

Why we like this opportunity

Boasting cap rates ranging from 7.25% to 8.25% and an annual appreciation range of 6%, these four distinct offerings present an enticing blend of immediate returns and long-term growth potential. These high-end, industrial-chic warehouses offer many advantages to investors, including:

Experience and Data driven Location selection

Personal Warehouse has been pioneering this product since 1999 with over 2,000 completed units. Drawing on 20+ years of experience and data analytics, the developer identifies prime locations, ensuring steady demand for these properties.

A unique product with a broad client set

Personal Warehouse has carved a unique niche in the industrial flex market. These high-end, smaller warehouse units suit various businesses, offering move-in ready spaces for offices, workspaces, and more.

Investment Highlights

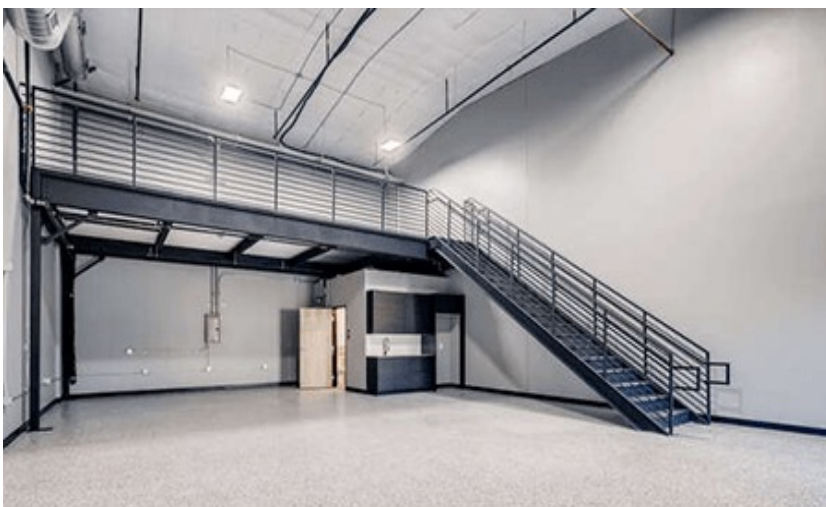
Investment Range	US\$ 400K – US\$700K
Property Size Range	1,250sf– 2,100sf
Lease Term Range	2-5 years
Cap Rate Range Estimated	7.25%– 8.25%

Effortless Income Generation

Investing in personal warehouse units is a hands-off opportunity. Besides units sold to end-users, some units are leased on NNN terms. These NNN leased units offer day 1 consistent cash flow, yielding 7.5% to 8.5% over 2 to 5 years. mitigates the vacancy risk.

Simplicity of operation and Diverse lease Demand

These newly built units require minimal upkeep and suit a wide range of small businesses. High demand has led to waiting lists, with the broad range of uses and appeal reducing vacancy risk. Both investors and end users buy these units, broadening the buyer market for potential resale of the unit, should an investor wish to exit.

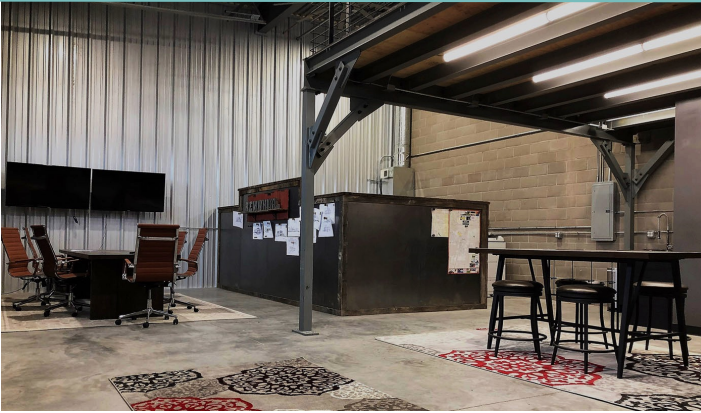


NNN investment

Triple net leases offer investors numerous advantages. Firstly, they secure a dependable income by shifting operating expenses to tenants, ensuring predictable net rent. This is appealing for stable cash flow. Secondly, these leases minimize hands-on involvement in property management and upkeep, suiting those seeking passive income. Additionally, they uphold property value through tenant upkeep, maintaining attractiveness for potential buyers. Lastly, leases often include rent escalation tied to inflation, guarding against its impact on rental income and preserving purchasing power.

About the Developer

PW Development, founded in Colorado in 1999, is a trusted real estate development company specializing in Personal Warehouse products. With extensive experience and expertise, their commitment to excellence and customer satisfaction sets them apart. PW Development has pioneered the design, development, and evolution of the Personal Warehouse™ product into a completely new class of real estate designed specifically to Work – Store – Play™



Ground Lease — FAQ

What is a Ground Lease?

A Ground Lease is also referred to as a Land Lease. This is where a Landlord Leases the land to Tenant for an extended term of 50 to 99 years. The tenant is thereby able to construct and develop the land which separates the land ownership from ownership of the improvements.

Why a Ground Lease on Personal Warehouses?

The Ground Lease is a cost-effective way to account for the land cost in a project. This reduces the condo purchase prices by \$35 to \$50/SF per unit reducing the cost, down payment, and long-term cost of ownership.

Is the Ground Lease part of NNN?

YES – the tenant is responsible for paying for all Property Taxes, insurance, and maintenance of the property over the life of the lease.

Does the Ground Lease Amount vary or Adjust?

YES – Typically the Ground Lease amount will increase or adjust every 3 years based upon an average calculation upon the CPI. Historically the CPI has averaged 2.1%

Does the Ground Lease impact the Resale Value?

No – with over 25 projects across many states and the developer has not seen any adverse effects of the Ground Lease. Resales remain strong and have shown significant price appreciation.

How is the Ground Lease Paid?

The Ground Lease is part of the Annual COA Budget and is therefore collected and administered by the Property Manager. Each month on the 1st the Property Manager submits the Ground Lease Payment to the Landlord via ACH or check.

Is the Ground Lease Fee part of the COA (Common Owners Association) Fee & is the Budget paid monthly by all owners?

YES - This is a critical component to the structure. Since it is part of the COA budget it is collected and managed by the Property Manager. It is billed as part of the annual budget collected monthly and paid to the Ground Lessor Monthly as well.

What happens at the end of the 99 years?

All the improvements revert to the Ground Lessor; however, this is not likely to ever occur.

Typically, well in advance of the expiration of the Ground Lease one can expect the following:

- Ground Lessee (unit owners) purchase the land from the Ground Lessors
- Ground Lessor buys out all the unit owners
- The Ground Lease is extended

Typically, this will begin to take shape with approximately 20 years of remaining term.

Contact us for more information.

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