



VERSAL

SIMPLE SELF STORAGE

6402 HOLLY RD, CORPUS CHRISTI, TX 78412

THE OPPORTUNITY	3
THE PROPERTY	4
EXECUTIVE SUMMARY	5
MAPS	6
PHOTOS	8
FINANCIAL ANALYSIS	15
COMPETITIVE SET ANALYSIS	19

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THE OPPORTUNITY



Simple Self Storage is located in Corpus Christi, Texas, along the Texas Gulf Coast.

The property features 24 climate-controlled units, 112 non-climate units, two office spaces, and one storage building for a total of 34,296 NRSF. It also includes 35 uncovered boat/RV parking spaces. Current physical occupancy is 96%, giving a new owner the opportunity to increase revenue by raising rates. There is always a waiting list at the facility and the rates are well below the market average. The average unit size is 230 NRSF.

There are two sizable, modernized offices onsite. The front office is dedicated to self-storage leasing and

is 800 square feet, and the other is an attached 1,797 square foot office that State Farm Insurance currently leases. The State Farm office has a full kitchen and bath. The property also includes +/- 13,350 NRSF of expansion potential behind the gate, as well as +/- 1.5 acres of expansion land with frontage along Holly Road. An additional stream of revenue that conveys with this opportunity is the 120' cell phone tower on property with T-Mobile, Verizon, and Direct TV.

Simple Self Storage is well located on the highly trafficked Holly Road and is only 0.8 miles from TX-358 and 1.2 miles from major retailers like Walmart, Lowe's, and Target. Naval Air Station Corpus Christi is located

4.3 miles away and has an estimated base occupancy of 43,287. The Texas A&M – Corpus Christi campus is located 2.6 miles away and has a student population of roughly 10,700. A 5-mile radius around the property includes a population of 194,316 with an average household income of \$98,239.

Construction highlights include concrete drives, windstorm rated metal and steel buildings/doors, all LED lights, gated keypad access, 24-hour internet security, perimeter fencing, and an on-site office/retail component.

Please contact Versal for pricing guidance.



THE PROPERTY



LOCATION

- Corpus Christi, TX
- 194,316 Population Within 5 Miles
- \$98,239 Average Household Income Within 5 Miles
- 0.8 Miles from TX-358
- 1.2 Miles from Major Retailers (Walmart, Lowe's, Target)
- 2.6 Miles from Texas A&M - Corpus Christi

FEATURES

- 96% Physical Occupancy with Waitlist
- 34,296 NRSF
- Windstorm Rated Buildings & Doors
- Ample Expansion Opportunity
- Below Market Rates
- Two On-Site Offices, One Currently Leased



EXECUTIVE SUMMARY



PROPERTY NAME

SIMPLE SELF STORAGE

OFFERING PRICE:

CONTACT VERSAL FOR PRICING

ADDRESS:

6402 HOLLY RD

CITY / STATE / ZIP:

CORPUS CHRISTI, TX 78412

COUNTY:

NUECES

PARCEL:

204739

YEAR BUILT:

1991, 2008 - 2021

NRSF:

34,296

TOTAL UNITS:

136

PARKING:

35 SPOTS

BUILDINGS:

10

ELEVATORS:

NONE

AVG. UNIT SIZE NC:

255 SF

AVG. UNIT SIZE CC:

113 SF

ECONOMIC OCCUPANCY:

80%

PHYSICAL OCCUPANCY (SQ. FT.):

96%

PHYSICAL OCCUPANCY (UNITS):

79%

ACRES:

4.92

CONSTRUCTION MATERIALS:

METAL, STEEL, CONCRETE

TRAFFIC COUNT (HOLLY RD):

20,229 VPD

EXPANSION ROOM:

YES

OFFICE:

YES

APARTMENT:

NONE

PERSONNEL:

OWNER MANAGED

SPAREFOOT:

NONE

1 MILE POPULATION:

17,017

1 MILE MEDIAN HHI:

\$58,304

1 MILE AVERAGE HHI:

\$68,800

3 MILE POPULATION:

111,280

3 MILE MEDIAN HHI:

\$73,437

3 MILE AVERAGE HHI:

\$95,384

5 MILE POPULATION:

194,316

5 MILE MEDIAN HHI:

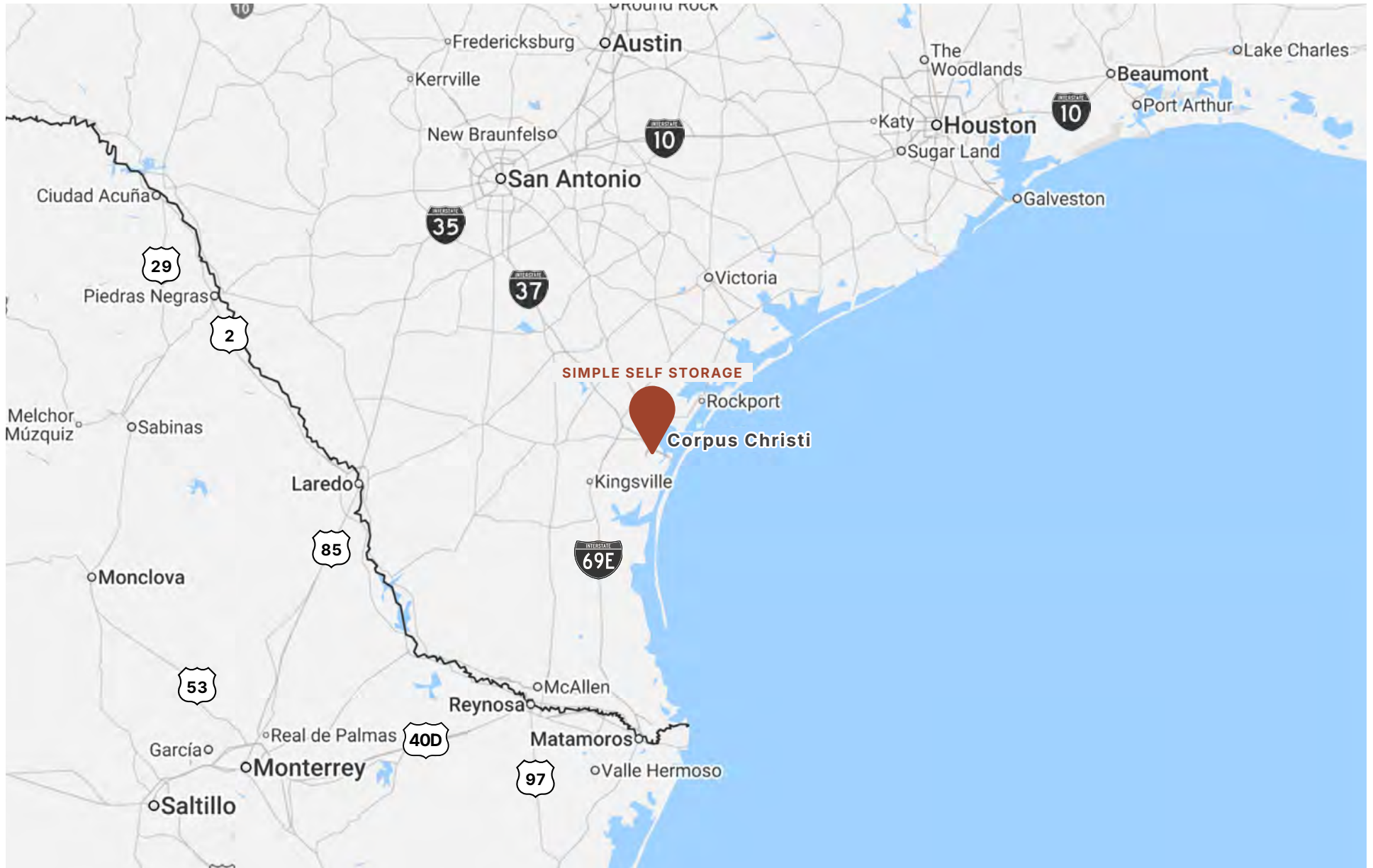
\$74,045

5 MILE AVERAGE HHI:

\$98,239



AREA MAP



RETAILER MAP



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5 X 10	CC	\$79	50	\$1.58	4	200	2	2	50%	100	50%	\$316	\$3,792
5 X 15	CC	\$89	75	\$1.19	2	150	2	0	100%	150	100%	\$178	\$2,136
10 X 10	CC	\$129	100	\$1.29	9	900	9	0	100%	900	100%	\$1,161	\$13,932
10 X 15	CC	\$169	150	\$1.13	7	1,050	7	0	100%	1,050	100%	\$1,183	\$14,196
13.5 X 15	CC	\$189	203	\$0.93	2	405	2	0	100%	405	100%	\$378	\$4,536
5 X 10	NC	\$55	50	\$1.10	1	50	1	0	100%	50	100%	\$55	\$660
10 X 5	NC	\$58	50	\$1.16	8	400	8	0	100%	400	100%	\$464	\$5,568
5 X 15	NC	\$74	75	\$0.99	6	450	6	0	100%	450	100%	\$444	\$5,328
15 X 5	NC	\$73	75	\$0.97	2	150	2	0	100%	150	100%	\$146	\$1,752
10 X 10	NC	\$93	100	\$0.93	2	200	2	0	100%	200	100%	\$186	\$2,232
10 X 10	NC	\$93	100	\$0.93	13	1,300	11	2	85%	1,100	85%	\$1,209	\$14,508
10 X 10	NC	\$93	100	\$0.93	1	100	0	1	0%	0	0%	\$93	\$1,116
7 X 15	NC	\$93	105	\$0.89	1	105	1	0	100%	105	100%	\$93	\$1,116
7 X 20	NC	\$95	140	\$0.68	1	140	1	0	100%	140	100%	\$95	\$1,140
10 X 15	NC	\$120	150	\$0.80	11	1,650	11	0	100%	1,650	100%	\$1,320	\$15,840
10 X 20	NC	\$149	200	\$0.75	2	400	2	0	100%	400	100%	\$298	\$3,576
12 X 20	NC	\$169	240	\$0.70	10	2,400	10	0	100%	2,400	100%	\$1,690	\$20,280
10 X 27	NC	\$165	270	\$0.61	3	810	3	0	100%	810	100%	\$495	\$5,940
12 X 25	NC	\$179	300	\$0.60	10	3,000	9	1	90%	2,700	90%	\$1,790	\$21,480
12 X 30	NC	\$195	360	\$0.54	10	3,600	10	0	100%	3,600	100%	\$1,950	\$23,400
12 X 35	NC	\$205	420	\$0.49	10	4,200	10	0	100%	4,200	100%	\$2,050	\$24,600
13 X 35	NC	\$225	455	\$0.49	21	9,555	21	0	100%	9,555	100%	\$4,725	\$56,700
0 X 0	OFFICE	\$3,145	1,797	\$1.75	1	1,797	1	0	100%	1,797	100%	\$3,145	\$37,740
0 X 0	OFFICE	\$1,280	800	\$1.60	1	800	0	1	0%	0	0%	\$1,280	\$15,360
22 X 22	STORAGE BUILDING	\$250	484	\$0.52	1	484	1	0	100%	484	100%	\$250	\$3,000
0 X 0	CELL TOWER	\$1,267	N/A	N/A	1	N/A	1	0	100%	N/A	N/A	\$1,267	\$15,204
13 X 25	UNCOVERED PARKING	\$79	N/A	N/A	15	N/A	2	13	13%	N/A	N/A	\$1,185	\$14,220
13 X 35	UNCOVERED PARKING	\$99	N/A	N/A	12	N/A	3	9	25%	N/A	N/A	\$1,188	\$14,256
13 X 40	UNCOVERED PARKING	\$119	N/A	N/A	8	N/A	1	7	13%	N/A	N/A	\$952	\$11,424



UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
CC	24	2,705	22	2	92%	2,605	96%	\$3,216	\$38,592	\$14.27	113
NC	112	28,510	108	4	96%	27,910	98%	\$17,103	\$205,236	\$7.20	255
OFFICE	2	2,597	1	1	50%	1,797	69%	\$4,425	\$53,100	\$20.45	1,299
STORAGE BUILDING	1	484	1	0	100%	484	100%	\$250	\$3,000	\$6.20	484
CELL TOWER	1	N/A	1	0	100%	N/A	N/A	\$1,267	\$15,204	N/A	N/A
UNCOVERED PARKING	35	N/A	6	29	17%	N/A	N/A	\$3,325	\$39,900	N/A	N/A
TOTAL	175	34,296	139	36	79%	32,796	96%	\$29,586	\$355,032	\$10.35	247



INCOME & EXPENSES

SIMPLE SELF STORAGE		2024 ACTUAL	MARKET ADJUSTED	PRO FORMA
GPR/NRSF (STORAGE ONLY)		\$8.36	\$8.36	\$10.03
RENTAL INCOME/NRSF (STORAGE ONLY)		\$6.71	\$6.71	\$8.83
EGI/NRSF		\$8.10	\$8.10	\$10.74
ACHIEVED RENT / NRSF (STORAGE ONLY)		\$0.56	\$0.56	\$0.74
REVENUE				
GROSS POTENTIAL RENT (STORAGE ONLY)		\$286,728	\$286,728	\$344,074
GPR %		0%	0%	20%
ECONOMIC VACANCY %		20%	20%	12%
ECONOMIC VACANCY		(\$56,604)	(\$56,604)	(\$41,289)
TOTAL RENTAL INCOME (STORAGE ONLY)		\$230,124	\$230,124	\$302,785
STATE FARM REVENUE		\$33,000	\$33,000	\$33,000
CELL TOWER REVENUE		\$14,783	\$14,783	\$14,783
INSURANCE COMMISSION (NET)	\$12.00	\$0	\$0	\$10,090
LATE FEES	2.0%	\$0	\$0	\$6,056
ADMIN FEES	0.5%	\$0	\$0	\$1,514
OTHER INCOME		\$47,783	\$47,783	\$65,443
EFFECTIVE GROSS INCOME		\$277,907	\$277,907	\$368,228
MONTHLY AVERAGE EGI		\$23,159	\$23,159	\$30,686
EGI GROWTH				33%
EXPENSES				
PROPERTY TAXES (% CHANGE FROM 2025)	5.0%	\$67,278	\$70,642	\$70,642
INSURANCE (\$ / NRSF)	\$0.75	\$0	\$25,722	\$25,722
PAYROLL		\$0	\$20,000	\$20,000
MANAGEMENT FEE (% OF EGI)	5.0%	\$0	\$13,895	\$18,411
UTILITIES		\$8,539	\$8,539	\$8,539
CREDIT CARD FEES (% OF EGI)	2.3%	\$6,288	\$6,392	\$8,469
ADVERTISING		\$0	\$6,000	\$6,000
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$4,875	\$5,144	\$5,144
COMPUTER HARDWARE & SOFTWARE		\$3,500	\$3,360	\$3,360
TELEPHONE & INTERNET		\$1,550	\$2,400	\$2,400
LANDSCAPING		\$0	\$1,000	\$1,000
PEST CONTROL		\$0	\$1,000	\$1,000
TRASH		\$0	\$500	\$500
PROFESSIONAL FEES		\$0	\$500	\$500
OFFICE SUPPLIES		\$0	\$200	\$200
POSTAGE & DELIVERY		\$0	\$200	\$200
DUES & SUBSCRIPTIONS		\$0	\$200	\$200
TOTAL EXPENSES		\$92,030	\$165,695	\$172,288
NOI		\$185,877	\$112,213	\$195,940



7 YEAR ANALYSIS

SIMPLE SELF STORAGE	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	\$8.36	\$9.61	\$10.58	\$10.89	\$11.22	\$11.56	\$11.90	\$12.26
RENTAL INCOME/NRSF	\$6.71	\$8.17	\$9.31	\$9.59	\$9.87	\$10.17	\$10.47	\$10.79
EGI/NRSF	\$8.10	\$10.05	\$11.23	\$11.51	\$11.81	\$12.11	\$12.42	\$12.75
YOY GPR GROWTH	15.0%	15.0%	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%

REVENUE

GROSS POTENTIAL RENT (STORAGE ONLY)	\$286,728	\$329,737	\$362,711	\$373,592	\$384,800	\$396,344	\$408,234	\$420,481
ECONOMIC VACANCY	(\$56,604)	(\$49,461)	(\$43,525)	(\$44,831)	(\$46,176)	(\$47,561)	(\$48,988)	(\$50,458)
TOTAL RENTAL INCOME (STORAGE ONLY)	\$230,124	\$280,277	\$319,186	\$328,761	\$338,624	\$348,783	\$359,246	\$370,024

STATE FARM REVENUE	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
CELL TOWER REVENUE	\$14,783	\$14,783	\$14,783	\$14,783	\$14,783	\$14,783	\$14,783	\$14,783
INSURANCE COMMISSION (NET)	\$12.00	\$0	\$9,746	\$10,090	\$10,090	\$10,090	\$10,090	\$10,090
LATE FEES	2.0%	\$0	\$5,606	\$6,384	\$6,575	\$6,772	\$6,976	\$7,185
ADMIN FEES	0.5%	\$0	\$1,401	\$1,596	\$1,644	\$1,693	\$1,744	\$1,796
OTHER INCOME	\$47,783	\$64,536	\$65,853	\$66,092	\$66,339	\$66,593	\$66,855	\$67,124
EFFECTIVE GROSS INCOME	\$277,907	\$344,813	\$385,039	\$394,854	\$404,963	\$415,376	\$426,101	\$437,148
MONTHLY AVERAGE EGI	\$23,159	\$28,734	\$32,087	\$32,904	\$33,747	\$34,615	\$35,508	\$36,429

EXPENSES

3% ← INFLATION FACTOR

PROPERTY TAXES (% CHANGE FROM 2025)	5.0%	\$70,642	\$72,761	\$74,944	\$77,192	\$79,508	\$81,893	\$84,350	\$86,881
INSURANCE (\$ / NRSF)	\$0.75	\$25,722	\$26,494	\$27,288	\$28,107	\$28,950	\$29,819	\$30,713	\$31,635
PAYROLL		\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597
MANAGEMENT FEE (% OF EGI)	5.0%	\$13,895	\$17,241	\$19,252	\$19,743	\$20,248	\$20,769	\$21,305	\$21,857
UTILITIES		\$8,539	\$8,795	\$9,059	\$9,331	\$9,611	\$9,899	\$10,196	\$10,502
CREDIT CARD FEES (% OF EGI)	2.3%	\$6,392	\$7,931	\$8,856	\$9,082	\$9,314	\$9,554	\$9,800	\$10,054
ADVERTISING		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$5,144	\$5,299	\$5,458	\$5,621	\$5,790	\$5,964	\$6,143	\$6,327
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012	\$4,132
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952
LANDSCAPING		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230
PEST CONTROL		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230
TRASH		\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615
OFFICE SUPPLIES		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
TOTAL EXPENSES		\$165,695	\$174,941	\$182,370	\$187,715	\$193,219	\$198,889	\$204,729	\$210,744
NOI		\$112,213	\$169,872	\$202,668	\$207,139	\$211,744	\$216,486	\$221,372	\$226,403



COMPETITIVE SET ANALYSIS

PROPERTY #	PROPERTY NAME	ADDRESS	ESTIMATED RENTABLE SQ. FT.	DISTANCE (MILES)		3 MILE SUPPLY	5 MILE SUPPLY
1	SIMPLE SELF STORAGE	6402 HOLLY RD	34,296	0.0 MILES		34,296	34,296
2	MOVE IT STORAGE	6001 HOLLY ROAD	39,045	0.5 MILES		39,045	39,045
3	SAFE GUARD MINI - STORAGE	5725 PATTON STREET	51,300	0.6 MILES		51,300	51,300
4	BETTER STORAGE - HOLLY	5849 HOLLY ROAD	26,248	0.7 MILES		26,248	26,248
5	CUBESMART SELF STORAGE	6218 SOUTH PADRE ISLAND DRIVE	94,097	0.8 MILES		94,097	94,097
6	CUBESMART SELF STORAGE	5734 WOOLDRIDGE ROAD	46,375	0.9 MILES		46,375	46,375
7	AVID STORAGE	1951 RODD FIELD ROAD	98,718	1.0 MILES		98,718	98,718
8	STORAGE KING USA	2301 RODD FIELD ROAD	65,873	1.0 MILES		65,873	65,873
9	MOVE IT SELF STORAGE	6001 MCARDLE ROAD	55,700	1.0 MILES		55,700	55,700
10	STORAGE COMPANY, THE	5502 HOLLY ROAD	66,854	1.1 MILES		66,854	66,854
11	SAFE SPACE STORAGE	5858 SOUTH PADRE ISLAND DRIVE	68,299	1.2 MILES		68,299	68,299
12	MOVE IT STORAGE	6197 DUNBARTON OAK STREET	109,796	1.3 MILES		109,796	109,796
13	MOVE IT SELF STORAGE	6534 SOUTH STAPLES STREET	49,020	1.5 MILES		49,020	49,020
14	STORAGE KING USA	3205 RODD FIELD ROAD	79,950	1.7 MILES		79,950	79,950
15	LOCK & KEY STORAGE	5702 CORSICA ROAD	85,785	2.0 MILES		85,785	85,785
16	MOVE IT STORAGE	6857 SOUTH STAPLES STREET	62,409	2.0 MILES		62,409	62,409
17	STORAGE KING USA	8041 SOUTH PADRE ISLAND DRIVE	75,291	2.2 MILES		75,291	75,291
18	EXTRA SPACE STORAGE	4737 SARATOGA BLVD	91,237	2.4 MILES		91,237	91,237
19	STORAGE COMPANY, THE	4602 EVERHART ROAD	63,669	2.4 MILES		63,669	63,669
20	SPARE ROOM SOUTH MINI STORAGE	6630 YORKTOWN BLVD	55,415	2.5 MILES		55,415	55,415
21	U - HAUL MOVING & STORAGE	4344 SOUTH PADRE ISLAND DRIVE	16,877	2.7 MILES		16,877	16,877
22	STORAGE PLACE, THE	4148 SOUTH STAPLES STREET	66,300	2.7 MILES		66,300	66,300
23	MOVE IT SELF STORAGE	7101 YORKTOWN BLVD	55,936	2.7 MILES		55,936	55,936
24	PADRE - WEBER MINI STORAGE	4125 BRETT STREET	31,920	2.9 MILES		31,920	31,920
25	SAFE GUARD MINI - STORAGE	5422 BOSTON STREET	69,383	3.0 MILES		69,383	69,383
26	SAFE SPACE STORAGE	3901 SOUTH PADRE ISLAND DRIVE	52,038	3.2 MILES			52,038
27	MOVE IT STORAGE	6537 WEBER ROAD	78,622	3.2 MILES			78,622
28	AVID STORAGE	6752 WEBER ROAD	78,042	3.3 MILES			78,042
29	CROSSTOWN MINI - STORAGE	3817 WOW ROAD	31,445	3.5 MILES			31,445
30	MOVE IT STORAGE	9337 SOUTH PADRE ISLAND DRIVE	33,130	3.8 MILES			33,130
31	COASTLINE BOAT - RV STORAGE	7030 BREZINA ROAD	88,359	3.8 MILES			88,359
32	BYARS RV STORAGE	1017 BULLFINCH STREET	11,447	3.9 MILES			11,447
33	MOVE IT SELF STORAGE	3302 HOLLY ROAD	76,400	3.9 MILES			76,400
34	OSO MINI STORAGE	1533 FLOUR BLUFF DRIVE	34,450	4.1 MILES			34,450
35	U - HAUL MOVING & STORAGE	5129 KOSTORYZ ROAD	76,189	4.1 MILES			76,189
36	SAFEGUARD MINI STORAGE	9642 SOUTH PADRE ISLAND DRIVE	41,800	4.2 MILES			41,800
37	MOVE IT STORAGE	7649 WEBER ROAD	20,729	4.4 MILES			20,729
38	MOVE IT SELF STORAGE	2902 SOUTH PADRE ISLAND DRIVE	41,848	4.4 MILES			41,848
39	BOAT & RV SELF STORAGE	2801 HOLLY ROAD	61,702	4.5 MILES			61,702
					TOTAL	1,559,793	2,285,994
			3 MILE SUPPLY	5 MILE SUPPLY			
TOTAL SUPPLY			1,559,793	2,285,994			
POPULATION			111,280	194,316			
NRSF/CAPITA			14.02	11.76			



BUSINESS DISCLOSURES

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum is provided by Versal, Inc. ("Versal").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financials projections and information are provided for general reference purposes only and are based on assumptions relation to the general economy, market conditions, competition and other factors beyond the control of the Owner and Versal. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In the Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of the Memorandum.

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The owner expressly reserved the right, at its sole discretion, to reject any or all expression of interest or offers to purchase the Property, an/or to terminate discussion with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing the Memorandum or making an offer to purchase the property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Versal. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Versal.



