

Silver Star- Pivot Update

SEPTEMBER 2024



SILVER STAR
— PROPERTIES —

Dispositions

- Sold 28 out of 47 Legacy Assets for \$340M
- \$310M was used to pay down Debt, and AP left by Hartman, CapEx was spent to help close important sales.
- Other Proceeds were used for 1031 exchanges into self-storage
- Plan to sell 11 more properties this calendar year

Acquisitions- Class A Self Storage

- Kirby (Advantage)- 2505 Southwest Freeway, Houston TX
 - 51,941 Square Feet- 548 units
- Wesleyan (Advantage)- 4250 Southwest Freeway, Houston TX
 - 63,186 Square Feet- 653 units
- Delray Beach (CubeSmart)- 14810 Hagen Ranch Road, Delray Beach FL
 - 81,370 Square Feet- 907 units
- McKinney (Advantage)- 2870 Virginia Parkway, McKinney TX
 - 46,037 Square Feet- 467 units

Acquisitions- Southern Star DST's

- Southern Star Self Storage- Airports, DST (Texas, Florida, and Colorado)
 - 4 properties- 151,695 Square Feet- 1205 units
- Southern Star Storage- Montrose II, DST (Colorado and Texas)
 - 2 properties- 78,877 Square Feet- 481 units
- Southern Star Storage III- Carolina, DST (North Carolina)
 - 2 properties- 43,383 Square Feet- 393 units
- Southern Star Storage IV- Rockport, DST (Texas)
 - 1 property- 47,495 Square Feet- 480 units

Legacy Assets

- There are 6 properties being evaluated to hold and invest in
 - These properties typically have higher cash flow and located in key areas in each market
 - Investment in CapEx and Occupancy will show large ROI at disposition
 - Can position these key properties to sale to maximize value

Portfolio Summary

- 13 Self Storage Facilities- 564,000 Square Feet-
 - 4 Class A multi story Self Storage Assets located in key markets
 - 242,534 Square Feet- 2,575 units
 - 9 DST Single story drive up Self Storage assets located nationwide across 4 states
 - 321,450 Square Feet- 2,559 units
- Other Assets
 - 6 Cash flowing Legacy assets poised for investment to maximize value
 - 16 credit assets
- Total Portfolio is worth \$380 Million

Disclosure

Forward-Looking Statements: This information contains certain forward-looking statements. Because such statements include risks, uncertainties, and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements, and you should not place undue reliance on any such statements. Several important factors could cause actual results to differ materially from the forward-looking statements contained in this material. Forward-looking statements in this material speak only as of the date on which such statements were made, and the company undertakes no obligation to update any such statements that may become untrue because of subsequent events. Such forward-looking statements are subject to the safe harbor protection for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995.