis CEO Ryan J. Gibson CIO

Vet100





Mission, Vision, & Values

MISSION

To improve lives through real estate.

INVEST IN OUR VALUES™

GROWTH

Stretch. Drive. Push yourself and our company to the next level. Never settle for less than excellence.



RESPECT

One team, one fight. Our team is our strength.
Respect everyone's opinions. Support them in their endeavors.

VISION

To build a company where a relentless drive fuels our growth and improves the lives of our team and our investors. To do this, our focus is to provide opportunities for our team to grow and achieve their dreams both personally and professionally. For our investors, we provide only investment opportunities that have been thoroughly scrutinized by our processes. Day in, day out, we work with determination to persevere through every challenge in achieving our goals. Summed up in one word, the Spartan team is defined by its **GRITT.**



INTEGRITY

Never waiver. Choose the hard right over the easy wrong every time regardless of the consequence.



TENACITY

Stick with it. Never quit. Get back up when you're knocked down.
There is always one more thing you can do.



TRANSPARENCY

No secrets. Communicate openly and truthfully in all situations.
Mistakes are learning opportunities.

The Spartan Creed

- Spartans are the greatest team ever assembled, and I am a part of that team. I accept that by being a Spartan, my actions must be in complete alignment with the team's mission, vision, and values.
- Perseverance will get me through every challenge. I will never quit. I can rely on the full support of my team, and I will always be there for my teammates.
- Achievement for me is defined by how I can help the team and advance our mission. I will always look for ways to add value.
- Recognizing I am a member of an elite team, my work will never be less than excellent. I will always be pushing to improve.
- Tenaciously I will advance toward the Spartan objective overcoming whatever obstacles I encounter. If I see a teammate struggling, I will offer to help.
- Accepting I cannot control everything, I will diligently mitigate all the risks I can while remaining flexible and adaptable to overcome those I cannot.
- Never will I be anything but 100% truthful and transparent.
 Regardless of the consequences, I will always act with the utmost integrity and accept whatever the outcome.

Our Journey

2014

- Established our mission to "Improve Lives Through Real Estate"
- Published our 3-Year Strategic
 Plan that outlines the foundation for growth.

2016

Focused on building out a **Self-Storage Platform** due to its scalability & historical performance.

2017 Closed our opportunity developme

Closed our first self-storage opportunity (a ground up development near Seattle, WA).

2018

Opened our headquarters in **Golden, CO** & began onboarding our first employees.

2019

Added 7 new self-storage assets to our portfolio & begins to scale our self-storage portfolio.

\$0M AUM

2020

2021

Named one of America's fastest growing companies by Inc Magazine & acquired our first self-storage portfolio in Texas.

Acquired **\$265M** in self-storage assets & named as one of America's top **100** self-storage operators.

\$3.5MAUM

\$10MAUM

\$70MAUM

\$470MAUM



Our Team



SCOTT LEWIS
Chief Executive Officer



RYAN GIBSON Chief Investment Officer



BEN LAPIDUS Chief Financial Officer



AARON SAUNDERS

Managing Director of SCM



TED GREENE
Investor Relations Manager



WHITNEY HAMM Manager of People



LAUREN BRYCHELL Investor Relations Manager



NELSON PAYNE
Vice President of Investments



ED OSBORNE Vice President - Investments



JP NOLETTE
Acquisitions Associate



TYLER BURKE Senior Vice President of Investments



KIERSTEN WALLERSTEDT Transaction Coordinator



TRISTAN COTTAREL Acquisitions Analyst



JACLYN GIBSON Director of Capital



MAX ORLOFF Asset Management Analyst



THOMAS EDDY
Vice President of Capital Markets



MAX SALOMON
Business Intelligence Analyst

Asset Management

The Spartan Team is responsible for the entire life cycle of our properties, most notably the execution of our business plans, which include revenue management, customer-facing initiatives and capital expenditure plans.

Upon acquisition, we implement mark–to–market rate increases to be more competitive in the market and to further drive revenue. We rebrand each of our facilities with the FreeUp Storage brand with the goal of creating a nationally recognized symbol that inherently drives value. In addition, our team specializes in implementing and optimizing ancillary revenue streams such as tenant insurance, truck rentals and other miscellaneous services.

With many of our facilities being under-managed at the time of acquisition, we employ a robust capital expenditure plan with the help of our in-house construction management team. Many of the facilities that we acquire can be considered a letter grade higher after we execute our capital expenditure plan, generating value far in excess of the costs.

Our team maintains a strong emphasis on data-driven decision making. This is reflected in the implementation of our business plans as each strategic decision we make requires data to support it. We monitor occupancy, collections, expenses and net income on a regular basis to identify patterns that further inform our strategy.

Lastly, Asset Management coordinates with the Investor Relations team to provide our investors a best-in-class experience of communication and transparency. This includes comprehensive reporting about portfolio performance and fund administration.

Best-in-class investor communication Monthly investor updates Quarterly investor financial reporting Quarterly investor teleconference Pro-forma vs. actual financials Investor statements Revenue management Aggressive property tax disputing Cost segregation

Bonus depreciation

Capital expenditure management

Property insurance from "A-Rated" carrier





Make Space For Life

FreeUp Storage was launched to serve as Spartan's national self-storage brand. FreeUp Storage was founded solely for the purpose of managing Spartan's portfolio. The FreeUp Storage team focuses on executing the business plan set by executive leadership.



IN-HOUSE PROPERTY MANAGEMENT

This mitigates risk by having control over the operations, revenue management, and facilities in Spartan's portfolio.

A FOCUS ON AUTOMATION

This is backed with customer service fundamentals enables us to offer unique value, keeping costs low while delivering the right amount of hands-on customer experience.

HAVING A TEAM ON THE GROUND

This allows us to develop deep community partnerships in the communities we serve, giving us an edge on the competition.





DANIKA ANDERSON
Operations Manager



DANIELLE TRICARICO Operations Specialist



VALERIE BUCHANAN Regional Manager



MIKE SCOTT
Operations Analyst



DAVID WELSH Southeast Regional Manager



MAREN FURLONG Property Accountant



AL GREEN District Manager



CARRIE KOEBEL
Property Accountant



YOLANDA BETTS District Manager



NOAH MILLER Accounts Payable Associate



Full-Spectrum Development Services

Investors deserve a development partner with the ability to quickly bring a property to its highest and best use, and a construction team that mitigates risk along the way. Spartan Construction Management seamlessly transitions new acquisitions through capital improvement, entitlement, design, and construction. Leveraging market knowledge and local relationships, we maximize a property's true potential and commit to the investment's vision.

Builders that know self-storage

Design that complements the customer and the investor

Industry leading tools and practices allowing for transparent risk management between the projects and the leadership team

98 YEARS

of real estate and construction experience

\$36M

of projects budgeted in 2022



Spartan Construction Management Team



AARON SAUNDERS

Managing Director of SCM



ALEX DICK
Construction Specialist



GERRIT VAN MAANEN Project Executive



KENNY RODRIGUES
Construction Specialist



JACK MUTTY
Project Executive



TONY LARSEN Superintendent



ZACH GUMPER
Pre-Construction Manager



MIKE HOWELL
Construction Accountant



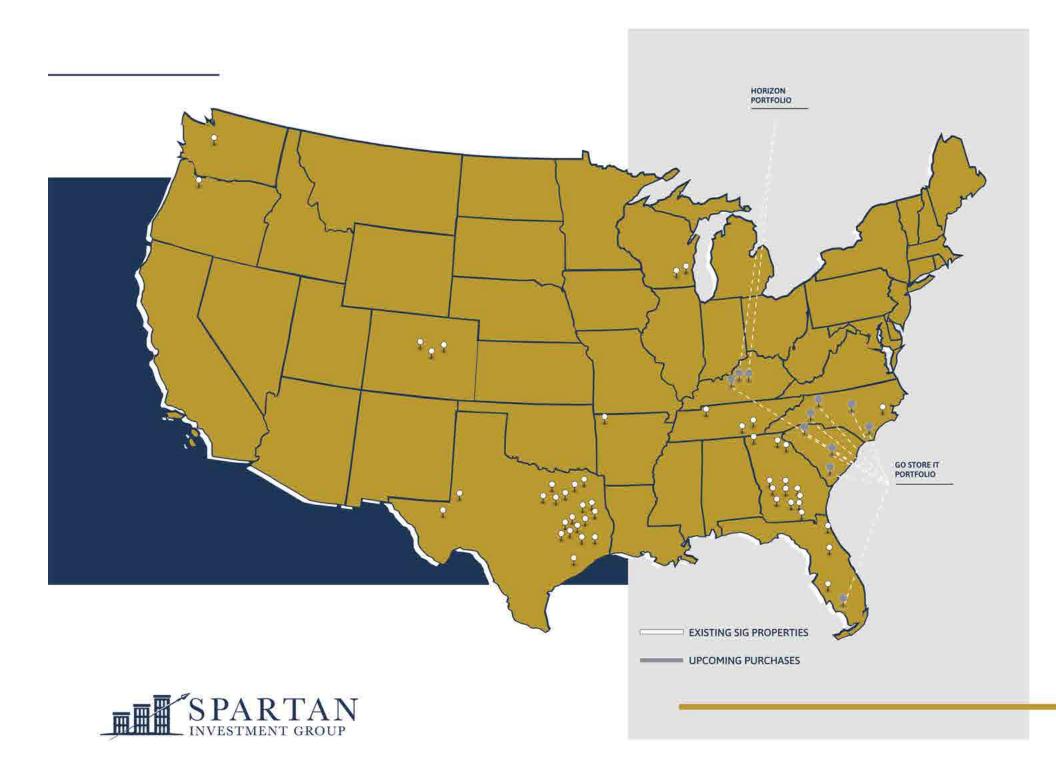
ARA SPRAGUE Entitlements Manager

Spartan Assets The following assets are under management by Spartan Investment Group.

Current Assets Under Management

PROPERTY	MSA	ACQUISITION DATE	UNITS	SQUARE FEET
FreeUp Storage Boat Club Road	Fort Worth, TX	Sep. 2019	219	64,390
FreeUp Storage Aspen Park	Denver, CO	Aug. 2018	194	13,900
FreeUp Storage Black Diamond	Seattle-Tacoma, WA	Feb. 2017	755	89,610
FreeUp Storage Centerville	Nashville, TN	Jul. 2021	503	57,954
FreeUp Storage Columbus	Columbus, GA	Jul. 2021	355	35,548
FreeUp Storage Devonshire Boulevard	Denver, CO	Apr. 2020	280	33,510
FreeUp Storage Fortson	Columbus, GA	Jul. 2021	303	34,892
FreeUp Storage Ft Oglethorpe	Chattanooga, TN	Jul. 2021	441	54,175
FreeUp Storage Hudson	Tampa, FL	Jul. 2021	38	21,820
FreeUp Storage Huntsville	Huntsville, TX	Mar. 2021	321	55,190
FreeUp Storage Lake Park	Valdosta, GA	Jul. 2021	432	68,455
FreeUp Storage I-20	Tyler, TX	Apr. 2021	377	63,516
FreeUp Storage Longview Gilmer Rd	Longview, TX	Sep. 2020	481	55,100
FreeUp Storage Longview Tyler Street	Longview, TX	Sep. 2020	390	52,558
FreeUp Storage Tyler SH-155	Tyler, TX	Sept. 2020	395	52,119
FreeUp Storage Tyler Shiloh Road	Tyler, TX	Sep. 2020	571	74,450
FreeUp Storage Madison	Madison, WI	Aug. 2021	708	107,270
FreeUp Storage Ocala	Ocala, FL	Jul. 2021	387	49,390
FreeUp Storage Palatka	Palatka, FL	Jul. 2021	249	116,700
FreeUp Storage Aubrey	Aubrey, TX	Nov. 2021	242	29,644
FreeUp Storage Ferris	Ferris, TX	Nov. 2021	390	47,940
FreeUp Storage Flint	Flint, TX	Nov. 2021	264	28,634
FreeUp Storage Forest Hill	Forest Hill, TX	Nov. 2021	570	74,275
FreeUp Storage Mabank	Mabank, TX	Nov. 2021	572	66,990
FreeUp Storage North Richland Hills	Richland Hills, TX	Nov. 2021	144	21,010
FreeUp Storage Paris	Paris, TX	Nov. 2021	402	46,020
FreeUp Storage Seagoville N. Highway	Seagoville, TX	Nov. 2021	148	17,361
FreeUp Storage Seagoville	Seagoville, TX	Nov. 2021	446	50,100
FreeUp Storage Terrell E. Moore Ave	Terrell, TX	Nov. 2021	498	62,905
			298	44,290
FreeUp Storage Terrell Farm to Market	Terrell, TX	Nov. 2021		
FreeUp Storage Terrell	Terrell, TX	Nov. 2021	548	111,525
FreeUp Storage Tyler	Tyler, TX	Nov. 2021	517	77,342
FreeUp Storage Waxahachie	Waxahachie, TX	Oct. 2021	482	85,089
FreeUp Storage Pea Ridge	Bentonville, AR	Mar. 2021	531	135,310
FreeUp Storage Sandy	Portland, OR	Aug. 2021	351	50,000
FreeUp Storage Sharpsburg	Atlanta, GA	Dec. 2020	252	34,500
FreeUp Storage Silt	Glenwood Springs, CO	Oct. 2021	337	42,000
FreeUp Storage Boy Scout Rd	Hixson, TN	Dec. 2021	212	18,220
FreeUp Storage Brookdale Ave	Macon, GA	Dec. 2021	533	60,650
FreeUp Storage Burrus Rd	Macon, GA	Dec. 2021	162	18,117
FreeUp Storage Dahlonega	Dahlonega,GA	Dec. 2021	300	80,450
FreeUp Storage Fort Valley	Warner Robins, GA	Oct. 2021	357	43,280
FreeUp Storage Kathleen	Kathleen, GA	Dec. 2021	248	35,175
FreeUp Storage Macon	Macon, GA	Dec. 2021	441	70,400
FreeUp Storage Middle Valley	Hixson, TN	Dec. 2021	367	54,706
FreeUp Storage Murrayville	Murrayville, GA	Dec. 2021	556	33,145
FreeUp Storage Hartland	Hartland, WI	Dec. 2021	399	47,654
FreeUp Storage Warner Robins	Warner Robins, GA	Jul. 2021	443	36,388
Goldenrod RV Park	Odessa, TX	Mar. 2017	116	
Highway 285 RV Park	Odessa, TX	Dec. 2019	215	
Mini-West Storage	Corsicana, TX	Apr. 2019	969	113,085
Ridgmar Mall Storage	Fort Worth, TX	Feb. 2020	1,081	130,194

TOTAL 20,770 2,866,946



Black Diamond

FreeUp Storage Black Diamond consists of one facility located southeast of Seattle in Black Diamond, WA. Spartan purchased the 5-acres of land, took the project through an challenging entitlement process and constructed the facility. The target hold period is 10-years.

Property Address 30460 3rd Ave, Black Diamond, WA 98010





Location	Black Diamond, WA
Total Units	755
Current SF	89,610
Total SF CC	N/A
Additional RE Types on Site	N/A







S. Broadway

FreeUp Storage S. Broadway consists of one facility located in Tyler, TX. The investment provides consistent cash flow to our investors and a refinance is planned in year 2 of the investment. The target hold period is 4-years.

Property Address 8225 S Broadway, Tyler, TX 75703



Location	Tyler, TX
Total Units	540
Current SF	61,813
Total SF CC	61,813
Additional RE Types on Site	N/A







Madison

FreeUp Storage Madison includes three Class-A storage facilities in Madison and Hartland, Wisconsin. The investment provides monthly cash flow to investors value-add upside through the expansion. The target hold period is 4-years.

Property Address 3017 Dairy Drive, Madison, WI 53718

4018/4019 March Road, Madison, WI 53718



Location	Madison, WI
Total Units	708
Current SF	107,270
Total SF CC	33,050
Additional RE Types on Site	N/A







Hartland

FreeUp Storage Madison includes three Class-A storage facilities in Madison and Hartland, Wisconsin. The investment provides monthly cash flow to investors value-add upside through the expansion. The target hold period is 4-years.

Property Address 840 Rose Drive, Hartland, WI 53029



Location	Hartland, WI
Total Units	399
Current SF	47,654
Total SF CC	29,455
Additional RE Types on Site	N/A

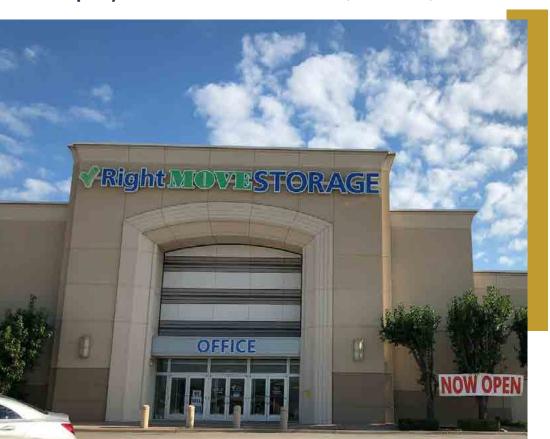




Ridgmar Mall Storage

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 has taken the property through lease up. The facility features a modern office, loading docks, and is 100% climate controlled.

Property Address 2000 Green Oaks Rd, Fort Worth, TX 76116





Location	Fort Worth, TX
Total Units	1,081
Current SF	130,194
Total SF CC	130,194
Additional RE Types on Site	N/A





Mini-West Storage

The Mini-West Storage consists of one facility located south of Dallas in Corsicana, TX. The investment provides cash flow and value add through expansion. In 2021, 39% of the investor's capital was returned early due to the sale of the car wash.

Property Address 1400 N 45th St, Corsicana, TX 75110





Location	Corsicana, TX
Total Units	968
Current SF	113,100
Total SF CC	43,385
Additional RE Types on Site	N/A







Havelock

FreeUp Storage Havelock consists of one facility located just outside of New Bern in Havelock, NC. The investment provides cash flow and value add through raising rents to market.

Property Address 400 McCotter Blvd, Havelock NC 28532



Location	Havelock, NC
Total Units	1,538
Current SF	191,133
Total SF CC	40,000
Additional RE Types on Site	N/A





Middle Valley Road

SIG plans to pave the drive aisles of this facility and paint the buildings to bring the facility up a full letter grade. SIG will add value to this stabilized property by increasing rents to the market. The market occupancy and demand is strong, allowing SIG to increase NOI.

Property Address 6808 Middle Valley Rd, Hixson, TN 37343





Location	Hixson, TN
Total Units	367
Current SF	54,706
Total SF CC	N/A
Additional RE Types on Site	N/A





Boy Scout Road

The facility was constructed in 2019 and quickly leased to stabilized occupancy. SIG will add value by expanding the facility by 20,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the new units and increasing street rates.

Property Address 1479 Boy Scout Rd, Hixson, TN 37343





Location	Hixson, TN
Total Units	212
Current SF	18,220
Total SF CC	7,740
Additional RE Types on Site	N/A







Murrayville

SIG will add value to this property by increasing rates. The market occupancy and demand is strong, allowing SIG to increase NOI and value by increasing rates on current customers and increasing street rates.

Property Address 5162 Thompson Bridge Rd, Murrayville, GA 30564



Location	Murrayville, GA
Total Units	556
Current SF	80,450
Total SF CC	36,600
Additional RE Types on Site	N/A







Dahlonega

SIG will add value to this stabilized property by increasing rates. The market occupancy and demand is strong, allowing SIG to increase NOI and value through increasing rents to market.

Property Address 15 Martins Ford Rd, Dahlonega, GA 30533



Location	Dahlonega, GA
Total Units	300
Current SF	33,145
Total SF CC	11,895
Additional RE Types on Site	N/A







Macon

SIG will add value to this stabilized property by expanding the facility by 20,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion while enjoying cash flow along the way.

Property Address 2257 Heath Rd, Macon, GA 31206



Location	Macon, GA
Total Units	441
Current SF	70,400
Total SF CC	9,450
Additional RE Types on Site	Retail, Office







Kathleen

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through rate increases.

Property Address 301 Club Villa Court, Kathleen, GA 31047



Location	Kathleen, GA
Total Units	248
Current SF	35,175
Total SF CC	21,350
Additional RE Types on Site	N/A







Burrus Road

SIG will add value to this property by increasing rates. The market occupancy and demand is strong, allowing SIG to increase NOI and value.

Property Address 875 Burrus Rd, Macon, GA 31204



Location	Macon, GA
Total Units	162
Current SF	18,117
Total SF CC	18,117
Additional RE Types on Site	N/A





Brookdale Avenue

SIG will add value to this property by increasing rates. The market occupancy and demand is strong, allowing SIG to increase NOI and value.

Property Address 3427 Brookdale Avenue, Macon, GA 31204





Location	Macon, GA
Total Units	533
Current SF	60,650
Total SF CC	N/A
Additional RE Types on Site	Retail, Office







Fort Valley

SIG will add value to this stabilized property by expanding the facility by 10,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion while enjoying cash flow along the way.

Property Address 1091 Peach Parkway, Fort Valley, GA 31030



Location	Fort Valley, GA
Total Units	344
Current SF	41,280
Total SF CC	8,030
Additional RE Types on Site	N/A





Boat Club Road

FREE STORAGE
BOAT CLUB ROAD

FreeUp Storage Boat Club Road has produced an 8% Cash on Cash return throughout the life of the investment and returned 100% of the investors capital 21 months earlier than anticipated. Spartan achieved this result by adding significant value through capital and operational improvements. The investment was refinanced in December of 2021 and all investor capital was returned. Investors will continue to receive cash flow and upside from the sale.

Property Address 8955 Boat Club Rd, Fort Worth, TX 76179



Location	Fort Worth, TX
Total Units	219
Current SF	64,390
Total SF CC	N/A
Additional RE Types on Site	N/A







Terrell

SIG will add value to this stabilized property by expanding the facility by 40,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion.

Property Address 161 Business Circle, Terrell, TX 75160



Location	Terrell, TX
Total Units	548
Current SF	111,525
Total SF CC	35,325
Additional RE Types on Site	Industrial





Terrell E. Moore Ave.

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the remaining units.

Property Address 350 FM 2578, Terrell, TX 75160





Location	Terrell, TX
Total Units	498
Current SF	62,905
Total SF CC	2,800
Additional RE Types on Site	N/A





Terrell Farm to Market

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the remaining units.

Property Address 1119 East Moore Ave, Terrell, TX 75160





Location	Terrell, TX
Total Units	298
Current SF	44,290
Total SF CC	10,775
Additional RE Types on Site	N/A







Tyler

SIG will add value to this stabilized property by expanding the facility by 55,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion while enjoying cash flow along the way.

Property Address 4044 County Road 284, Tyler, TX 75708



Location	Tyler, TX
Total Units	517
Current SF	77,342
Total SF CC	3,800
Additional RE Types on Site	N/A







Flint

SIG will add value to this stabilized property by expanding the facility by 10,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion while enjoying cash flow along the way.

Property Address 20904 Highway 155 South, Flint, TX 75762



Location	Flint, TX
Total Units	264
Current SF	28,634
Total SF CC	N/A
Additional RE Types on Site	N/A







Seagoville

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong allowing SIG to increase NOI and value through the leasing of the remaining units. SIG also has the option to expand this facility which would serve as an additional upside to investors.

Property Address 3115 Highway 175, Seagoville, TX 75159



Location	Seagoville, TX
Total Units	446
Current SF	50,100
Total SF CC	N/A
Additional RE Types on Site	N/A





Seagoville N. Highway

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the remaining units.

Property Address 2314 North Highway 175, Seagoville, TX





Location	Seagoville, TX
Total Units	148
Current SF	17,361
Total SF CC	613
Additional RE Types on Site	N/A







Ferris

SIG will add value to this stabilized property by expanding the facility by 30,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion while enjoying cash flow along the way.

Property Address 980 FM 664, Ferris, TX 75125



Location	Ferris, TX
Total Units	390
Current SF	47,940
Total SF CC	N/A
Additional RE Types on Site	N/A







Aubrey

SIG will add value to this stabilized property by expanding the facility with portable units. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion while enjoying cash flow along the way.

Property Address 5055 Highway 377, Aubrey, TX 76227



Location	Aubrey, TX
Total Units	242
Current SF	29,664
Total SF CC	4,500
Additional RE Types on Site	Office





North Richland Hills

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the remaining units.

Property Address 3725 Flory Street, North Richland Hills, TX





Location	Richland Hills, TX
Total Units	144
Current SF	21,010
Total SF CC	3,960
Additional RE Types on Site	Retail, Office







Paris

SIG will add value to this stabilized property by expanding the facility by 25,000 square feet. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the expansion while enjoying cash flow along the way.

Property Address 2405 Northeast loop 286, Paris, TX 75460



Location	Paris, TX
Total Units	402
Current SF	46,020
Total SF CC	5,850
Additional RE Types on Site	N/A





FREE STORAGE 1-20

I-20

FreeUp Storage I-20 consists of one facility located in Longview, TX. Originally constructed in 1994 the property comprises 38 climate controlled units, 298 non climate drive up units, 18 enclosed boat/RV units, 4 covered boat/RV units, and 21 uncovered parking spaces. The property benefits from the excellent visibility and accessibility provided by its strategic location, which has approximately 40,000 vehicles travel each day.

Property Address 220 Pittman St., Longview, TX 75602



Location	Tyler, TX
Total Units	377
Current SF	63,516
Total SF CC	5,210
Additional RE Types on Site	Boat and RV Storage







Mabank

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the remaining units. SIG also has the option to expand this facility which would serve as an additional upside to investors.

Property Address 2102 South 3rd Street, Mabank, TX 75147



Location	Mabank, TX
Total Units	572
Current SF	66,990
Total SF CC	N/A
Additional RE Types on Site	N/A







Forest Hill

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the remaining units.

Property Address 7321 Wichita Street, Forest Hill, TX 76140



Location	Forest Hill, TX
Total Units	570
Current SF	74,275
Total SF CC	19,125
Additional RE Types on Site	N/A







Waxahachie

SIG will add value to this property by increasing occupancy. The market occupancy and demand is strong, allowing SIG to increase NOI and value through the leasing of the remaining units.

Property Address 1832 Farm to Market 66, Waxahachie, TX



Location	Waxahachie, TX
Total Units	482
Current SF	85,089
Total SF CC	16,289
Additional RE Types on Site	N/A







Aspen Park

FreeUp Storage Front Range Portfolio consists of 2-facilities located in Conifer and Denver, CO. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 9529 S Davis Rd, Conifer, CO 80433



Location	Denver, CO
Total Units	194
Current SF	13,900
Total SF CC	N/A
Additional RE Types on Site	N/A

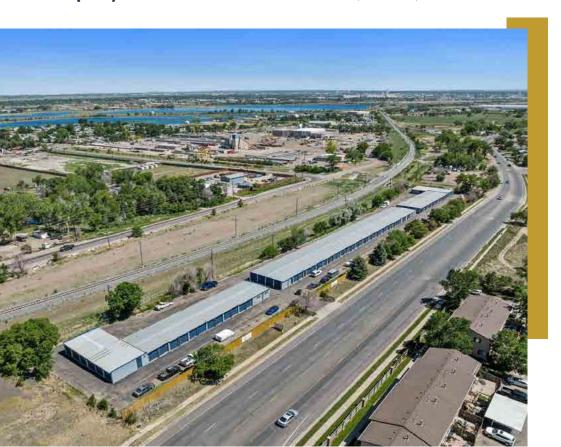




Devonshire Boulevard

FreeUp Storage Front Range Portfolio consists of 2-facilities located in Conifer and Denver, CO. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 8700 Devonshire Blvd, Denver, CO 80229





Location	Denver, CO
Total Units	280
Current SF	33,510
Total SF CC	33,510
Additional RE Types on Site	N/A







Huntsville

FreeUp Storage Huntsville consists of one facility north of Houston in Huntsville, TX. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 20 FM 1791 Rd, Huntsville, TX 77340



Location	Huntsville, TX
Total Units	321
Current SF	55,190
Total SF CC	14,300
Additional RE Types on Site	N/A







Pea Ridge

FreeUp Storage Pea Ridge consists of one facility near Bentonville in Pea Ridge, AR. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 2251 W. Pickens Road, Pea Ridge, AR 72751



Location	Bentonville, AR
Total Units	531
Current SF	135,310
Total SF CC	49,028
Additional RE Types on Site	Parking







Sandy

FreeUp Storage Sandy consists of one facility located southeast of Portland in Sandy, OR. The investment consists of a ground up development that provides investors with significant appreciation and a return of capital in year 2. Additionally, the investment provides cash flow once stabilized. The target hold period is 4-years.

Property Address 16555 Champion Way Sandy, OR 97055



Location	Portland, OR
Total Units	353
Current SF	50,000
Total SF CC	N/A
Additional RE Types on Site	N/A







Sharpsburg

FreeUp Storage Sharpsburg consists of one facility south of Atlanta in Sharpsburg, GA. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 50 Marion Beavers Road, Shapsburg, GA



Location	Atlanta, GA
Total Units	252
Current SF	34,500
Total SF CC	N/A
Additional RE Types on Site	N/A



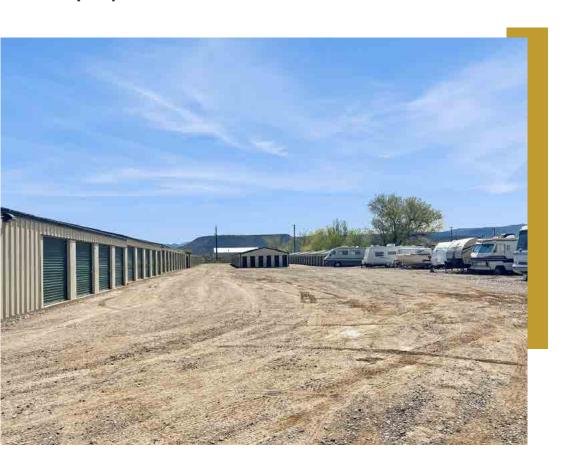




Silt

FreeUp Storage Silt is one facility located near Aspen in Silt, CO. The investment provides the opportunity to double the size of the existing facility. Once expanded the property provides investors with monthly cash flow. The target hold period is 4-years.

Property Address 357 S. 16th Street, Silt, CO 81652



Location	Glenwood Springs, CO
Total Units	337
Current SF	42,000
Total SF CC	35,325
Additional RE Types on Site	Industrial





Tyler SH-155

FreeUp Storage Tyler Longview Portfolio consists of 5-facilities located in Tyler and Longview, TX. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 12913 Highway 155 South, Tyler, TX





Location	Tyler, TX
Total Units	395
Current SF	52,119
Total SF CC	N/A
Additional RE Types on Site	N/A





Tyler Shiloh Road

FreeUp Storage Tyler Longview Portfolio consists of 5-facilities located in Tyler and Longview, TX. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 2707 Shiloh Road, Tyler TX





Location	Tyler, TX
Total Units	571
Current SF	74,450
Total SF CC	N/A
Additional RE Types on Site	Office







Gilmer Road

FreeUp Storage Tyler Longview Portfolio consists of 5-facilities located in Tyler and Longview, TX. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 3323 Gilmer Road Longview, TX 75604



Location	Longview, TX
Total Units	481
Current SF	55,100
Total SF CC	N/A
Additional RE Types on Site	N/A







Tyler Steet

FreeUp Storage Tyler Longview Portfolio consists of 5-facilities located in Tyler and Longview, TX. The investment provides cash flow and value add through expansion. The target hold period is 5-years.

Property Address 350 West Tyler Street Longview, TX 75601



Location	Longview, TX
Total Units	390
Current SF	52,558
Total SF CC	N/A
Additional RE Types on Site	Retail







Fortson

SIG will add value to the property by expanding the facility by ~18,500 square feet, adding covered boat/RV parking and painting the facility. Not all of the land is being planned for expansion which allows for additional upside for investors. There is only one competitor in the market who has remained 100% occupied and market data was unavailable.

Property Address 5815 GA-219, Fortson, GA 31808



Location	Columbus, GA
Total Units	303
Current SF	34,892
Total SF CC	N/A
Additional RE Types on Site	N/A







Palatka

The Palatka property rents are 19% under market and the facility has room to expand. Currently, the industrial space is 100% leased and the recent storage expansion is 86% leased. The property conveys enough land to further expand the storage business by 30,000 square feet and industrial flex space by 70,000 square feet. SIG has underwritten the storage expansion but the industrial expansion was not and would be additional upside to investors.

Property Address 701 N Moody Rd, Palatka, FL 32177



Location	Palatka, FL
Total Units	249
Current SF	116,700
Total SF CC	9,300
Additional RE Types on Site	Industrial, Flex







Ocala

The Ocala facility was recently expanded and has leased up quickly due to high demand. Rents are currently 29% below market. Bringing the rents to market and finishing the lease up of the facility provide a value-add component to the facility.

Property Address 9161 NE Jacksonville Rd, Anthony, FL 32617



Location	Ocala, FL
Total Units	387
Current SF	49,390
Total SF CC	15,490
Additional RE Types on Site	Residential, Office



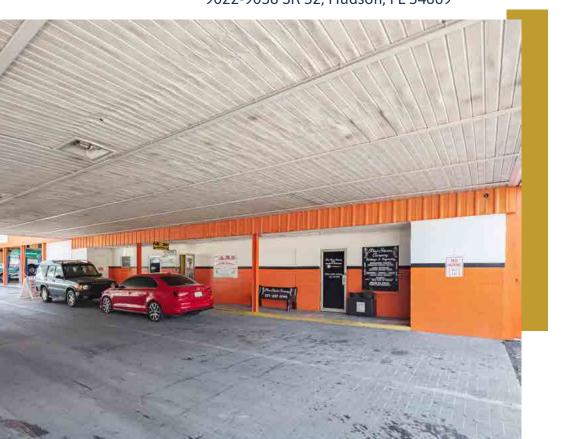




Hudson

The Hudson properties (co-located in Hudson, FL) allow SIG to reposition them to highest and best use. SIG will not have sufficient time to determine the exact business plan; however, the facility is 100% occupied and cash flowing day 1. SIG has not underwritten any upside into the financials.

Property Address 8702 State Rd 52, Hudson, FL 34667 9022-9038 SR 52, Hudson, FL 34669



Location	Tampa, FL
Total Units	38
Current SF	21,820
Total SF CC	600
Additional RE Types on Site	Retail, Office







The facility was recently expanded by adding climate control units. SIG will add value to the property by taking the new units through lease up, improving signage and curb appeal. Additionally, the property conveys enough land to expand the facility by an additional ~16,000 square feet.

Property Address 762 Cross St, Rossville, GA 30741





Location	Rossville, GA
Total Units	441
Current SF	54,175
Total SF CC	19,575
Additional RE Types on Site	N/A







Columbus

The Columbus property rents are 21% below market. SIG will add value to this stabilized facility by increasing rents to market, resurfacing the drive aisles, and repainting the facility.

Property Address 2036 Morris Road, Columbus, GA 31907



Location	Columbus, GA
Total Units	335
Current SF	35,548
Total SF CC	N/A
Additional RE Types on Site	N/A







Lake Park

SIG will add value to the property by improving signage, landscaping, and covered parking. Additionally, the property conveys with enough land to expand the facility by an additional ~12,000 square feet.

Property Address 130 Lakes Blvd, Lake Park, GA 31636



Location	Valdosta, GA
Total Units	432
Current SF	68,455
Total SF CC	N/A
Additional RE Types on Site	Retail, Office



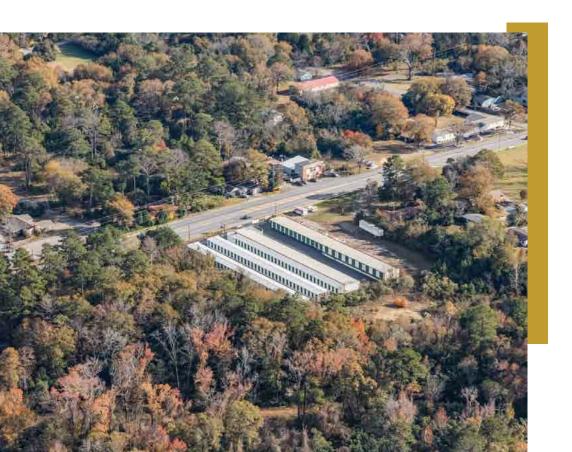




Warner Robins

The Warner Robins facility was recently purchased by the seller. The current owner has turned over non-paying tenants and started to lease-up the facility. SIG will add value by continuing the lease up and expanding the facility by 13,000 square feet.

Property Address 1007 N Davis Dr, Warner Robins, GA 31093



Location	Warner Robins, GA
Total Units	443
Current SF	36,388
Total SF CC	320
Additional RE Types on Site	N/A







Centerville

The Centerville property was in seven years of neglect by a previous absentee owner. Approximately 80 of the units are in need of repair. SIG will add value repairing the units, resealing asphalt, adding crushed stone in the drive aisle, painting all buildings and improving the lighting. The market is nearly 100% occupied

Property Address 200 Sula T Nickell St, Centerville, TN 37033



Location	Nashville, TN
Total Units	503
Current SF	57,954
Total SF CC	N/A
Additional RE Types on Site	N/A







Goldenrod

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.

Property Address 9170 East Goldenrod Drive Gardendale, TX 79758



Location	Odessa, TX
Total Units	116
Current SF	46,350
Total SF CC	N/A
Additional RE Types on Site	N/A





HWY 285



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 plans to double the size of the park.

Property Address 2200 North HWY 285 Pecos, TX 76179



Location	Odessa, TX
Total Units	215
Current SF	40275
Total SF CC	N/A
Additional RE Types on Site	N/A









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