

STORAGE DOCUMENT REQUEST AND QUESTIONNAIRE  
Q&A

1. SECURITY CAMERAS

- 5 total cameras added to the property
- Installed by Soltek LA, LLC. (225) 270-2539
- 5 year warranty

2. NAME OF SECURITY CAMERA SYSTEM

- Dahua NBJ462
- 2 megapixel w/built in microphone
- Starlight night vision enhanced technology
- 8 Channel DVR, w 2 Terabytes of storage

3. NAME OF MANAGEMENT SOFTWARE

- DMSS, Dahua Mobile Security Systems (Cameras)
- EZ Storage Solutions, -Storable

4. NAME OF GATE SOFTWARE

- Storage solutions, ProData Key LLC. (Remote control access, personal PIN/cancellation)
- Gate installed by Fencing Unlimited, LLC

5. PROPERTY MANAGERS

- 1, on call/ per diem needs, also serves as landscaper

6. HOURS AND PAY OF PROPERTY MANAGER

- 260/month for lawn care, serves as landscaper also
- 15-30\$ per tenant facilitation

7. UTILITIES ON PROPERTY

- Electric
- internet (AT&T) \$100/month
- Landscaping, \$260

8. ITEMS NEEDING REPAIR

- C-unit ( some doors, paint, rear part of roof, weed abatement, power wash)

9. MAJOR CAPITAL IMPROVEMENTS

- Keypad entry, automatic mechanical gate with Fire Dept. access / Automatic, weight-sensing exit
- Manual gate, second entrance
- all front fencing with privacy slats and security barb wire
- 5 Security cameras
- B unit, new roof
- New warehouse roof, new warehouse door
- Exterior LED facility lighting on A and B, and Warehouse
- Interior warehouse LED lighting
- Debris haul of entire property, everything clean

10. CONDITION OF THE ROOF

- A building, good condition, watertight/no leaks

- B building, brand new
- C building, half new, half possibly needing repair.

11. OTHER REVENUE SOURCES

- N/A
- Warehouse rental
- Future development for outdoor storage, RV, boat, trailer storage. Affordable living development, RV/trailer park.

12. DEBT ON PROPERTY

- Loan of \$315,000

13. DEBT ASSUMABLE

- Probably not

14. FINANCING CARRY?

- No