



Pictured properties herein are owned by an affiliate of the manager. Leitbox Self Storage Fund II does not own or receive income from the pictured properties, but they are representative of the types of properties the fund intends to acquire.

GROWTH & INCOME FOCUSED COMMERCIAL REAL ESTATE INVESTING

We do storage differently

Securities offered through Orchard Securities, LLC. Member FINRA/SIPC.

The Self-Storage Investment Opportunity

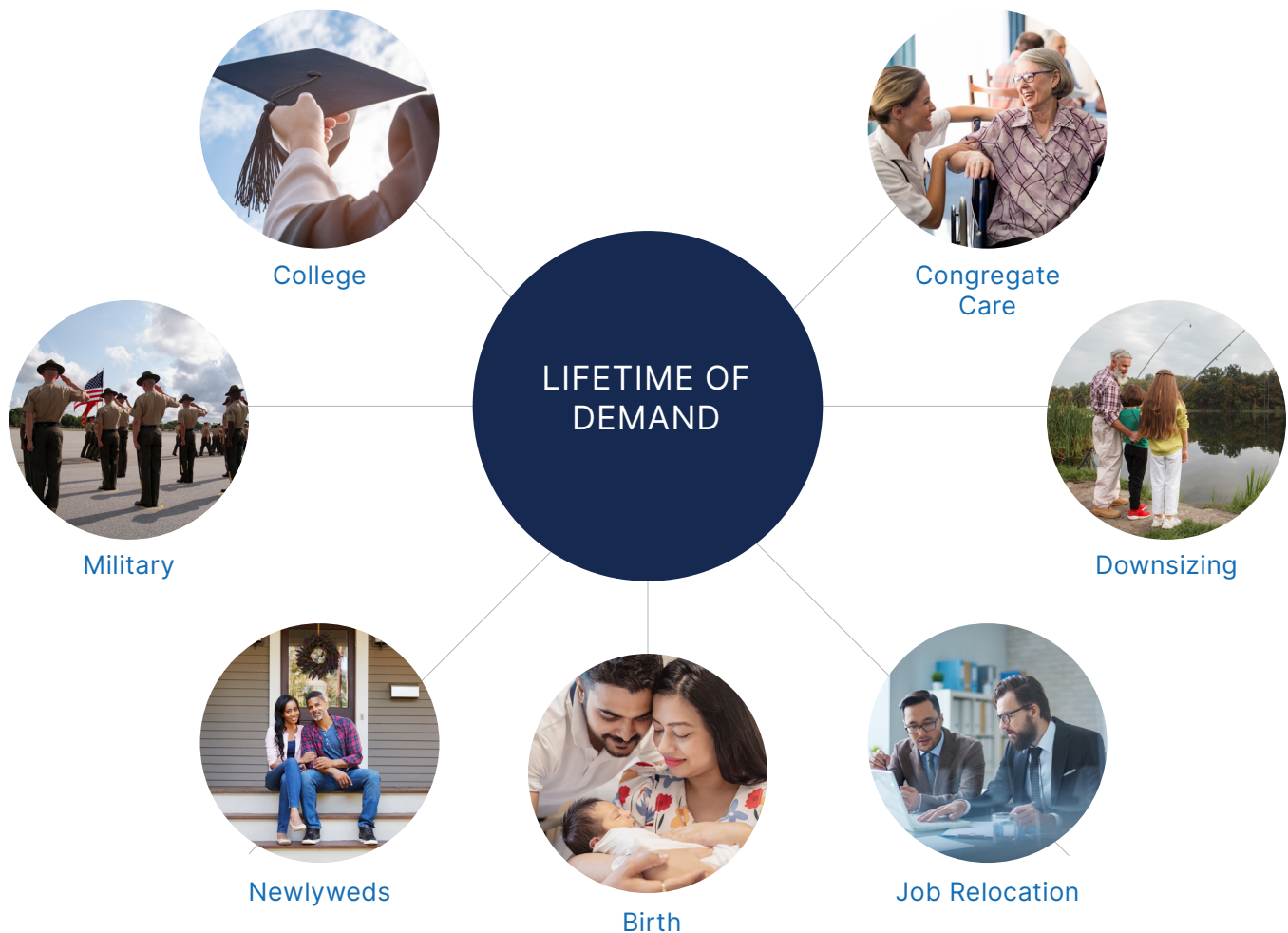
Invest in one of commercial real estate's most resilient property types¹ for potential growth and income through Leitbox's market-specific self-storage approach that includes repeatable prototype builds, mixed use components, conversions of distressed retail, industrial and big box assets, and value-add self-storage assets.

1. "U.S. Self-Storage Industry Statistics," SpareFoot Storage Beat, January 27, 2021.



When Life Happens, Storage Happens

Many life milestones create a need for self-storage. From the need to store college dorm items over a summer to storing a lifetime of treasured belongings upon moving into congregate care, self-storage can be critical in both logistical and emotional planning.



BUSINESSES ALSO NEED SELF-STORAGE

Similar to individuals, businesses of all kinds have a need for additional storage. Key business uses of self-storage are to:

- House excess inventory
- Store seasonal items
- Downsize office space
- Document storage
- Maintain surplus retail supplies
- Equipment

Shifting Lifestyle Trends

Another key demand driver of self-storage is shifting lifestyle trends centered around smaller living spaces. The approximately 72 million Baby Boomers are driving a downsizing trend with their smaller new home purchases, but not necessarily letting go of their possessions. Additionally, the long-standing urbanization trend driven by the Millennials remains strong with 80 million* people moving back downtown into small apartments that may create a need for storage. Also, the more recent trend of urbanizing the suburbs with town centers, multi-use commercial real estate and living accommodations with smaller footprints potentially drives suburban storage use.



Downsizing

72 Million Baby Boomers
New Home Size Shrinking**
(2,300 SF – NAHB 2019)



Urbanization

80 Million Moved Back
Downtown*



Putting URBAN in the SUBURBAN

Examples:

- Sugarland, suburb of Houston
- Avalon, suburb of Atlanta
- Baldwin Park, suburb of Orlando

STRONG NEED FOR SELF-STORAGE IN BOTH UP AND DOWN MARKETS

The need for self-storage is not market dependent. During good economic times, individuals and business spend money on items that often need to be stored. During downturns both individuals and businesses may require storage to downsize and make lifestyle and business strategy changes.

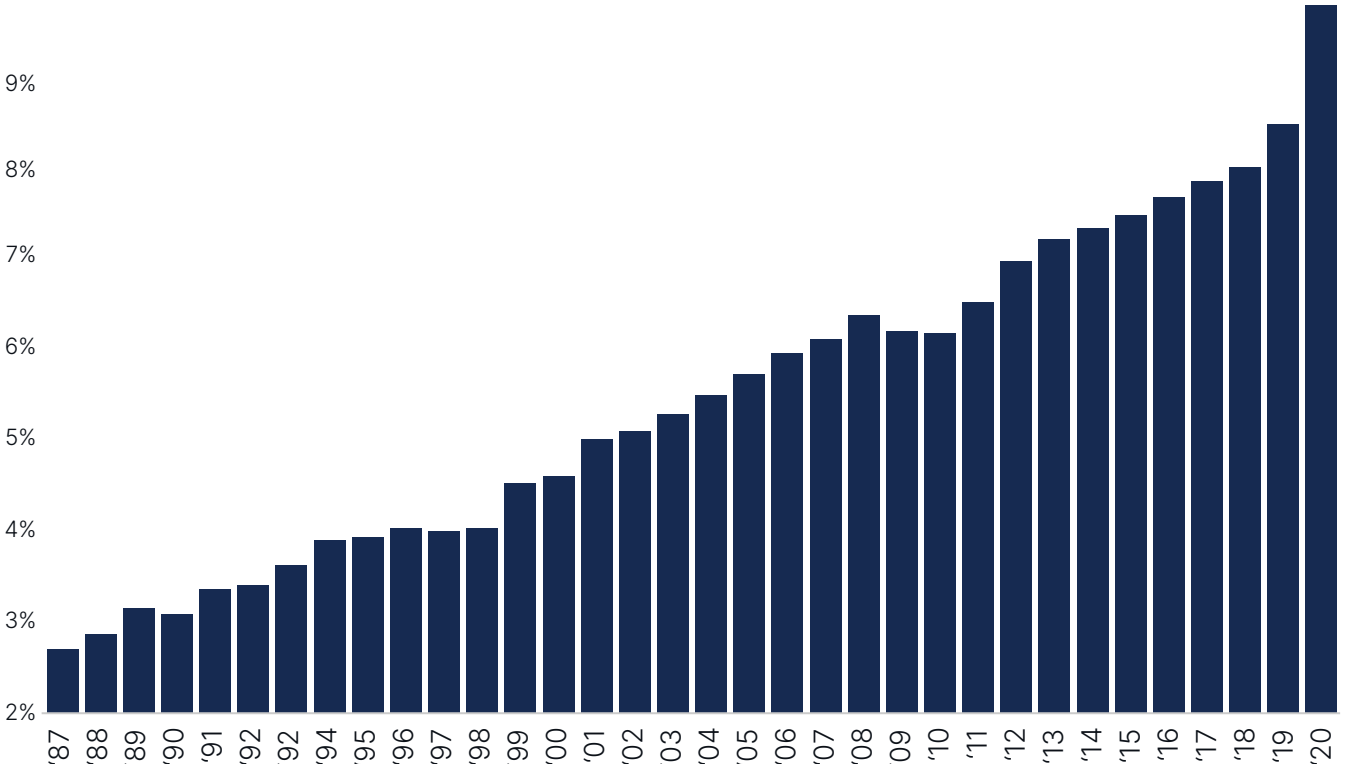
* Emerging Trends in Real Estate, PricewaterhouseCoopers, 2019.

** "New Single-Family Homes Are Growing Smaller," NAHB Now, National Association of Home Builders, 2021.

Continued Positive Trend Toward Self-Storage Use

The strong demand drivers and broad uses of self-storage have created a steady increase in the number of people using self-storage from less than 3% of the U.S. population in 1987 to more than 9% in 2020.² This means that in 2020, one in every 11 people – or more than 25 million people – use self-storage.³

PERCENTAGE OF U.S. POPULATION USING SELF-STORAGE²



NUMBER OF PEOPLE USING SELF-STORAGE IN 2020³



2. Mini-Storage Messenger – Self-Storage Almanac, Census and Green Street Advisors. | 3. ExtraSpace Storage, Company Presentation, November 2019; Neighbor.com, SS Industry Statistics 2020.

Why Invest in Self-Storage?

Self-storage has historically been a resilient commercial real estate property type due to strong demand and the ease and flexibility of property development and management.



SIMPLER AND FASTER BUILD

- Limited capital requirements to develop
- Simple build strategy – less contractor coordination



TURNKEY AND LOWER COST TO OPERATE

- No tenant improvements or material repair/maintenance costs
- Capital expenditure required to lease as low as \$5/unit vs. \$569/unit for multifamily
- Low foreclosure risk and breakeven threshold



BROAD RANGE OF TENANTS

- Individuals and businesses
- Organic net operating income (NOI) growth through in-place rent increases
- Tolerance for higher rent increases (e.g., a 10% increase on a \$100/month rent will not drive renters to move belongings elsewhere)



POTENTIALLY SHORTER HOLDING PERIOD⁴

- Three milestones for potential liquidity
- Two to five year hold time
- Executing property liquidations vs portfolio liquidations

Certificate of Occupancy*
(~0% occupied)



Breakeven Occupancy
(~50% occupied)



Stabilization
(~95 occupied)



* Estimated hold time, two to five years. *Self-storage often allows for dispositions prior to stabilized occupancy, aka “certificate of occupancy” acquisitions, which may decrease ownership durations.*

4. The Fund does not have a firm liquidation date, and market forces and supply and demand factors may influence the hold period. There is no guarantee that the exit strategy will be successful.

Self-Storage Performance

According to the Self Storage Association, there are more than 49,000 storage facilities nationwide. The sector's annual revenue is approximately \$39.5 billion¹ with a 2019 valuation of almost \$88 billion that is expected to grow to about \$115 billion by 2025.⁵

RECESSION RESILIENT

Despite the events of 2020, self-storage rental rates improved in December 2020 by 3.5% year-over-year for non-climate-controlled units and 2.3% for climate-controlled units.⁶ Additionally, self-storage vacancy rates hit a multidecade low in 2020 at 7.3% with some markets seeing a vacancy rate as low as 3.5%.⁷

STRONG RETURN ON INVESTMENT

Self-storage has proven to be recession-resistant and is projected to have a compound annual growth rate (CAGR) of 134.79% between 2020 and 2025.⁸ Lower capital requirements and operating costs combined with demand growth have contributed to higher investment returns for self-storage properties than many other property types.

5. "A Look at Self-Storage Growth Trends Now and Post-Pandemic," Forbes, December 1, 2020. | 6. "2021 Self-Storage Market Outlook: Measuring Current Conditions," MatthewsIM Real Estate Investment Services, January 19, 2021. | 7. "2021 U.S. Commercial Real Estate Investment Outlook: Self-Storage," Marcus & Millichap. | 8. "Four Reasons Investors Are Looking At the Self-Storage Industry Right Now," Forbes, October 21, 2020.



DURABLE PERFORMANCE

Valuation Forecast

↑ ~30%+
2019 to 2025⁵

Rental Rates

↑ 3.5% YOY⁶

High Occupancy Rate

92.7%⁷

Projected Compound
Annual Growth Rate

134.79%⁸
2020-2025



“Market Up” Investment Strategy - Multi-Faceted

At Leitbox, our self-storage investment strategy is multi-faceted and market dependent. We evaluate the composition and needs of a local area to determine which development or acquisition strategy makes the most sense for both our renters and our investors. By carefully aligning our strategy to local storage needs and fundamentals, we “market up.”



PROGRAMMATIC DEVELOPMENT

Build a repeatable prototype that fits into “Anytown, USA”

- Lowers construction costs
- Expedites construction schedule
- Increases Net Rentable Square Feet



MIXED-USE DEVELOPMENT

In order to secure better locations, we incorporate other types of real estate asset classes such as high urban street retail, open air office, and last mile distribution solutions, the mixed-use property over comes high barrier entitlement locations.

- Overcome zoning barriers
- Second source of revenue
- Potentially lowering lease-up risk



VALUE-ADD ACQUISITIONS

Acquire existing self-storage properties and add value by

- Focusing on increasing occupancy and driving rents
- Adding professional management, additional units, automation
- Potentially creating a market micro monopoly



RETAIL CONVERSIONS

Convert distressed retail and industrial assets in attractive locations to a higher and better use self-storage facility

- Early mover advantage with 25 years of relationships
- Intimate knowledge of structural limitations of existing structures
- Experience adding additional Net Rentable Square Feet

Data-Driven Site Selection

We rely on our proprietary technology, Leitbox SiteFinder, to select locations for our development strategies. Accessing numerous data points on market composition, fundamentals, demographics and trends, Leitbox SiteFinder identifies sites to help us manage oversupply within the self-storage sector as well as position our developments to potentially deliver value to our shareholders.

LEITBOX SITEFINDER

Identifying Ideal Development Locations & Managing Oversupply



Targeted Demos



Rental Rates



Available Land



Automated Financial Analysis

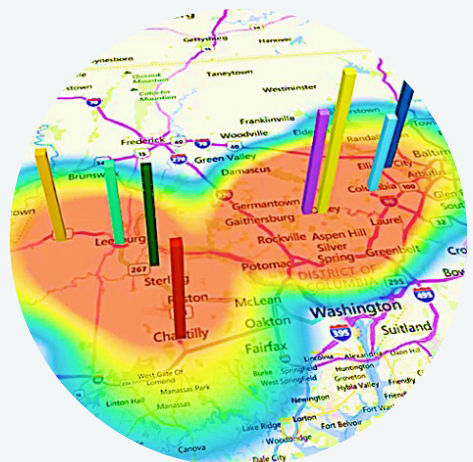
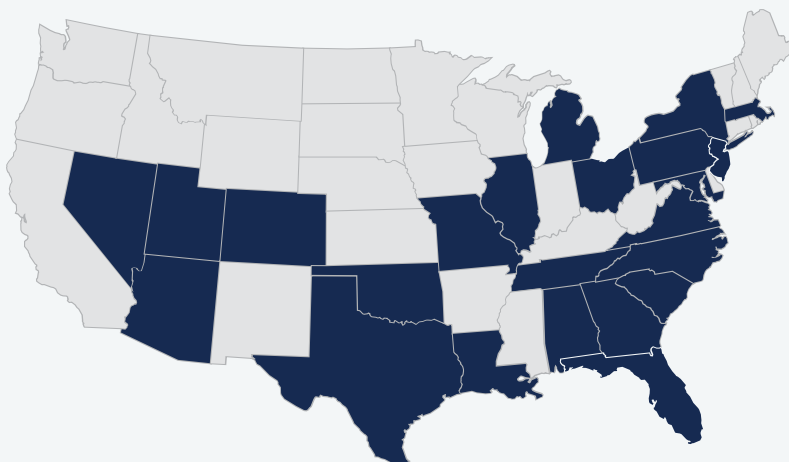


Void Analysis Video



Boom – Site

Based on guidance from Leitbox SiteFinder, we are currently actively pursuing opportunities in **25 states**.

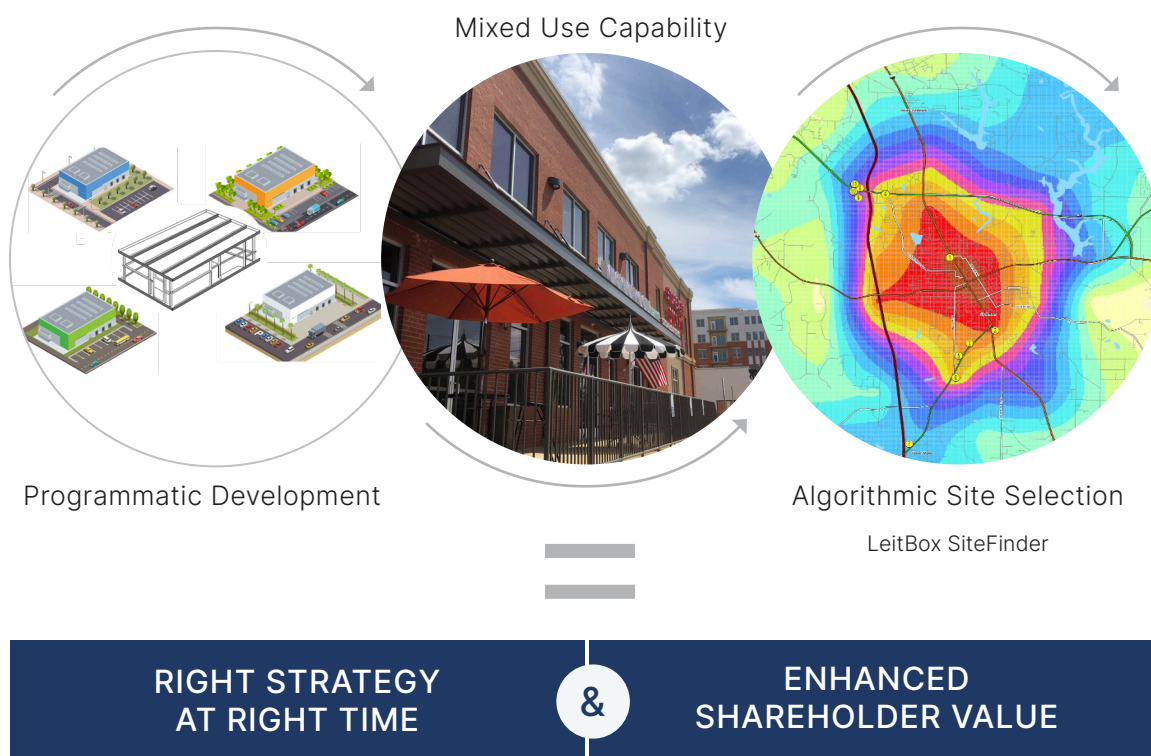


Why Leitbox Storage Partners?

Leitbox Storage Partners is an experienced real estate investment company that develops and acquires self-storage in primary and secondary markets.

- **12-YEAR VENTURE RELATIONSHIP** between William Leitner, Founder of Leitbox Storage Partners, and Protective Life Insurance Corporation, Inc. as co-owners of Merchants Retail Partners, LLC a vertically-integrated, full service, development and acquisition firm located at the Protective Center headquarters in Birmingham, Alabama
- Acquired or developed **20 MILLION SQUARE FEET** worth **\$4 BILLION⁹**
- Manages **OVER \$715M AUM** in retail, mixed-use, office and self-storage assets through related-party entities

HOW WE'RE DIFFERENT THAN OTHER SELF-STORAGE COMPANIES



9. Leitbox Storage Partners and affiliate, Merchant Retail Partners, owned by management and Protective Life Insurance Corporation, has acquired or developed in its various capacities over 20 million square feet of retail assets worth approximately \$4 billion in the Southeast and Mid-Atlantic states.

How to Invest

LEITBOX PORTFOLIO PARTNERS SELF-STORAGE FUND II

Leitbox Portfolio Partners Self-Storage Fund II is private placement fund that allows accredited investors to participate in the self-storage sector through the development and acquisition of stand-alone self-storage properties, as well as mixed-use properties that include a self-storage component.

OFFERING TERMS

Fund Type	Private Placement pursuant to Regulation D
Investment Objectives ¹⁰	Growth and income
Targeted Offering Amount	\$75 million ¹¹
Minimum Investment	\$50,000
Offering Price Per Unit	\$5,000/Class A Unit
Preferred Return	Contractual 8% non-compounding, annual return. ¹²
Distributions	Sponsor reserves the right to pay distributions at any time in any amount at the sole discretion of the Manager. ¹³
Exit	Estimated hold time, two to five years. Self-storage often allows for dispositions prior to stabilized occupancy, aka “certificate of occupancy” acquisitions, which may decrease ownership durations. ¹⁴
Investor Suitability	Accredited investors only
Profits Structure ¹⁵	<ul style="list-style-type: none">• First, pro rata to the Investors until each Investor’s capital has been returned;• Second, pro rata to the Investors, an annual, non-compounded 8% return;• Third, to the Sponsor until the cumulative amount distributed to the Sponsor is equal to 25% of Investor’s preferred return;• Fourth, 80% to the Investors and 20% to the Sponsor, pari passu until the Investors receive a return of 12%; then,• Fifth, 60% to the Investors and 40% to the Sponsor of any remaining cash available.

10. There is no guaranty that the Fund will be successful in meeting its investment objectives. | 11. Expandable to \$75 million at Manager’s sole discretion. | 12. Preferred Return is contractual in nature and will be paid in accordance with the fund’s operating agreement to the extent that there are sufficient funds to do so. | 13. Sponsor reserves the right to pay distributions at any time in any amount at the sole discretion of the Manager. The Manager may increase, decrease or eliminate the distributions paid at any time and there is no guarantee that the Fund will pay distributions at all. | 14. The Fund does not have a firm liquidation date, and market forces and supply and demand factors may influence the hold period. There is no guarantee that the exit strategy will be successful. | 15. Profits are not guaranteed and will only be paid to the extent that there are sufficient funds to do so.

Pictured properties owned by an affiliate of the Manager. LB Fund II does not own or receive income from the pictured properties, but properties are representative of those the Fund intends to acquire.

Disclaimers and Disclosures

This material (the "Material") is provided for informational and discussion purposes only and is not, and may not be relied on in any manner as, legal, business, financial, tax or investment advice or as an offer to sell or a solicitation of an offer to buy an interest in Leitbox Portfolio Partners Self Storage Fund II (LB Fund II or the "Fund"). A private placement of units of limited liability company interests ("Units") in the Fund will only be made pursuant to a confidential private placement memorandum (as may be amended or supplemented from time to time, the "PPM"), the Fund's subscription documents, and the Fund's limited liability company agreement (collectively, the "Offering Documents"), which will be furnished to qualified investors on a confidential basis at their request and should be reviewed in connection with any consideration of an investment in the Fund.

An investment in the fund is illiquid, speculative, and involves a high degree of risk—including the loss of principal invested. No assurance can be given that the Fund's investment objectives will be achieved. The Material does not contain all of the information and risk factors that would be important to an investor in making an investment decision and is not an offer to sell a security or the solicitation of an offer to buy a security. This document and its contents are strictly confidential.

Neither LB Fund II nor any affiliate of LB Fund II makes any undertaking to update the information in the Material, and such information may be superseded by, and is qualified in its entirety by, reference to the Offering Documents, which contain more detailed information about a prospective investment in the Fund and may be supplemented from time to time. To the extent that there is any inconsistency between the Material and the Offering Documents, the provisions of the Offering Documents control.

The Units described herein have not been and will not be registered under the Securities Act of 1933, as amended, the securities laws of any U.S. State or the securities laws of any other jurisdiction. The Fund will not be registered under the Investment Company Act of 1940, as amended. Neither the Securities and Exchange Commission nor any other U.S. or Non-U.S. securities regulatory authority has passed upon the accuracy or adequacy of this document or approved or disapproved of the prospective investment described herein. Any representation to the contrary is a criminal offense. Significant restrictions, under both applicable law and the Fund's limited liability company agreement, exist on the transferability of the Units. There is no guarantee that an investor will receive any return on, or even a return of, an investor's capital contributions. A discussion of material risks involved in an investment in the Fund is included in the PPM.

The information contained herein is for informational purposes only and is not an offer or solicitation to purchase any securities. This material is for accredited investors only (generally described as a net worth of greater than one million dollars, exclusive of primary residence). Complete information related to the offering, including risks, is contained within the confidential private placement memorandum dated October 1st, 2020 and its respective supplements (collectively, the "PPM"), supersedes the information contained herein in its entirety.

There are material risks associated with the ownership of real estate securities, including but not limited to loss of entire principal amount invested. Potential cash flows, returns, and appreciation are not guaranteed. Investors must review the PPM in its entirety before making an investment decision.

Financing Risks

- Financing may exceed the anticipated loan-to-value ratio of 60% to 75% for all of the properties acquired;
- No existing commitment for any loans has been obtained and, therefore, the amount and terms of any future loans are uncertain and will be negotiated by the Manager;
- No assurance can be given that future cash flow will be sufficient to make the debt service payments on loans encumbering acquired properties and to cover all operating expenses of the properties; if property revenues are insufficient to pay debt service and operating costs, and additional working capital is unavailable, lenders may foreclose on one or more properties and investors could lose their investment

Risks Relating to the Formation and Internal Operation of the Company

Leitbox is a newly formed business entity with no history of operations and limited assets, is subject to the risks involved with any speculative new venture and no assurance can be given that it will be profitable; There can be no assurance that cash distributions will in fact be made or, if made, whether those distributions will be made when or in the amount anticipated;

Risks Relating to Private Offering and Lack of Liquidity

- An interest in Leitbox is not freely transferable and an investor must bear the economic risk of his, her or its investment for an indefinite period of time;
- There will be no market for interests in Leitbox and an investor cannot expect to be able to liquidate his, her or its investment in the case of an emergency;
- Any transfer of an interest in Leitbox requires the prior written consent of the Manager; and

- Leitbox may raise significantly less than the target equity raise which would limit the number of properties it may acquire, thereby potentially affecting investors' return on investment.

Tax Risks

- An investment in Leitbox entails substantial federal income tax risks, some of which are described in the PPM.
- The foregoing is merely an overview of the risks inherent in an investment in Leitbox. Prospective investors are advised to consult with their tax, financial and business advisors prior to investing.

Real Estate Risks

- Fluctuations in occupancy rates, rent schedules, operating expenses, interest rates, real estate tax rates;
- Changes in governmental rules, regulations, and fiscal policies;
- The effects of inflation and enactment of unfavorable real estate, rent control, environmental, zoning or hazardous material laws;
- Uninsured losses;
- Risks related to the renovation and rehabilitation of properties, including construction risks;
- The general economic climate and changes in the overall real estate market and local real estate conditions; and
- The financial condition of tenants, buyers and sellers of properties, and the supply of or demand for competing properties.

This material is designed for marketing purposes only and does not constitute an offer to sell or a solicitation of an offer to buy securities. The securities offered pursuant to the PPM have not been registered under the Securities Act of 1933, as amended, or any applicable state securities laws. Information contained herein is subject to change and is qualified in its entirety by the PPM. Investment in Leitbox is limited to Accredited Investors (as such term is defined in Rule 501(a) of Regulation D).

Delays in making cash distributions could result from the inability of Leitbox to purchase, develop or operate its assets profitably; all decisions regarding the management of Leitbox's affairs will be made exclusively by the Manager and not by the investors and, therefore, investors should not purchase an interest in Leitbox unless they are willing to entrust all aspects of management to the Manager; and the Manager and its affiliates are engaged in other activities and intend to continue to engage in such activities in the future, and will have conflicts of interest in allocating management time, services and functions between various existing enterprises and future enterprises which they may organize or in which they may become involved.



Leitbox Portfolio Partners Self-Storage Fund II, LLC, c/o Orchard Securities, LLC
 365 S. Garden Grove Lane, Suite 100 | Pleasant Grove, UT 84062
 Managing Dealer: Orchard Securities, LLC | Member FINRA & SIPC