



WHEN LIFE HAPPENS, STORAGE HAPPENS

Leitbox Portfolio Partners Self-Storage Fund II

Self storage has become one of commercial real estate's most resilient property types.¹ Commonplace in cities across the United States, self storage is used by both individuals and businesses to fulfill a number of different needs.

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



Store documents



Maintain surplus retail supplies



Warehouse equipment

25 MILLION RENTERS STRONG

The broad use of self storage for personal life milestones and business needs put the number of people using self storage in 2020 at 25 million+ renters¹, or one in every 11 people uses self storage.²



DEMAND AT ALL-TIME HIGH

Consumer self storage use has increased since 2013, hitting an all-time high in 2020.³

NEW SUPPLY FORECASTED TO MODERATELY SLOW

With national street rates reaching prices not seen in years and new supply forecasted to moderately slow through 2026, the outcome for storage remains positive.⁴

THE INVESTMENT OPPORTUNITY

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.

To learn how your clients can capitalize on the growing demand for self storage through an investment in Leitbox Portfolio Partners Self-Storage Fund II, e-mail or call Owen Mulvaney at omulvaney@leitbox.com, (404) 290-8441

1. ExtraSpace Storage, Company Presentation, November 2019; Neighbor.com, SS Industry Statistics 2020. | 2. "U.S. Self Storage Industry Statistics," SpareFoot Storage Beat, January 27, 2021. | 3. Self Storage Association, Self Storage Demand Study, 2020 Edition. | 4. Yardi Matrix National Self Storage Report July 2021.

This 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 the Fund. An investment in the Fund's Class A Units is highly speculative, involves substantial risks including but not limited to the illiquidity, fluctuating real estate markets, availability of leverage, concentration risk, and substantial fees, which may result in the loss of principal invested. It is suitable only for Accredited Investors who understand and have financially sufficient financial resources to enable them to bear the risk described herein. Prior to investing in Class A Units, prospective Investors should perform an analysis of the investment opportunity and objectives presented and discuss purchasing Class A Units with prospective Investors' own advisors. The Fund will be subject to the risks that generally relate to investing in real estate. Real estate historically has experienced significant fluctuations and cycles in performance that may result in reductions in the value of the Fund's real estate related investments. Self storage properties usually have short lease terms that may make them sensitive to weak economic conditions and competition. Additionally, self storage units are often a discretionary expense, and tenants may vacate when they need to cut back. Self storage properties are inexpensive to build and barriers to entry are low, therefore oversupply may be a risk. The performance and value of its investments once developed or acquired depends upon many factors beyond the Fund's control. The ultimate performance and value of the real estate assets are subject to the varying degrees of risk generally incident to the development, ownership and operation of the properties in which the Fund invests and which collateralize or support its investments. An investment in the Fund is highly speculative and involves a high degree of risk, including the risk of loss of your entire investment. Prospective investors should read and carefully consider all of the risks set forth under the Risk Factors in the private placement memorandum.

THERE IS NO GUARANTEE THAT THE FUND WILL BE SUCCESSFUL IN ACHIEVING ITS GOALS.



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