MATTHEWS™

SELF STORAGE BROTHERS

412 PARK AVE, KINSTON, NC | OFFERING MEMORANDUM

TABLE OF CONTENTS

10 | Property Overview

15 | Financial Overview

19 | Market Overview

EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

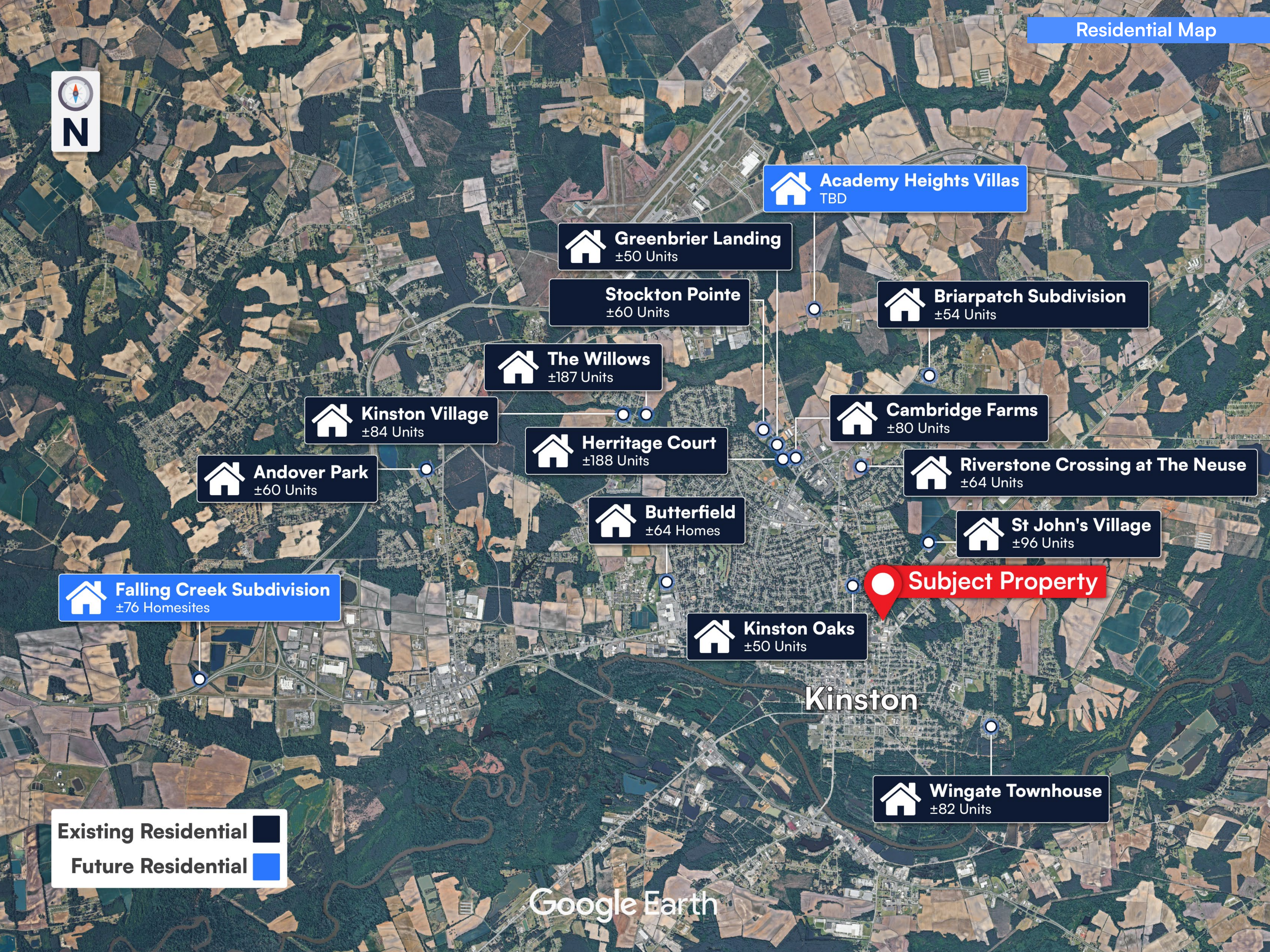
BROKER OF RECORD

Gerard Hamas

Broker Lic. No.: 362768 (NC)

Firm Lic. No.: C42113 (NC)

412 Park Avenue, Kinston, NC


Residential Map
N
Academy Heights Villas
TBD
Greenbrier Landing
±50 Units
Stockton Pointe
±60 Units
Briarpatch Subdivision
±54 Units
The Willows
±187 Units
Kinston Village
±84 Units
Cambridge Farms
±80 Units
Herritage Court
±188 Units
Andover Park
±60 Units
Riverstone Crossing at The Neuse
±64 Units
Butterfield
±64 Homes
St John's Village
±96 Units
Falling Creek Subdivision
±76 Homesites
Subject Property
Kinston Oaks
±50 Units
Kinston
Wingate Townhouse
±82 Units
Existing Residential
Future Residential
Google Earth

Retail & Residential Map
NW
Kinston Country Club
Golf Course
West Haven
±150 Homes
Kinston Plaza
BIG LOTS!
Piggly Wiggly
United States Postal Service
PNC
TRUIST
Biscuitville
Wendy's
UNC HEALTH Lenoir
UNC Health Lenoir
±199 Beds | ±1,000 Employees
Kinston High
±659 Students
Kinston Mall Redevelopment
±448,500 SF former regional mall undergoing revitalization; city and ownership pursuing new commercial uses while Belk remains operational.
FOOD LION
HIBBETT SPORTS
enterprise
Bojangles
EAST COAST WINGS+GRILL
PEACH HOUSE RESTAURANT
Kinston Oaks Apartments
±32 Units
Grainger Place Apartments
±120 Units
Subject Property


Retail & Residential Map
SW
Kinston
±1 Mile
Richard Green Appartments
±100 Units
UNITED STATES POSTAL SERVICE®
piggly wiggly
Down Home, Down The Street
National Spinning Co., Inc.
National Spinning
±300 Employees
E Vernon Ave
± 12,000 VPD
Bird Dawgs
Grainger Stadium
±100,000 Annual Visitors
Grainger Place Apartments
±120 Units
EAST COAST
TIRES • WHEELS • EQUIPMENT
Nantucket Loft Apartments
±28 Units
Subject Property

EXECUTIVE SUMMARY

The Opportunity

Austin McLeod with Matthews™ has been exclusively hired to market for sale a recently converted, majority climate-controlled self-storage facility totaling ±44,325 net rentable square feet in Kinston, NC. The offering carries a very attractive basis at $75 per rentable square foot, with a projected 5-year levered IRR north of 21% and a yield-on-cost projected north of 9.6% in Year 4.

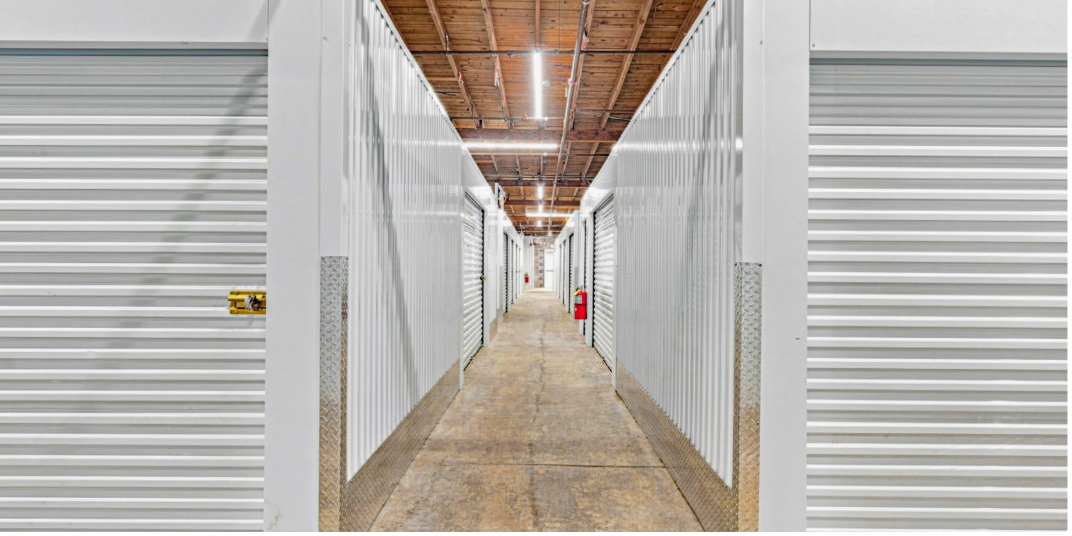
Competition across the trade area is limited, as there is zero REIT presence and zero new supply in the last two years — with no institutional operators within 10 miles, nothing under construction, and only 2 of the market's 13 facilities are professionally managed — positioning a new owner to capture demand as the asset leases up and push in-place rents through existing customer rate increases (ECRIs). The demand base is also favorable as renter households make up 51% of the market.

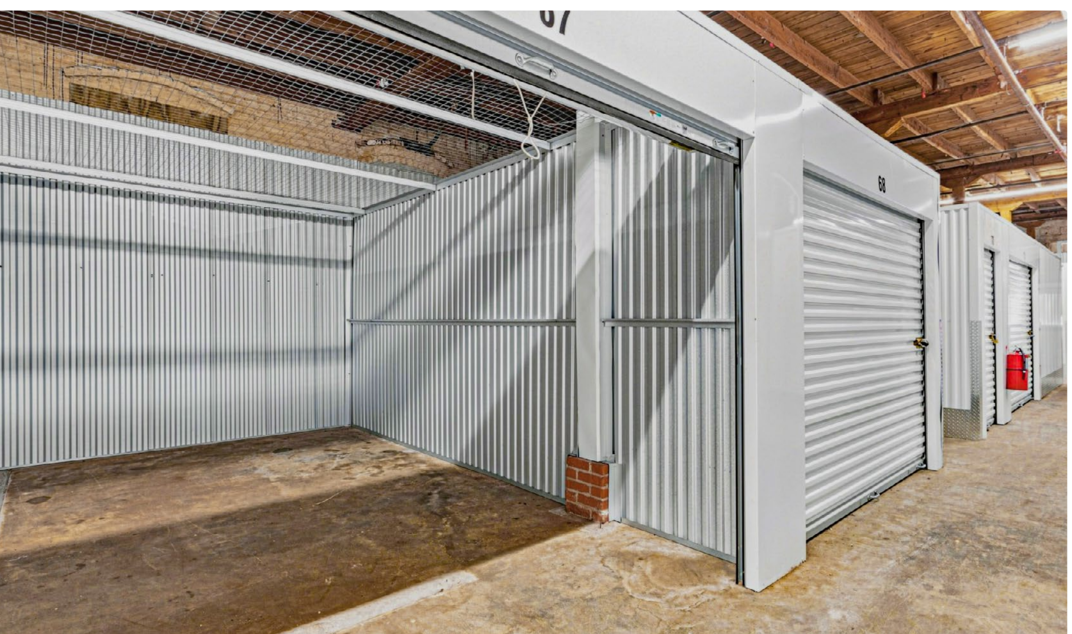
Kinston's growth is anchored by the North Carolina Global TransPark, a 2,500-acre campus home to the state's longest runway that drives $781 million in annual output, approximately 3,000 jobs, and $66,000 average wages versus $46,000 countywide. Airbus recently took direct ownership of the 500,000-square-foot aerostructures plant in December 2025 and has since doubled headcount to approximately 1,000; Fleet Readiness Center East is building a $450 to $500 million, 700,000-plus-square-foot Navy depot complex adding roughly 450 jobs; and a $30 million state-funded flyExclusive campus awarded in July 2026 brings 100-plus jobs to an existing 800-employee workforce. The region announced 738 jobs and $262 million in investment in 2025, including Electrolux and Cardon Rehabilitation's first U.S. plant, both in Kinston.

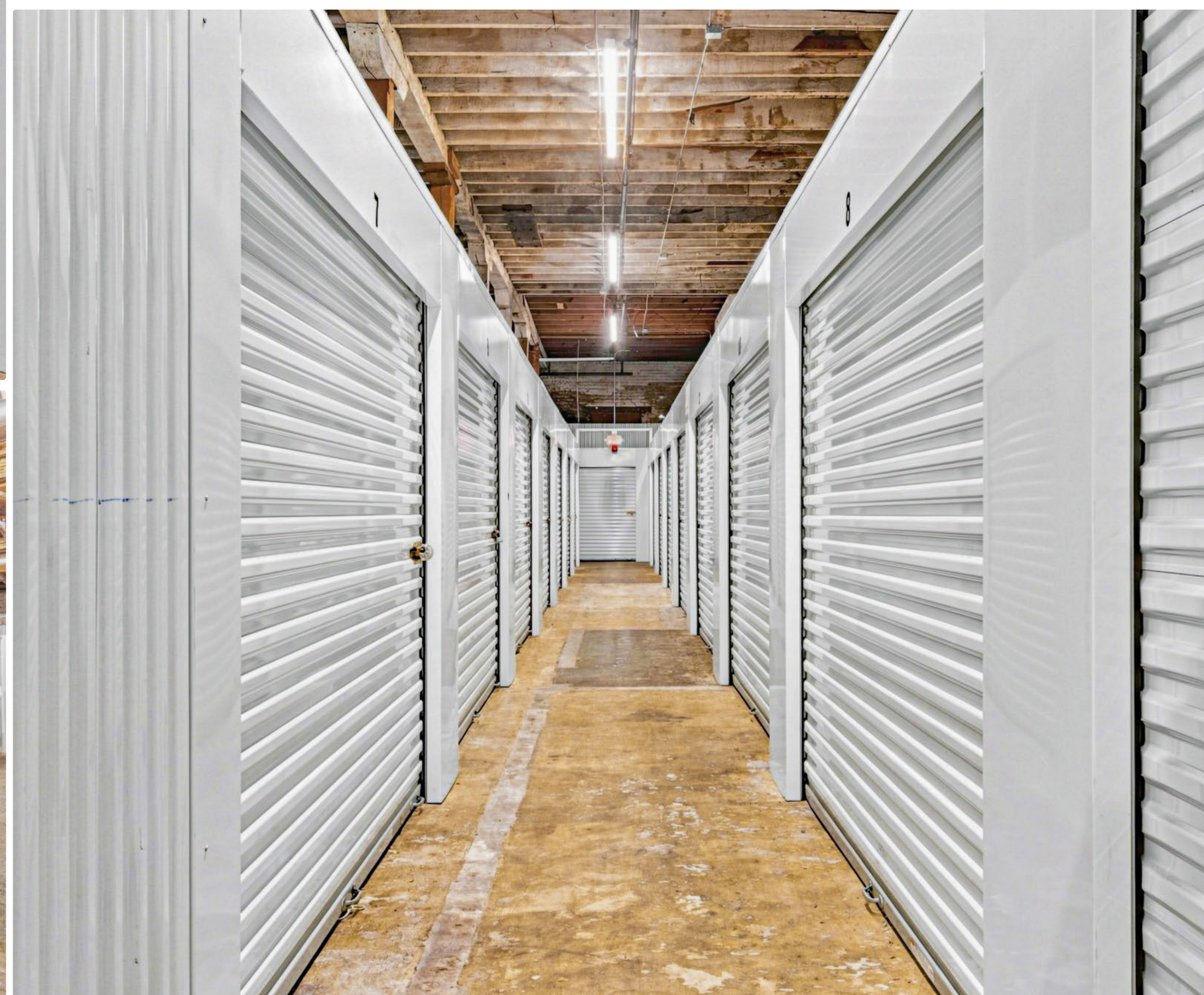
This opportunity is being offered on a rolling bid basis. The list price is $3,000,000 which equates to $75 per rentable foot. Please contact Austin McLeod to gain access to the deal room.

Drone Photos

Interior Photos







01

PROPERTY OVERVIEW

ASSET OVERVIEW

Facility Name	Self Storage Brothers
Address	412 Park Avenue
City, State	Kinston, NC
County	Lenoir County
Parcel Number	452511566894
Lot Size (Acres)	±5.60
Year Built	1980
Year Expanded	2024
Number of Buildings	1
Number of Stories	1
Net Rentable SF	±39,703
Total Units	291
Climate Controlled Units	285
Non-Climate Controlled Units	0
Parking Spaces	3
Unit Occupancy	44%
Square Foot Occupancy	59%
Economic Occupancy	36%
3-Mile SF/Capita	11.00
5-Mile SF/Capita	11.11
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Concrete
Roof	TPO
Fencing	Chain-Link, Barbed-Wire
Parking Surface	Paved
Entry	Keypad Access
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- Recently converted, majority climate-controlled self-storage facility
- Very attractive basis at $75 per rentable square foot
- Three commercial warehouse spaces all currently leased to small businesses, generating $96k per year
- Projected 5-Year Levered IRR north of 21%. Yield-on-Cost projected north of 9.6% in Year 4 and 10.64% Year 4 Cap Rate
- Solid YTD leasing activity despite spending minimal advertising dollars each month
- Airbus took direct ownership of the 500,000 SF Kinston aerostructures plant in December 2025 and has since doubled headcount to approximately 1,000 employees
- Fleet Readiness Center East is building a $450—500M, 700,000+ SF C-130/HH-60W Navy Depot maintenance complex at the Global TransPark, adding approximately 450 jobs
- The region announced 738 jobs and $262M in investment in 2025, including Electrolux ($23.7M, 74 jobs) and Cardon Rehabilitation's first U.S. plant, both located in Kinston.
- The 2,500-acre Global TransPark, home to North Carolina's longest runway, drives $781M in annual output, approximately 3,000 jobs, and $66K average wages versus $46K countywide.
- MCAS Cherry Point (45 mi) and Seymour Johnson AFB (30 mi) form a 15,000-person military demand base that drives recurring PCS-cycle storage demand; Seymour Johnson was named the F-15EX recipient in August 2026.
- The market has zero REIT competition and zero new supply in the last two years. There are also no institutional operators within 10-miles of the site.At 44,325 SF, the subject is the largest available asset in the market, trailing only Brooks Mini Storage, whose facilities also hold the #2 and #3 positions.
- Downtown Kinston has attracted $150M+ in private investment, anchored by Mother Earth Brewing, Chef & the Farmer, and the O'Neil Hotel, and is now advancing a city-approved master plan and riverwalk.

LISTING DETAILS

$3,000,000
List Price

$123,538 T-12 NOI	**$291,344** Year 2 NOI	**$319,282** Year 4 NOI
4.12% T-12 Cap Rate	**9.71%** Year 2 Cap Rate	**10.64%** Year 4 Cap Rate
291 Total Units	**285** Climate Controlled Units	**±39,703** Net Rentable SF
44% Unit Occupancy	**59%** SF Occupancy	**36%** Economic Occupancy

UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	19	5	14	475	$38	$722	$8,664
5 X 6	30	1	1	0	30	$57	$57	$684
4 X 10	40	5	5	0	200	$67	$335	$4,020
5 X 8	40	1	0	1	40	$68	$68	$816
5 X 10	50	43	11	32	2,150	$60	$2,580	$30,960
10 X 7	70	9	7	2	630	$80	$720	$8,640
10 X 10	100	107	35	72	10,700	$94	$10,058	$120,696
12 X 12	144	2	2	0	288	$130	$260	$3,120
10 X 15	150	55	14	41	8,250	$117	$6,435	$77,220
10 X 16	160	7	6	1	1,120	$141	$987	$11,844
10 X 20	200	20	4	16	4,000	$143	$2,860	$34,320
16 X 15	240	2	1	1	480	$244	$488	$5,856
12 X 20	240	1	0	1	240	$144	$144	$1,728
10 X 30	300	13	7	6	3,900	$198	$2,574	$30,888
Totals	**-**	**285**	**98**	**187**	**32,503**	**-**	**$28,288**	**$339,456**

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
40 X 20	0	2	0	2	0	$100	$200	$2,400
20 X 40	0	1	0	1	0	$154	$154	$1,848
Totals	**-**	**3**	**0**	**3**	**0**	**-**	**$354**	**$4,248**

Warehouse

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
40 X 20	800	1	1	0	800	$1,500	$1,500	$18,000
80 X 40	3,200	2	2	0	6,400	$3,500	$7,000	$84,000
Totals	**-**	**3**	**3**	**0**	**7,200**	**-**	**$8,500**	**$102,000**

Facility Totals	**-**	**291**	**101**	**190**	**39,703**	**-**	**$37,142**	**$445,704**

02

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

		T-12			Year 1			Year 2			Year 3			Year 4	
		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF
Income															
Gross Potential Rent		$343,704	$8.66		$343,704	$8.66		$343,704	$8.66		$360,889	$9.09		$371,716	$9.36
Cell Tower Lease Income		$10,200	$0.26		$10,506	$0.26		$10,821	$0.27		$11,146	$0.28		$11,480	$0.29
Warehouse Income		$96,000	$2.42		$96,000	$2.42		$98,880	$2.49		$101,846	$2.57		$104,902	$2.64
Tenant Insurance (Net)		$0.00	$0.00		$13,338	$0.34		$17,784	$0.45		$18,896	$0.48		$19,462	$0.49
Fee Income		$3,134	$0.08		$5,799	$0.15		$8,408	$0.21		$8,660	$0.22		$8,920	$0.22
Economic Vacancy	-63.6%	($218,704)	($5.51)	-30.0%	($103,111)	($2.60)	-10.0%	($34,370)	($0.87)	-10.0%	($36,089)	($0.91)	-10.0%	($37,172)	($0.94)
Effective Gross Income		**$226,351**	**$5.70**		**$366,235**	**$9.22**		**$445,227**	**$11.21**		**$465,348**	**$11.72**		**$479,309**	**$12.07**
Expenses															
Real Estate Taxes		$10,520	$0.26		$10,520	$0.26		$30,685	$0.77		$30,685	$0.77		$30,685	$0.77
Insurance		$8,618	$0.22		$8,791	$0.22		$8,966	$0.23		$9,146	$0.23		$9,329	$0.23
Utilities & Trash		$2,609	$0.07		$2,661	$0.07		$2,715	$0.07		$2,769	$0.07		$2,824	$0.07
On-Site Payroll		$40,000	$1.01		$40,800	$1.03		$41,616	$1.05		$42,448	$1.07		$43,297	$1.09
Management Fees		$11,318	$0.29		$18,312	$0.46		$22,261	$0.56		$23,267	$0.59		$23,965	$0.60
Bank and Credit Card Fees		$5,093	$0.13		$8,240	$0.21		$10,018	$0.25		$10,470	$0.26		$10,784	$0.27
Advertising & Marketing		$6,142	$0.15		$18,000	$0.45		$18,360	$0.46		$18,727	$0.47		$19,102	$0.48
Office & Administrative		$8,373	$0.21		$8,540	$0.22		$8,711	$0.22		$8,885	$0.22		$9,063	$0.23
Telephone & Internet		$2,200	$0.06		$2,244	$0.06		$2,289	$0.06		$2,335	$0.06		$2,381	$0.06
Repairs & Maintenance		$7,941	$0.20		$8,099	$0.20		$8,261	$0.21		$8,427	$0.21		$8,595	$0.22
Total Operating Expenses		**$102,813**	**$2.59**		**$126,208**	**$3.18**		**$153,882**	**$3.88**		**$157,160**	**$3.96**		**$160,027**	**$4.03**
Operating Expense Ratio		*45.4%*	-		*34.5%*	-		*34.6%*	-		*33.8%*	-		*33.4%*	-
Net Operating Income		**$123,538**	**$3.11**		**$240,027**	**$6.05**		**$291,344**	**$7.34**		**$308,189**	**$7.76**		**$319,282**	**$8.04**

ASSUMPTIONS:

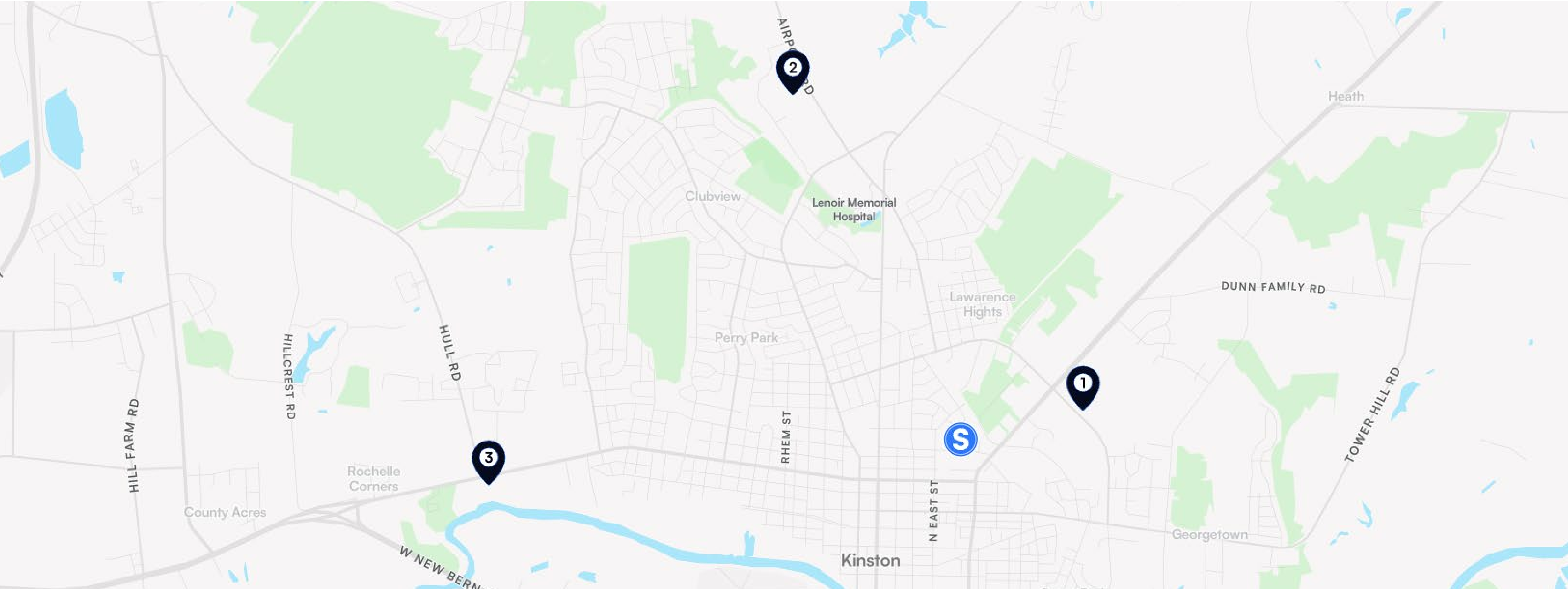
- Gross Potential Rent -Unchanged in Year 1 and Year 2, 5% increase in Year 3, and 3% increase in Year 4
- Tenant Insurance (Self-Storage Units Only) - 60% penetration x $6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - $24 per move-in x 8 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 3 based on the sale price (with 30% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - $1,000 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	$343,704	$343,704	$360,889	$371,716	$382,867	$394,353	$406,184	$418,369	$430,921	$443,848
Cell Tower Lease Income	$10,506	$10,821	$11,146	$11,480	$11,710	$11,944	$12,183	$12,427	$12,675	$12,929
Warehouse Income	$96,000	$98,880	$101,846	$104,902	$104,902	$104,902	$104,902	$104,902	$104,902	$104,902
Tenant Insurance (Net)	$13,338	$17,784	$18,896	$19,462	$20,046	$20,648	$21,267	$21,905	$22,562	$23,239
Fee Income	$5,799	$8,408	$8,660	$8,920	$9,188	$9,463	$9,747	$10,040	$10,341	$10,651
Economic Vacancy	($103,111)	($34,370)	($36,089)	($37,172)	($38,287)	($39,435)	($40,618)	($41,837)	($43,092)	($44,385)
Effective Gross Income	**$366,235**	**$445,227**	**$465,348**	**$479,309**	**$490,426**	**$501,875**	**$513,664**	**$525,805**	**$538,308**	**$551,184**
Expenses										
Real Estate Taxes	$10,520	$30,685	$30,685	$30,685	$31,299	$31,925	$32,563	$33,214	$33,879	$34,556
Insurance	$8,791	$8,966	$9,146	$9,329	$9,515	$9,706	$9,900	$10,098	$10,300	$10,506
Utilities & Trash	$2,661	$2,715	$2,769	$2,824	$2,881	$2,938	$2,997	$3,057	$3,118	$3,180
On-Site Payroll	$40,800	$41,616	$42,448	$43,297	$44,163	$45,046	$45,947	$46,866	$47,804	$48,760
Management Fees	$18,312	$22,261	$23,267	$23,965	$24,521	$25,094	$25,683	$26,290	$26,915	$27,559
Bank and Credit Card Fees	$8,240	$10,018	$10,470	$10,784	$11,035	$11,292	$11,557	$11,831	$12,112	$12,402
Advertising & Marketing	$18,000	$18,360	$18,727	$19,102	$19,484	$19,873	$20,271	$20,676	$21,090	$21,512
Office & Administrative	$8,540	$8,711	$8,885	$9,063	$9,244	$9,429	$9,618	$9,810	$10,007	$10,207
Telephone & Internet	$2,244	$2,289	$2,335	$2,381	$2,429	$2,478	$2,527	$2,578	$2,629	$2,682
Repairs & Maintenance	$8,099	$8,261	$8,427	$8,595	$8,767	$8,942	$9,121	$9,304	$9,490	$9,680
Total Operating Expenses	**$126,208**	**$153,882**	**$157,160**	**$160,027**	**$163,338**	**$166,724**	**$170,185**	**$173,724**	**$177,343**	**$181,043**
Operating Expense Ratio	*34.5%*	*34.6%*	*33.8%*	*33.4%*	*33.3%*	*33.2%*	*33.1%*	*33.0%*	*32.9%*	*32.8%*
Net Operating Income	**$240,027**	**$291,344**	**$308,189**	**$319,282**	**$327,088**	**$335,151**	**$343,479**	**$352,081**	**$360,965**	**$370,141**

CLIMATE CONTROLLED - GROUND LEVEL - RENT COMPARABLES

Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		10x20 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
S **Subject Property**	**412 Park Avenue, Kinston, NC**	**$38.00**	-	**$60.00**	-	**$94.00**	-	**$117.00**	-	**$143.00**	-	-
1 Brooks Mini Storage	1001 J P Harrison Blvd, Kinston, NC	-	-	-	-	$179.00	$89.50	$259.00	$129.50	-	-	0.65 Miles
2 Pinnacle Storage	408 Airport Rd, Kinston, NC	$102.00	$51.00	$121.00	$60.00	$170.00	$85.00	$206.00	$103.00	$289.00	$144.00	1.90 Miles
3 Storage Rentals of America	2502 W Vernon Ave, Kinston, NC	$51.00	$36.00	$53.00	$37.00	$78.00	$55.00	$253.00	$211.00	$160.00	$112.00	2.43 Miles
Averages		**$76.50**	**$43.50**	**$87.00**	**$48.50**	**$142.33**	**$76.50**	**$239.33**	**$147.83**	**$224.50**	**$128.00**	
Average Rent Per Foot		**$3.06**	-	**$1.74**	-	**$1.42**	-	**$1.60**	-	**$1.12**	-	



03

MARKET OVERVIEW

412 PARK AVE, KINSTON, NC 28501

DEMOGRAPHIC ANALYSIS

POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population	6,839	19,135	26,292
2025 Population	7,512	19,776	27,036
2030 Population Projection	7,770	20,201	27,590
Median Age	42.6	43.1	43.5

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2020 Households	3,116	8,327	11,287
2025 Households	3,448	8,652	11,657
2030 Household Projection	3,571	8,846	11,906
Owner Occupied Households	1,074	3,654	5,609
Renter Occupied Households	2,498	5,192	6,297

INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	$38,328	$52,793	$57,612
Median Household Income	$26,365	$35,383	$40,866
< $25,000	1,621	2,925	3,512
$25,000 - 50,000	1,018	2,514	3,319
$50,000 - 75,000	380	1,342	1,860
$75,000 - 100,000	242	902	1,449
$100,000 - 125,000	75	345	506
$125,000 - 150,000	55	222	348
$150,000 - 200,000	29	200	350
$200,000+	29	202	314

KINSTON, NC

DEMOGRAPHIC ANALYSIS

0.8%
2020-2025 ANNUAL POPULATION GROWTH

0.9%
2020-2025 ANNUAL INCOME GROWTH

43.6
MEDIAN AGE

5,403
OWNER OCCUPIED HOUSEHOLDS

6,251
RENTER OCCUPIED HOUSEHOLDS

27,195
TOTAL POPULATION

$250M
CONSUMER SPENDING

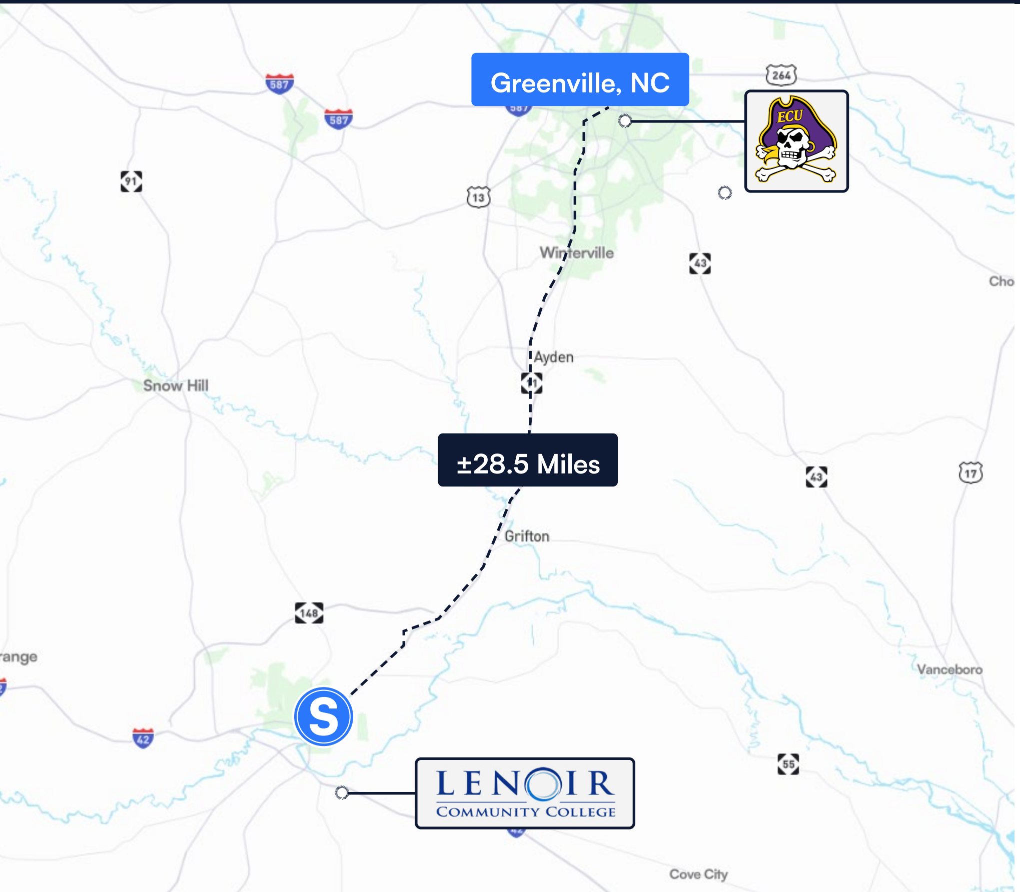
160+
FUTURE RESIDENTIAL UNITS

$52,460
AVERAGE HOUSEHOLD INCOME

Kinston, NC

Kinston serves as a regional employment and commercial center for Lenoir County and eastern North Carolina, supported by a diverse economic base spanning aerospace, advanced manufacturing, healthcare, education, agriculture, logistics, and food processing. A major economic driver is the **North Carolina Global TransPark**, a 2,500-acre multimodal industrial and aviation complex featuring an 11,500-foot runway, rail access, Foreign Trade Zone designation, and more than 900 acres of shovel-ready land. The Global TransPark supports nearly **3,000 jobs and approximately $781 million in annual economic impact**, while the broader three-county economic development region reports more than $1 billion in capital investment and nearly 4,000 new jobs over the past five years.

Continued investment in aerospace and defense is strengthening Kinston's employment outlook. In 2026, the U.S. Navy signed a 10-year agreement for a new **Fleet Readiness Center East** operation at the Global TransPark that is expected to bring more than 400 jobs to the region, following substantial state investment in the facility. Major aviation activity is complemented by employers such as **flyExclusive** and manufacturing and food-processing operations throughout Lenoir County. This concentration of industrial employment supports a steady workforce and creates potential self-storage demand from employees, contractors, relocating households, and local businesses.



LENOIR COMMUNITY COLLEGE

3,000+ Students Enrolled

7,000+ CONTINUING EDUCATION

STUDENTS ANNUALLY

43 ASSOCIATE

DEGREE PROGRAMS

ECU

27,153+ Students Enrolled

7,300+ DEGREES & CERTIFICATES

AWARDED ANNUALLY

6,230 UNIVERSITY EMPLOYEES

INCLUDING 1,900+ FACULTY

Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **412 Park Ave, Kinston, NC 28501** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

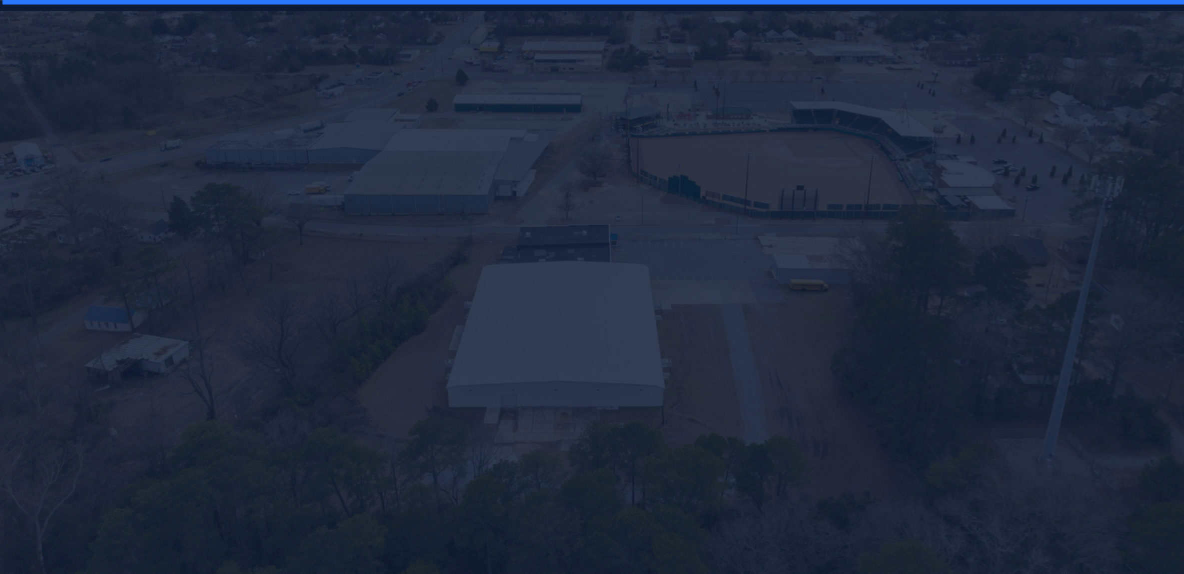
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

OFFERING MEMORANDUM

SELF STORAGE BROTHERS

412 PARK AVE, KINSTON, NC



EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD
Senior Vice President
Director | Self-Storage
Direct +1 (404) 445-1093
Mobile +1 (678) 576-1780
austin.mcleod@matthews.com
License No. 394903 (GA)

BROKER OF RECORD
Gerard Hamas
Broker Lic. No.: 362768 (NC)
Firm Lic. No.: C42113 (NC)