



STORAGE HAUS – COMPREHENSIVE BUYER FAQ's

DEVELOPMENT & CONSTRUCTION

Have the developers built in Idaho before?

Yes. The development team has 85+ years of combined development experience in Idaho and California, including active and completed projects in Coeur d'Alene, some of which involve storage-related development. Their development experience encompasses over 3,000,000 square feet in a wide range of product types, including office buildings, hotels, residential, retail shopping centers, R&D buildings, industrial parks, and self-storage.

Who is the builder?

The general contractor is deBelloy Construction, based in Boise, Idaho.

WATER, PLUMBING & WASTE

Is there water in the units or bathrooms on-site?

No. Blaine County does not allow water or sewer connections within individual storage units under the project's Conditions of Approval. Restrooms will be available in the Owner's Center (Clubhouse) and at a secondary location at the end of Building D.

Will there be a wash area?

The Developer is evaluating portable pressure-washing equipment and an exterior wash bay for vehicle and unit cleaning (subject to County approval).

Is there an RV dump station?

No. Blaine County does not allow a waste disposal station due to environmental regulations.

Are there floor drains inside the units?

No. Floor drains are not permitted due to environmental and groundwater protection requirements.

UNIT FEATURES & BUILD-OUT

Can buyers add lifts or mezzanines?

Yes. Most Units offer 18' clear height that supports lifts and mezzanine additions. Any mezzanine or structural modification requires compliance with building codes and may require structural engineering.



What type of doors are provided?

Each Unit includes a 14'2" x 14' insulated overhead door equipped with a LiftMaster jackshaft and wall-mounted opener with Wi-Fi capability and battery backup.

Do units include a man door?

Yes.

Are the walls sealed?

Yes. All demising walls are sealed and insulated from top to bottom.

Are units fire-sprinklered?

No. The building classification does not require fire sprinklers.

Are generators allowed?

No. Exterior generators are not permitted due to zoning, sound, and air-quality restrictions.

Can adjacent Units be combined?

Yes, but only in specific buildings as determined by the Developer. Monthly dues remain per Unit.

INTERIOR FINISHES & EQUIPMENT

What is included at delivery (Warm Shell)?

- Individually metered electrical service
- Concrete floors
- Interior walls, ceiling, and overhead doors are insulated.
- Finished interior walls
- Basic lighting and electrical as detailed below

What type of HVAC is included?

Self-contained interior heating and cooling units. Rooftop HVAC units are not allowed.

Power specifications (including 240V availability)?

- 7-9 120V/20A outlets (varies by Unit size)
- One 30A/125V RV plug
- 125A, 120/240V single-phase electrical panel



- 8' LED lighting on a single-pole switch
- Optional 50A, 4-wire plug available by addendum

What insulation is provided?

Units are insulated in the ceiling, walls, and overhead door to enhance thermal performance. Final R-values will be issued upon construction completion.

SITE ACCESS & OPERATIONS

Is 24-hour access provided?

Yes. Owners will have 24/7 gated access using controlled electronic entry.

Is there an on-site generator?

No. Electrical service is tied to Idaho Power the utility provider with no central generator system. Primary entry gate is equipped with a generator located on Club House panel.

STRUCTURAL

Concrete slab thickness? Can car lifts be installed?

Units include 6" concrete slabs. Car lifts and mezzanines may be added subject to structural engineering review and compliance with load and anchoring requirements.

HOA / OWNERSHIP

How are monthly dues calculated?

Monthly assessments will be based on the pro-rata square footage of each Unit measured from the exterior walls. The final dues schedule will be provided prior to project completion.

Is the project self-sustaining without future phases?

Yes. The project is designed to be built in 3 phases.

What does the association insurance cover? Roof details?

The Association insurance will be a walls-out policy including roof, structural, and common-area coverage. Full details will be provided, and roofing material specifications will also be included.



Will a commercial association be formed?

Yes. An industrial condominium association will be formed and professionally managed. CAM charges will cover shared parking, landscaping, snow removal, exterior maintenance, and common utilities.