



CEDAR CROSSING STORAGE

3556 MARNIE AVE
WATERLOO, IOWA 50701

OFFERING
MEMORANDUM

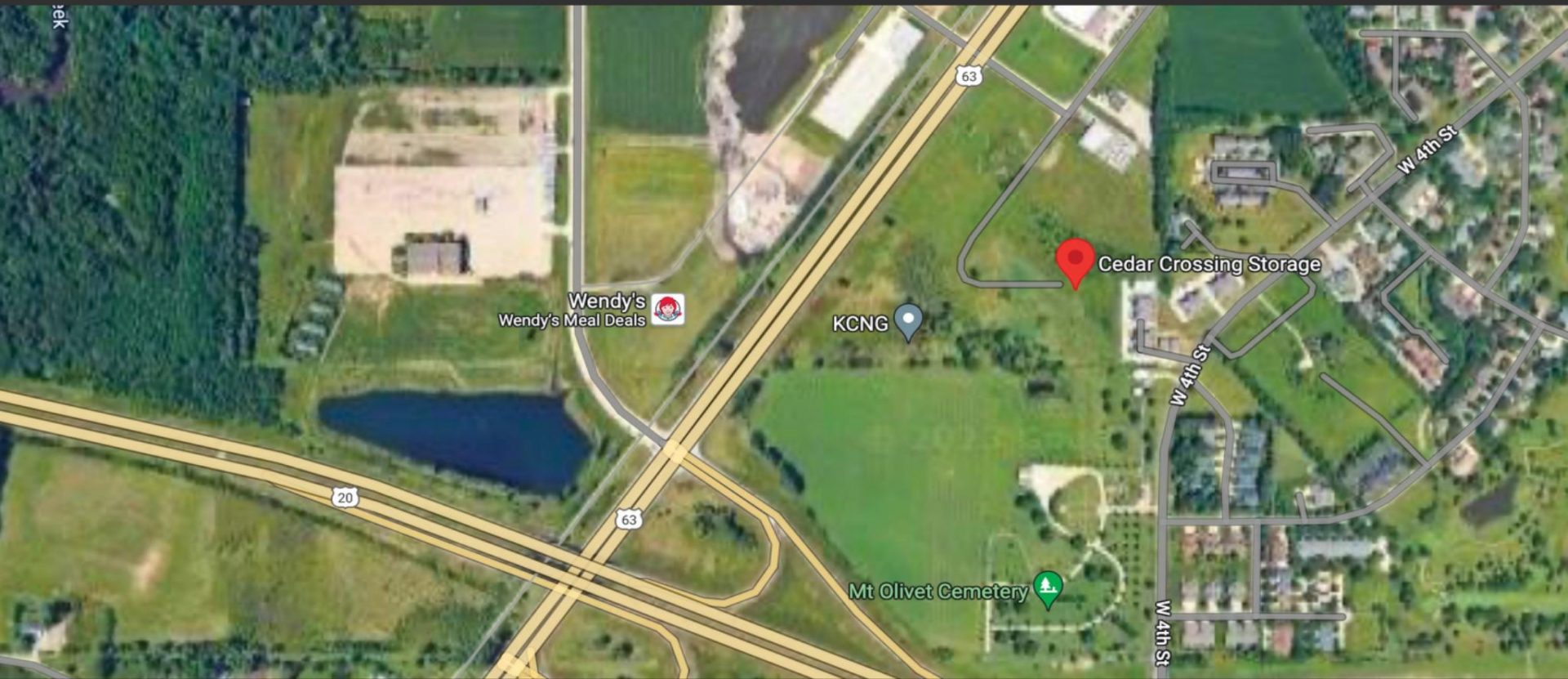


PROPERTY LOCATION

CEDAR CROSSING STORAGE

3556 MARNIE AVE WATERLOO, IOWA 50701

Beautiful complex centrally located by the corner
of Highway 20 & Highway 63 in Waterloo Iowa



PHASE ONE

CEDAR CROSSING STORAGE

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PHASE ONE

CEDAR CROSSING STORAGE
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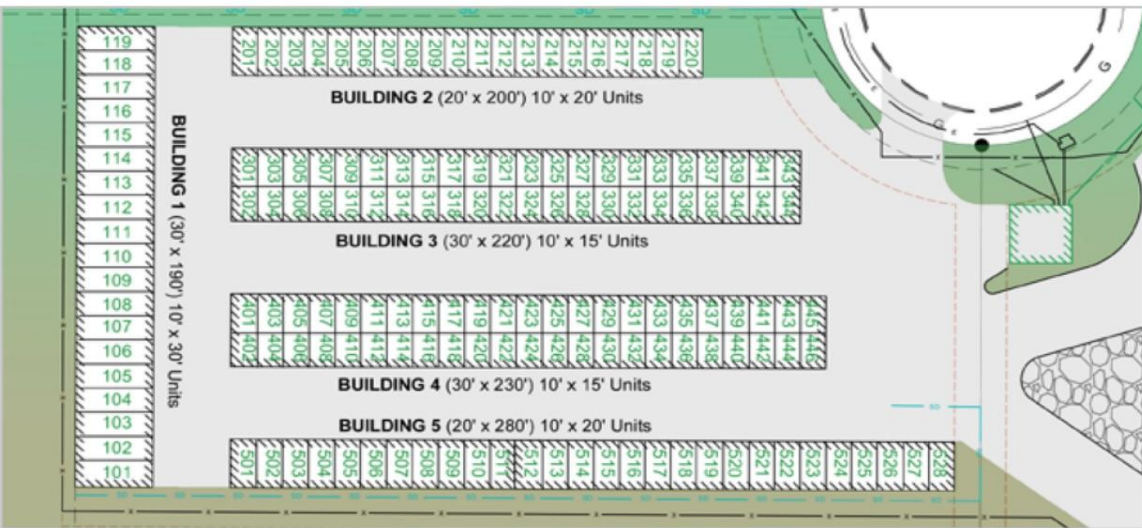
76,762 Total Leasable Square Footage

- 157 units / 28,800 sqft. of Indoor Storage
- 1 - 1,280 sqft. Office / Shop Space - Leased
- 122 Outdoor Parking Spaces / 48,682 sqft.



Office and Shop Space

- 1,280 sqft. of climate controlled office and shop space.
- Leased to Paintless Dent Removal Business for \$1,325 / mo.



Units

- 157 Indoor Units (10x15, 10x20, 10x30)
- 1 - Office / Shop
- 122 Outdoor Parking Spaces
- 280 Total Units + Office & Shop

Features

- Security Fence
- Automated Gate
- High definition security cameras
- Climate controlled office & shop
- 15-Year/90% Tax Incentive (TIF) package from the city of Waterloo IA.
- Financials & Proforma updated monthly & performed by CPA

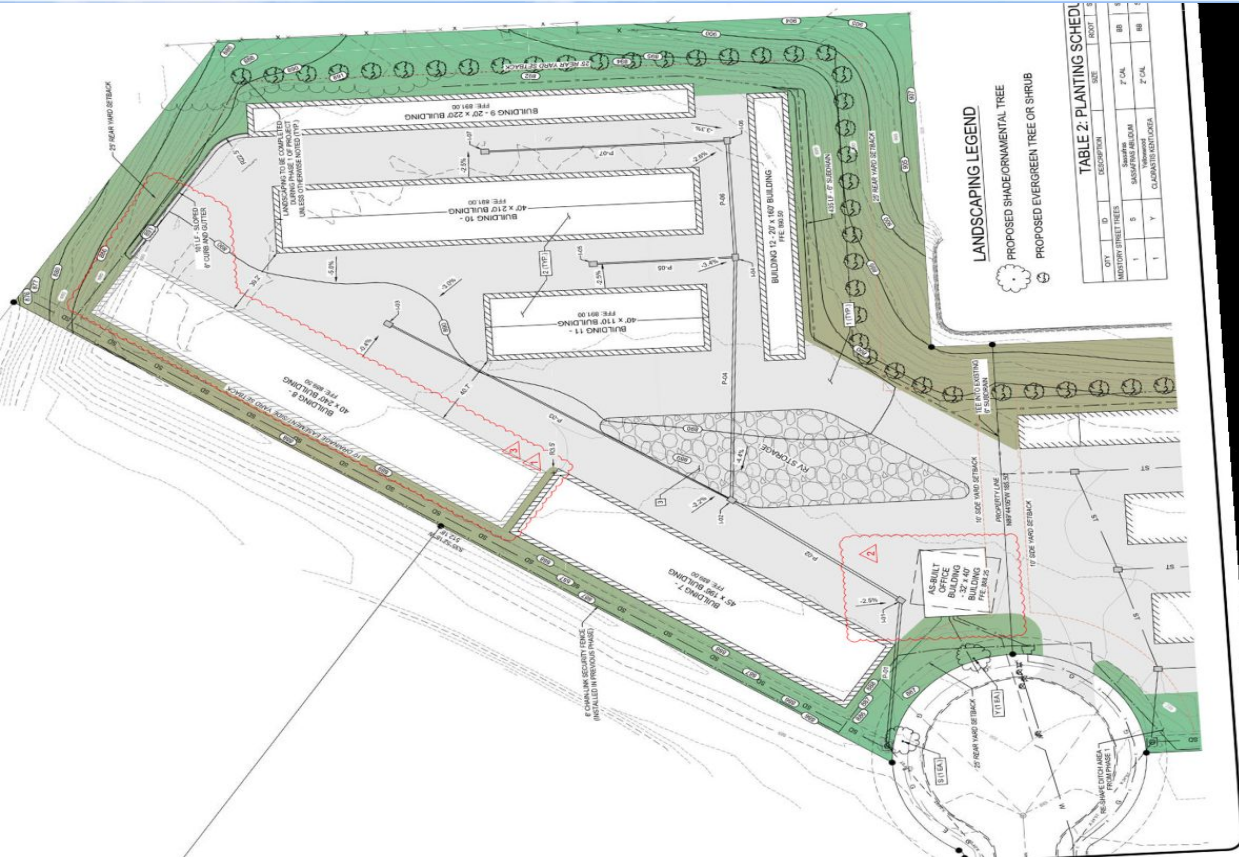
PHASE TWO

CEDAR CROSSING STORAGE

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Build-Out: Option 2

Seller has plans for a Phase 2 build-out that would add 6 additional buildings, 146 units, & 35,400 sqft. of indoor space.

- **Total Buildings:** 12
- **Indoor Units:** 303 (SQFT: 65,480)
- **Outdoor Spaces:** 30 (SQFT: 12,000)
- **Total Units:** 338
- **Total Sqft:** 77,480
- **Note:** That would reduce the outdoor parking spaces from 174 down to 30. Comparison ROI can be emailed.
- **Note:** Seller is willing to work with the buyer on performing a design/build project to build-out Phase 2 for additional cost.

BUYER OPTIONS & SERVICES

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Buyers Options

- Starlink Satellite high-speed internet and wifi on-site.
- Remotely controlled bluetooth locks installed on 5 units as a test. Requires no modification to the doors. Buyers can elect to have these removed before closing or sellers can install the bluetooth locks on the rest of the units.

Seller Note: after the buyer sees the locks, they are really going to like them. Gives you the ability to lock a unit instantly and allows for automated check-in and check-out.



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WEBSITE



VIRTUAL TOUR



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Additional Options

- **Remote Site Management:** The sellers would be open to staying on and continue to run and manage the site.
- **Marketing:** Marketing company will continue to create content and post about the site to create opportunities, field leads through the website, helping you get to stabilization faster & easier.
- **Accounting:** Through QuickBooks online LindenPeak Accounting will perform the following services:
 - Monthly accounting and give you reports on monthly cash flow, and lease up progress.
 - If your site has a TIF package, we can help you work through it. Apply for the credits, rebates, etc.
 - Tax Services
- **Owners are willing to stay and help run and operate the business for a period of time.**