

EAST RIDGE SELF STORAGE

4540 EAST RIDGE DRIVE | CUMMING, GA 30028



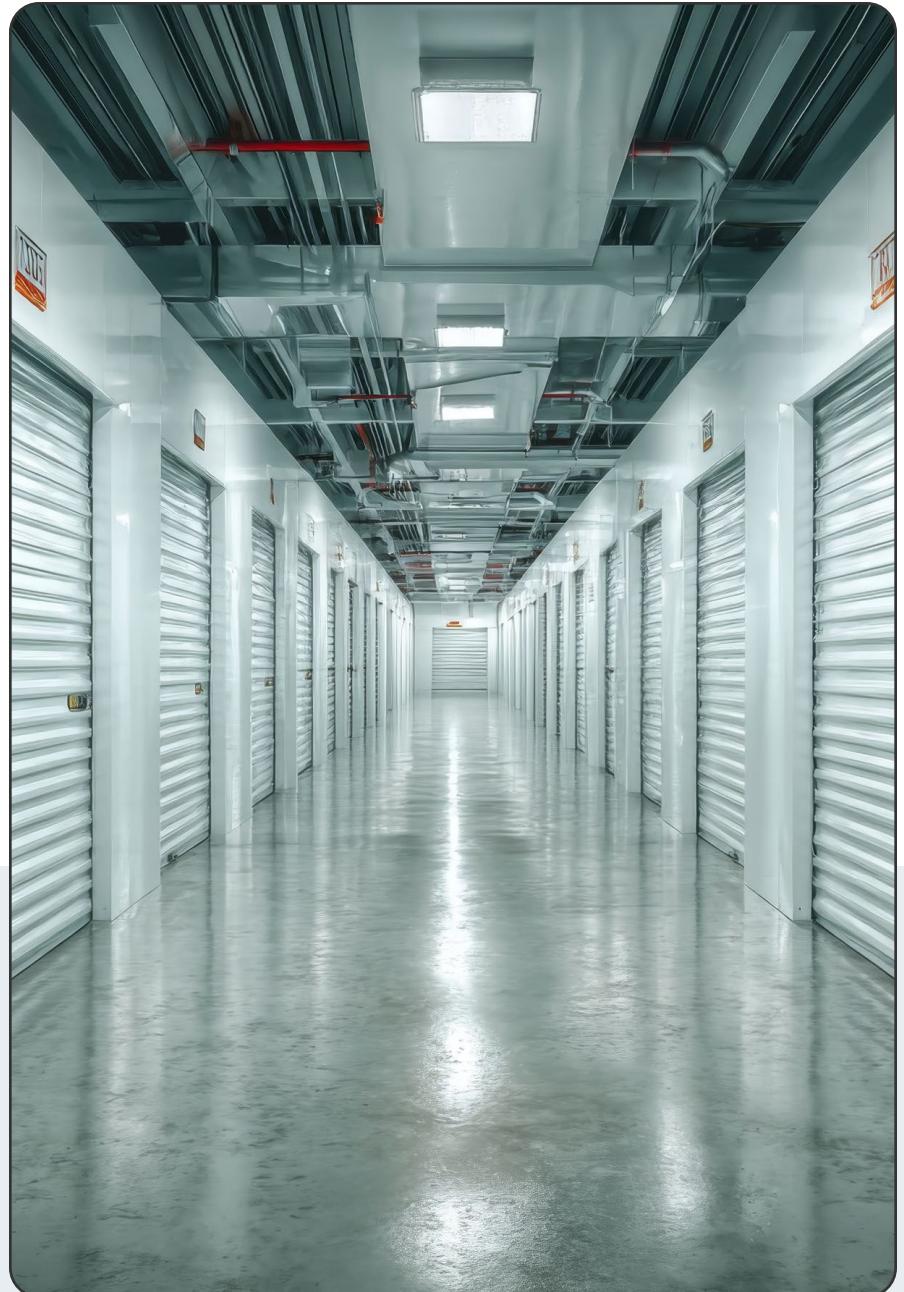
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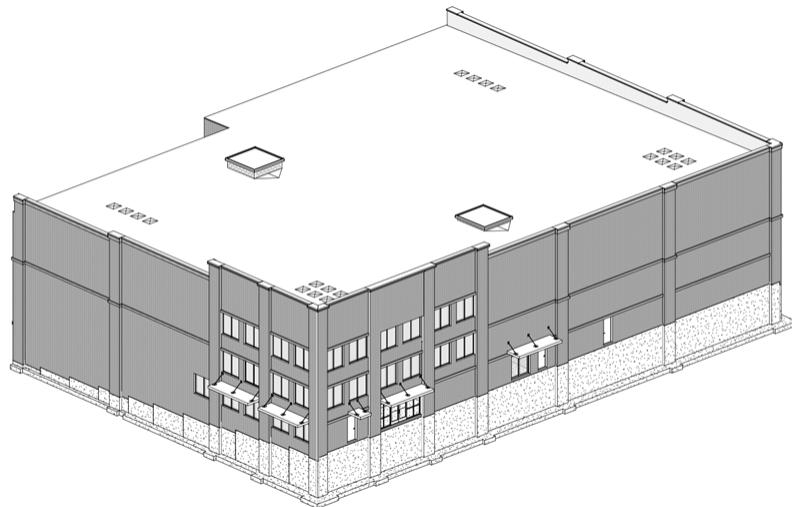
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DEVELOPMENT SUMMARY



\$599,874 (93%)
STABILIZED NOI



577
NUMBER OF UNITS



60,950 NRSF
NET RENTABLE SQUARE FEET



577
CLIMATE CONTROLLED UNITS



42,400 (2024)
ANNUAL AVERAGE DAILY TRAFFIC



DEVELOPMENT SUMMARY (con't)



DEVELOPMENT SUMMARY (con't)

On behalf of East Ridge SS, LLC ("East Ridge"), the "Sponsor", Hughes Commercial is pleased to present the opportunity to purchase, on a forward basis, East Ridge Self Storage (the "Property" or "Project"), a new, four-story climatized, Class A self storage building and land totaling 85,740 SF and 1.478 acres located in the new East Ridge Retail Development on GA 400 in Cumming, GA (Forsyth County). The Project is positioned on GA-400, a major arterial highway providing direct access to Atlanta and its high-demographic northern suburbs. East Ridge Self Storage is positioned to deliver on this highly accessible site in a submarket featuring rapid residential growth coupled with increased jurisdictional restrictions (conditional use permit requirement), as evidenced by the following characteristics:

- The GA-400 corridor is the fastest-growing submarket within the Atlanta MSA and is projected to be through 2040.
- Forsyth County is expected to account for the largest share of job and population growth in the Atlanta MSA from now until 2040.
- Demographics along the corridor are characterized by high earning and highly educated households.
- The submarket has extremely high barriers to entry with Forsyth county requiring a conditional use permit for any new self storage development
- The building is fully zoned and entitled, and the pad is shovel ready. East Ridge SS, LLC successfully rezoned the property, secured entitlements, designed the building and rough graded the pad.

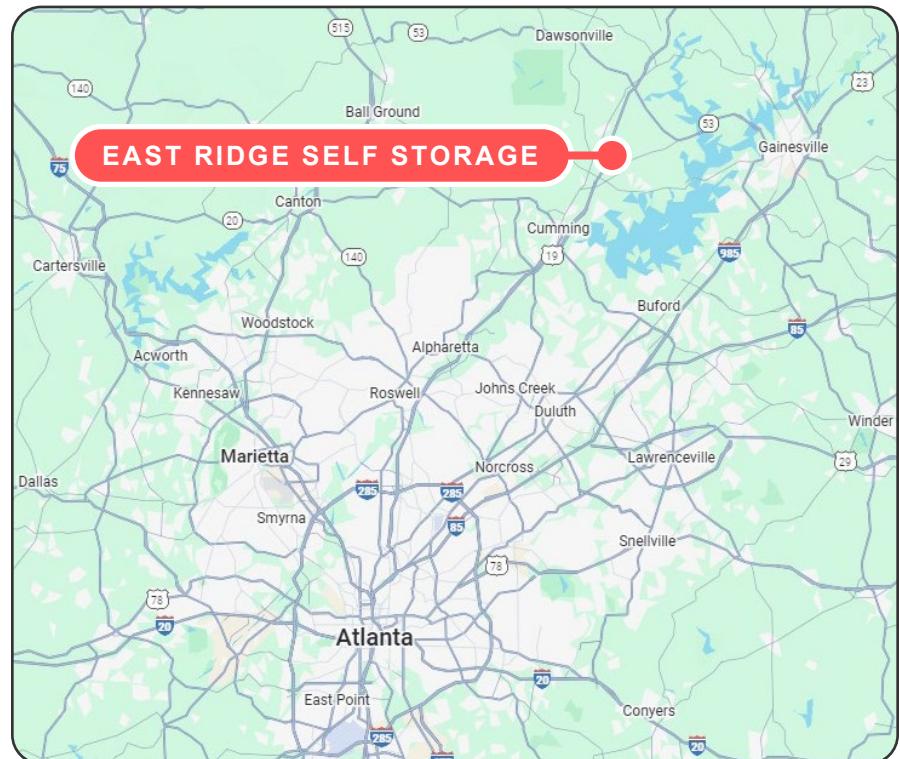
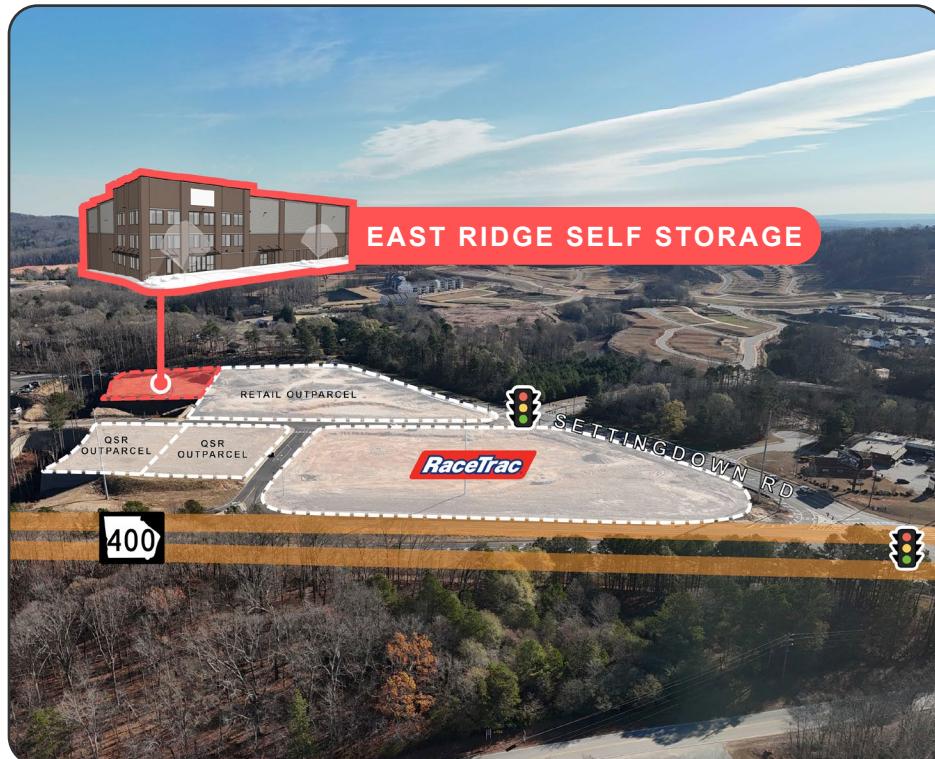


The East Ridge Self Storage opportunity presents investors with the opportunity to purchase a newly developed, climatized self storage building in Atlanta's fastest growing market with the benefit of significant supply constraints.

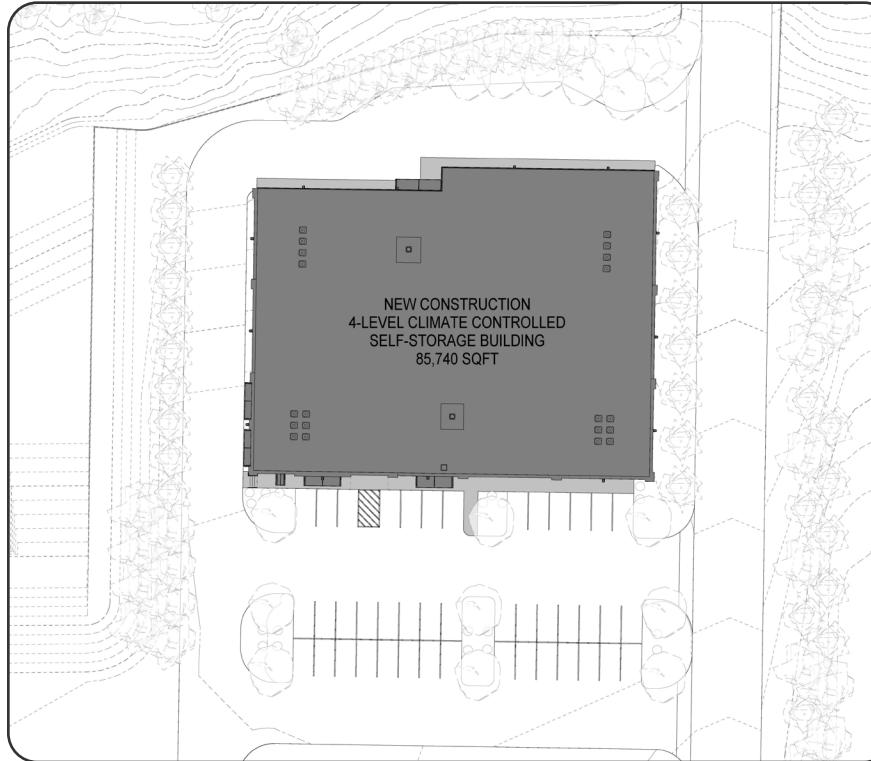
The past and future growth of population and high paying jobs in the Georgia-400 corridor presents the opportunity to deliver product that should be positioned for outsized rent growth in the coming years.

DEVELOPMENT SUMMARY (con't)

1. Located in north Forsyth County - the fastest growing county in Georgia
2. Excellent northbound and southbound visibility from GA 400 - 42,400 AADT(2024)
3. 51% First Floor Units
4. Conditional use permit (CUP) required to develop Self Storage in Forsyth County
5. Directly behind a new Racetrac Gas Station
6. Dual Access via GA 400 RIRO and a signal on GA 400
7. Strong residential population growth
8. Great area of the North Atlanta MSA with numerous new housing developments underway within a 5-mile radius



ASSET OVERVIEW



Facility Name	East Ridge Self Storage
Address	4540 East Ridge Drive
City, State, Zip	Cumming, GA 30028
County	Forsyth
Parcel Number	236 681
Lot Size (Acres)	1.478
Year Built	TBD
Number of Buildings	1
Number of Stories	4
Net Rentable SF	60,950
Building SF	85,740
Total Units	577
Climate Controlled Units	577
Customer Parking	41 auto parks
Traffic Counts	42,400 AADT(2024)
3-Mile SF/Capita	17.96
4-Mile SF/Capita	10.49
Management	3rd Party
Foundation	Concrete
Framing	Steel
Roof	Standing Seam

DRONE MEDIA



UNIT MIX

DAYLIGHT BASEMENT						
Type	# of Units	SF	Total SF	Rate	Monthly Total	Annual
5x5	10	25	250	\$23.98	\$499.58	\$5,995.00
5x10	14	50	700	\$17.99	\$1,049.42	\$12,593.00
10x10	45	100	4,500	\$16.79	\$6,296.25	\$75,555.00
10x15	25	150	3,750	\$16.00	\$5,000.00	\$60,000.00
10x20	4	200	800	\$15.60	\$1,040.00	\$12,480.00
10x20 EXT	6	200	1,200	\$18.00	\$1,800.00	\$21,600.00
10x30	10	300	3,000	\$14.00	\$3,500.00	\$42,000.00
10x30 EXT	9	300	2,700	\$17.00	\$3,825.00	\$45,900.00
FLOOR TOTALS	123		16,900	\$17.42		\$276,123.00

FIRST FLOOR						
Type	# of Units	SF	Total SF	Rate	Monthly Total	Annual
5x5	30	25	750	\$23.98	\$1,498.75	\$17,985.00
5x10	11	50	550	\$17.99	\$824.54	\$9,894.50
7.5x10	30	75	2,250	\$17.59	\$3,298.13	\$39,577.50
10x10	36	100	3,600	\$16.79	\$5,037.00	\$60,444.00
10x15	10	150	1,500	\$16.00	\$2,000.00	\$24,000.00
10x20	7	200	1,400	\$15.60	\$1,820.00	\$21,840.00
10x30	14	300	4,200	\$14.00	\$4,900.00	\$58,800.00
FLOOR TOTALS	138		14,250	\$17.42		\$232,541.00

SECOND FLOOR						
Type	# of Units	SF	Total SF	Rate	Monthly Total	Annual
5x5	37	25	925	\$19.18	\$1,478.46	\$17,741.50
5x10	37	50	1,850	\$15.59	\$2,403.46	\$28,841.50
7.5x10	4	75	300	\$16.60	\$415.00	\$4,980.00
10x10	21	100	2,100	\$15.99	\$2,798.25	\$33,579.00
10x15	28	150	4,200	\$15.20	\$5,320.00	\$63,840.00
10x20	27	200	5,400	\$15.00	\$6,750.00	\$81,000.00
FLOOR TOTALS	154		14,775	\$16.26		\$229,982.00

THIRD FLOOR						
Type	# of Units	SF	Total SF	Rate	Monthly Total	Annual
5x5	11	25	275	\$19.18	\$439.54	\$5,274.50
5x10	34	50	1,700	\$15.59	\$2,208.58	\$26,503.00
7.5x10	4	75	300	\$16.60	\$415.00	\$4,980.00
10x10	90	100	9,000	\$15.99	\$11,992.50	\$143,910.00
10x15	17	150	2,550	\$15.20	\$3,230.00	\$38,760.00
10x20	6	200	1,200	\$15.00	\$1,500.00	\$18,000.00
FLOOR TOTALS	162		15,025	\$16.26		\$237,427.50

TOTAL UNITS: 577

TOTAL SF: 60,950 SF

AVERAGE RATE: \$16.84

TOTAL ANNUAL: \$976,073.50

UNIT MIX (ALT VERSION)

	SF	# OF UNITS	NRSF	RATES	TOTAL
FIRST FLOOR UNITS					
5x5	25	40	1,000	\$23.98	\$23,980.00
5x10	50	25	1,250	\$17.99	\$22,487.50
7.5x10	75	30	2,250	\$17.59	\$39,577.50
10x10	100	81	8,100	\$16.79	\$135,999.00
10x15	150	35	5,250	\$16.00	\$84,000.00
10x20	200	11	2,200	\$15.60	\$34,320.00
10x20 Exterior	200	6	1,200	\$18.00	\$21,600.00
10x30	300	24	7,200	\$14.00	\$100,800.00
10x30 Exterior	300	9	2,700	\$17.00	\$45,900.00
TOTAL		261	31,150		\$508,664.00
UPPER FLOOR UNITS					
5x5	25	48	1,200	\$23.98	\$28,776.00
5x10	50	71	3,550	\$17.99	\$63,864.50
7.5x10	75	8	600	\$17.59	\$10,554.00
10x10	100	111	11,100	\$16.79	\$186,369.00
10x15	150	45	6,750	\$16.00	\$108,000.00
10x20	200	33	6,600	\$15.60	\$102,960.00
TOTAL		316	29,800		\$500,523.50
PROPERTY TOTAL		577	60,950		\$1,009,187.50

51.11% First Floor Units

106 SF Average Unit Size

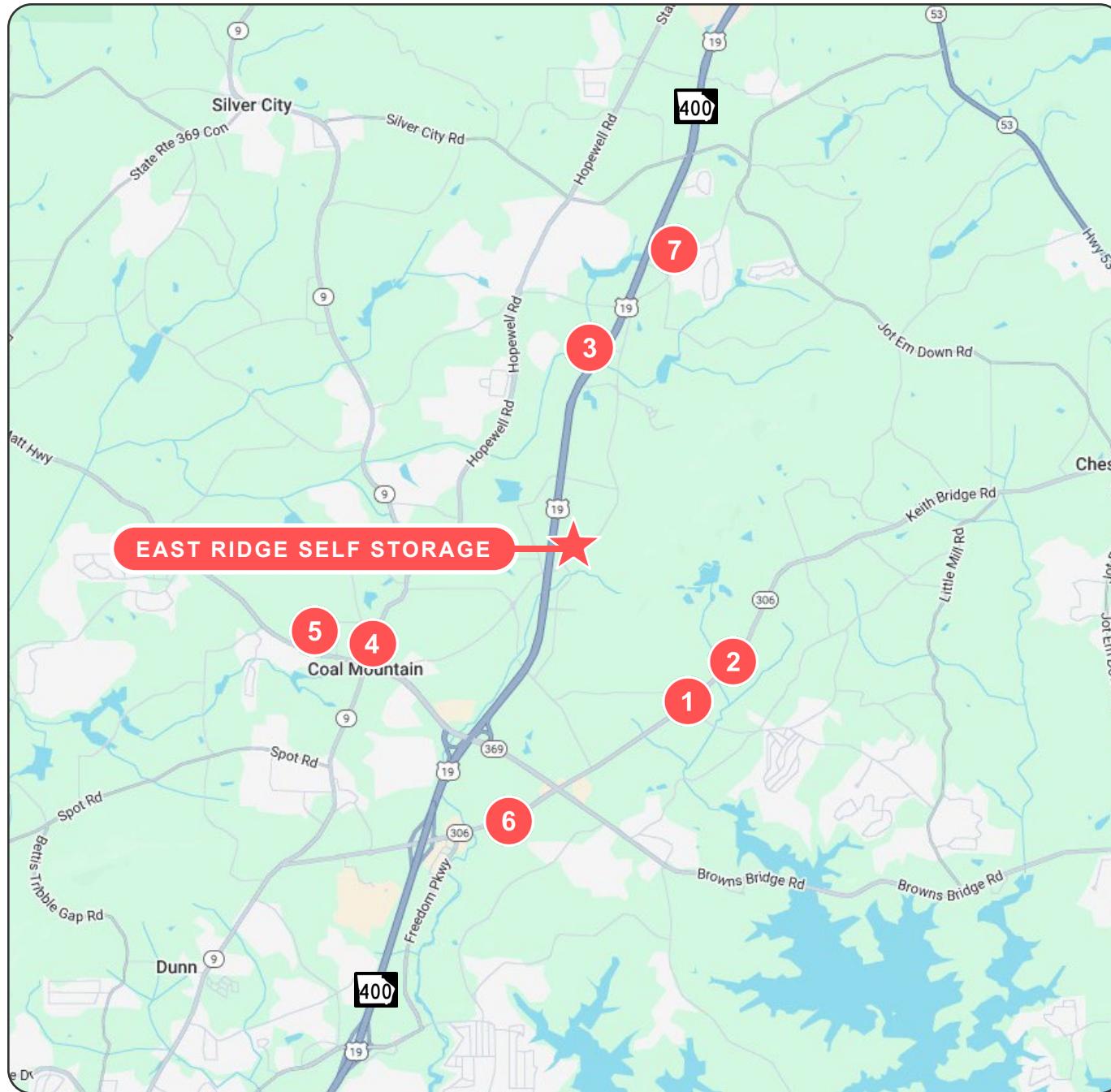
12 MONTH STABILIZED INCOME STATEMENT

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Annual Total
INCOME													
Gross Potential Income	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$81,339	\$976,074
Occupancy	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	
Rents	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$75,646	\$907,748
Other Income	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$2,964	\$35,566
Discounts/Write Offs	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$3,853	-\$46,236
Bad Debt	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$1,541	-\$18,495
TOTAL INCOME	\$73,215	\$878,584											
EXPENSES													
Advertising & Promotion	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$14,825
Insurance	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$1,544	\$18,531
Management	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$2,379	\$28,548
Miscellaneous & Other	\$927	\$927	\$927	\$927	\$927	\$927	\$927	\$927	\$927	\$927	\$927	\$927	\$11,119
Office and Administrative	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$23,472
Payroll & Burden	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$34,964
Real Estate Taxes	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$6,706	\$80,471
Repairs & Maintenance	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$16,678
Utilities	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$31,503
TOTAL EXPENSES	\$21,676	\$260,109											
NOI	\$51,540	\$618,474											

CLIMATE CONTROLLED RENT COMPARABLES

#	UNIT TYPE	5 x 5	5 x 10	10 x 10	10 x 15	10 x 20	10 x 30
1	4015 Mini Trl	(n/a)	\$34.00	\$56.00	(n/a)	\$124.00	(n/a)
2	4350 Keith Bridge Rd	\$13.00	(n/a)	\$62.00	(n/a)	(n/a)	(n/a)
3	5685 GA Hwy 400	(n/a)	\$54.00	\$94.00	\$134.00	\$119.00	(n/a)
4	3370 Dahlonega Hwy	\$19.00	\$47.00	\$91.00	\$103.00	\$125.00	\$278.00
5	3530 Matt Hwy	\$19.00	\$47.00	\$91.00	\$103.00	\$125.00	(n/a)
6	3060 Keith Bridge Rd	(n/a)	(n/a)	\$134.95	\$189.95	\$229.95	\$264.95
7	6375 Sandy Ct	(n/a)	(n/a)	\$97.00	\$124.00	(n/a)	\$359.00

CLIMATE CONTROLLED RENT COMPARABLES MAP

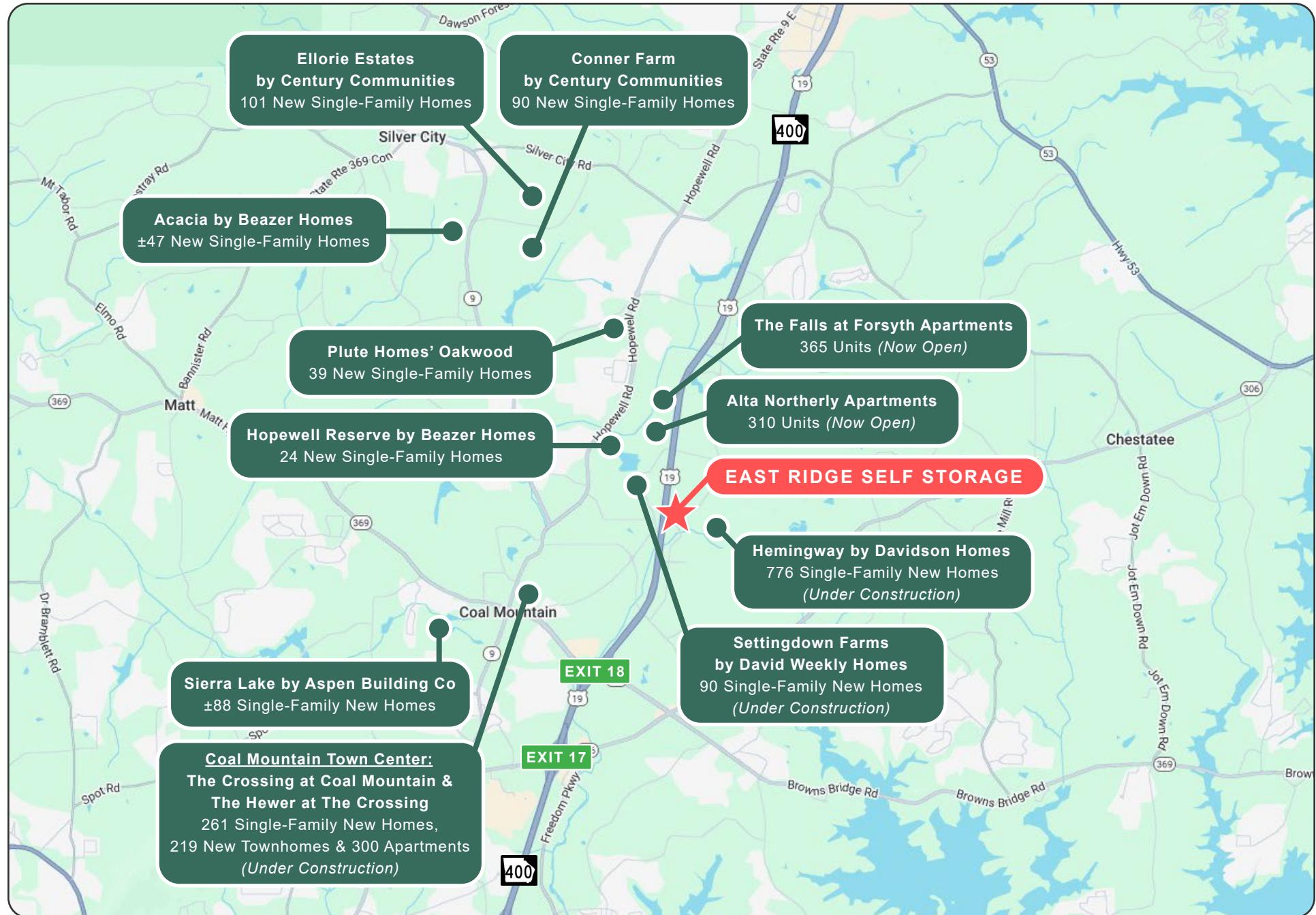


#	PROPERTY
1	4015 Mini Trl
2	4350 Keith Bridge Rd
3	5685 GA Hwy 400
4	3370 Dahlonega Hwy
5	3530 Matt Hwy
6	3060 Keith Bridge Rd
7	6375 Sandy Ct

EAST RIDGE RETAIL DEVELOPMENT SITE PLAN AERIAL



NEW NEARBY MULTI-FAMILY & RESIDENTIAL DEVELOPMENTS



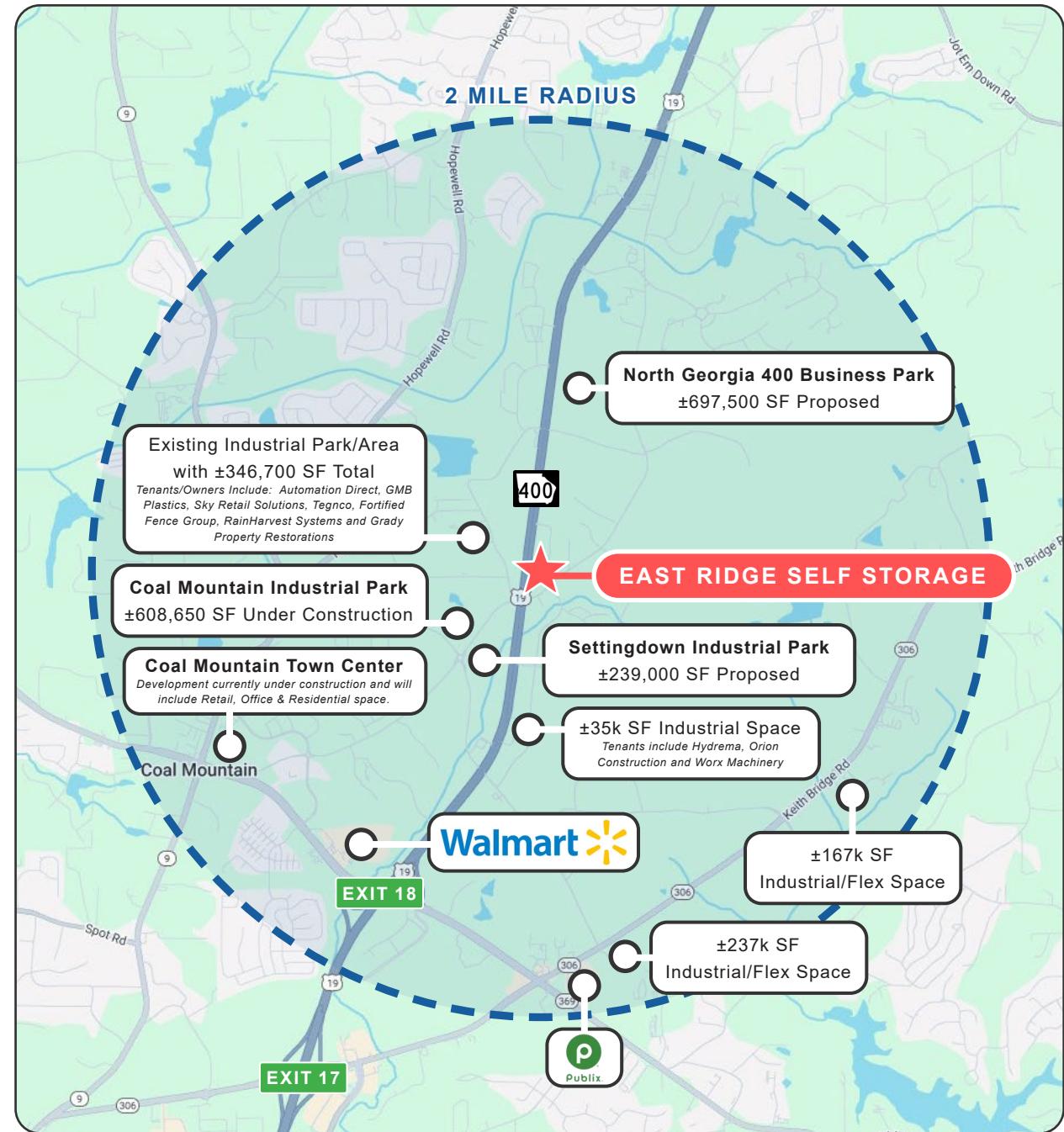
NEW NEARBY INDUSTRIAL DEVELOPMENTS

INDUSTRIAL MICRO-MARKET OVERVIEW

INVENTORY	967,816 SF
UNDER CONSTRUCTION	392,571SF
VACANCY RATE	2.8%
ASKING RENT	\$14.90 PSF

East Ridge Self Storage is a 60,950 Net Rentable Square Foot Climate Controlled Self Storage Development. This development is fully zoned, entitled and rough graded. GA-400 is one of Atlanta's major thoroughfares, and this development is located just off the busy intersection of GA-400 and Settingdown Road. On average, this intersection has approximately 44,400 cars travel by, according to the GDOT in 2024.

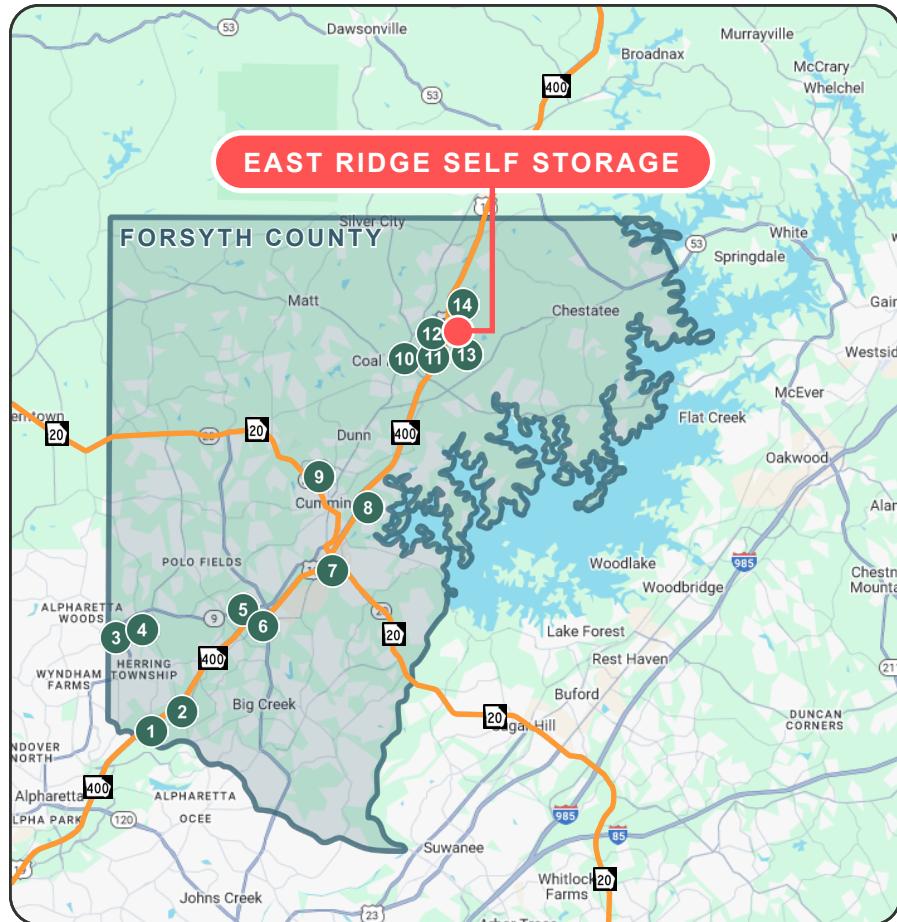
The industrial micro-market extends along GA-400 from the Hubbard Town Rd/Crossroads Rd intersection to just past the new GA-400 Exit 18/Browns Bridge Road. The micro-market has $\pm 968k$ square feet in current inventory and a low vacancy rate of 2.8%. With demand increasing north outside of Atlanta, this micro-market is responding with $\pm 393k$ square feet currently under construction and ± 1.4 million square feet proposed.



LOCAL AREA MAP



FORSYTH COUNTY OVERVIEW



400 Drive time on GA-400 from south to north of county:
19 minutes / 18 miles

20 Drive time on GA-20 from east to west of county:
22 minutes / 15 miles

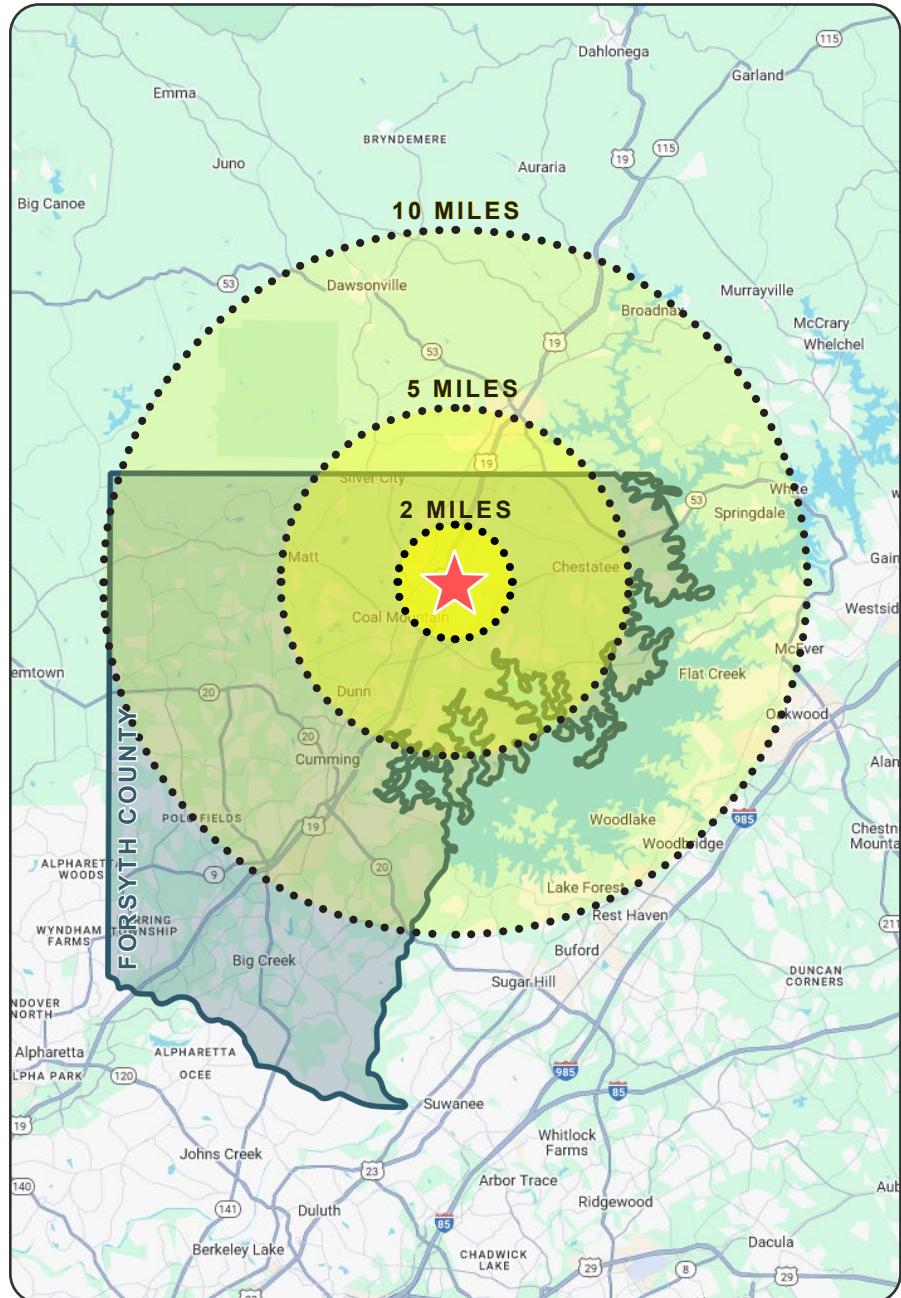
NOTABLE COUNTY DEVELOPMENTS

- 1 The Gathering at South Forsyth
(Proposed Retail)
- 2 Halcyon
(Existing Retail)
- 3 North Atlanta Commerce Center
(Under Construction Industrial)
- 4 Highland Ridge III
(Under Construction Industrial)
- 5 Forsyth Commerce Center
(Under Construction Industrial)
- 6 The Collection at Forsyth
(Existing Retail & Office)
- 7 Northside Hospital
- 8 Westshore
(Existing Retail & Residential)
- 9 Cumming City Center
(Existing Retail & Office)
- 10 Coal Mountain Town Center
(Existing Retail, Office & Residential)
- 11 Settingdown Industrial Park
(Proposed Industrial)
- 12 Coal Mountain Industrial Park
(Proposed Industrial)
- 13 Hemingway Community
(Under Construction Residential - 776 Homes)
- 14 North GA 400 Business Park
(Proposed Industrial)

FORSYTH COUNTY STATS

POPULATION (2025)	285,682
2040 PROJECTED POPULATION	495,488
EMPLOYED POPULATION (2025)	139,547
WORKFORCE POPULATION (2025)	139,547
TOTAL # OF BUSINESSES (2024)	9,168
UNEMPLOYMENT RATE (2025)	2.7 - 3.0%
MEDIAN HOUSEHOLD INCOME (2024)	\$142,525
MILLAGE RATE	7.896
SALES TAX	7%
CORPORATE INCOME TAX	5.19%

DEMOGRAPHICS



POPULATION

	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2020 POPULATION	9,572	51,572	170,878
2024 POPULATION	9,984	59,223	199,307
2029 POPULATION PROJECTION	11,532	70,137	235,600
ANNUAL GROWTH 2020-2024	1.1%	3.7%	4.2%
ANNUAL GROWTH 2024-2029	3.1%	3.7%	3.6%
MEDIAN AGE	36.7	39.6	41

HOUSEHOLD

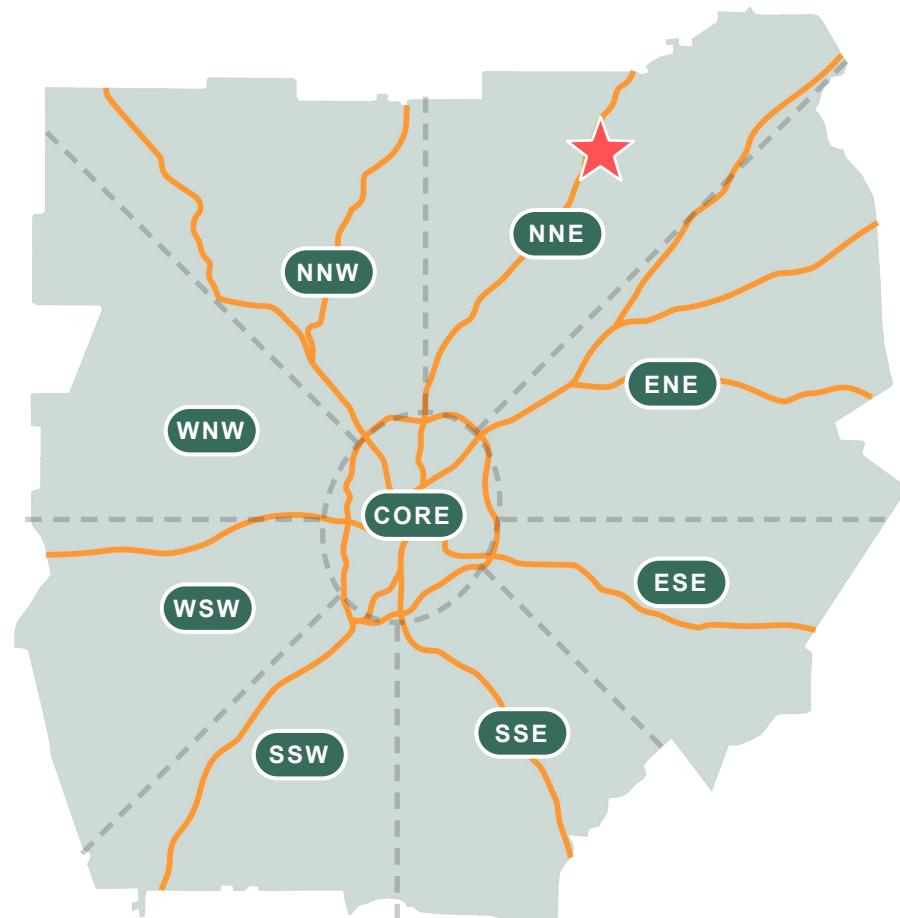
	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2020 HOUSEHOLDS	3,174	17,738	59,870
2024 HOUSEHOLDS	3,313	20,356	69,803
2029 HOUSEHOLD PROJECTION	3,830	24,134	82,600
ANNUAL GROWTH 2020-2024	0.7%	2.8%	3.2%
ANNUAL GROWTH 2024-2029	3.1%	3.7%	3.7%
OWNER OCCUPIED HOUSEHOLDS	2,876	19,076	66,885
RENTER OCCUPIED HOUSEHOLDS	954	5,058	15,715

INCOME

	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
AVG HOUSEHOLD INCOME	\$124,852	\$120,101	\$127,604
MEDIAN HOUSEHOLD INCOME	\$109,604	\$99,281	\$102,967
>\$50,000	579	4,284	14,859
\$50,000 - \$100,000	853	5,976	18,996
\$100,000 - \$200,000	1,473	7,317	24,267
\$200,000+	410	2,781	11,681

CORRIDOR OVERVIEW

Atlanta's NNE corridor runs along GA-400, and through North Fulton County and Forsyth County. North Fulton and Forsyth County represent the highest growth trade areas in the state of Georgia. This demographic story has been discernible and is expected to continue in the future. The East Ridge Self Storage development represents an excellent opportunity to capitalize in the NNE corridor's and market's continued growth.



CORRIDOR	EMPLOYMENT GROWTH (2015-2040)	% EMPLOYMENT GROWTH	POPULATION GROWTH	POPULATION GROWTH
NNE (Project Location)	290,028	28%	569,223	29%
ENE	173,028	17%	76,777	4%
ESE	54,307	5%	185,980	9%
SSE	64,900	6%	207,763	11%
SSW	86,606	8%	186,300	9%
WSW	55,543	5%	154,627	8%
NNW	70,031	7%	207,557	11%
NNW	170,650	16%	303,586	15%
CORE	75,352	7%	779,630	4%
TOTAL	1,040,445	100%	1,971,443	100%

CONTACT



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