

AIRWAYS STORAGE

1699 AIRWAYS BLVD, MEMPHIS, TN 38114

52% OCCUPANCY (664 UNITS) IN JUST 23 MONTHS!



ASKING PRICE:

\$16,000,000 - NEW Reduced Price!

Dale C. Eisenman, CCIM
843.342.7650
dale@midcoastproperties.com

John Walker
901.766.1855
jbw@walkercommercialproperties.com

FOR SALE

WALKER COMMERCIAL PROPERTIES, LLC | 871 RIDGEWAY LOOP ROAD | MEMPHIS, TN 38120 | 901.766.1855 | WALKERCOMMERCIALPROPERTIES.COM
MIDCOAST PROPERTIES, INC. | 7 HEYWARD PLACE | HILTON HEAD ISLAND, SC 29928 | 843.342.7650 | MIDCOASTPROPERTIES.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Midcoast Properties, Inc., LLC in compliance with all applicable fair housing and equal opportunity laws.

INSTRUCTIONS

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. WE ASK THAT YOU DO NOT DISTURB THE ON-SITE PERSONNEL. ALL INQUIRIES SHOULD BE DIRECTED TO THE LEAD BROKER DOCUMENTED.

Please sign and return the appropriate pages of the agency disclosure document found at the end of the OM.

Offers should be submitted in the form of a Letter of Intent (LOI) and should include, at a minimum, Offering Price, Earnest Money Deposit, Due Diligence Time Period, Closing Period, and any substantial conditions or terms.

The owner will only consider offers that are submitted through its exclusive listing agent, Midcoast Properties. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

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EXECUTIVE SUMMARY

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INVESTMENT OVERVIEW

Airways Storage, conveniently located at 1699 Airways Blvd. in Memphis, TN, opened in late 2023, offering 1,185 state-of-the-art climate-controlled units and 80 secure parking spaces across an expansive 128,460 ± RSF. Situated on a 6+ acre parcel, this premier facility provides a unique opportunity for future expansion, allowing buyers the potential to develop an additional free-standing storage building.

Designed with security and accessibility in mind, Airways Storage boasts a cutting-edge 24-hour monitored security system, a modern office space, and fully secured, gated parking. The facility also features secured drive-through access, enhanced by high-speed digital roll-up doors, along with loading dock access for convenient loading and unloading..

Memphis is a city on the rise, known for its stable and expanding economy, with key industries in transportation, logistics, and healthcare. Strategically positioned near the Mississippi River and at the crossroads of Interstates 40 and 55, Memphis serves as a vital hub for national distribution and commerce. Some of Memphis's largest employers are Memphis VA Medical Center and other area healthcare facilities which employ nearly 39,000 people, FedEx, with approximately 30,000 employees and Memphis City Schools with 16,000 employees.

A feasibility study has been conducted and is available upon request.

Disclosure: This is a Brownfield Site. A "no further action is required" letter has been received and is available for review. Buyers are encouraged to seek the advice of environmental specialists and environmental legal counsel.

PROPERTY INFORMATION

| | |
|-------------------------------|---|
| Street Address | 1699 Airways Blvd |
| City State Zip | Memphis, TN 38114 |
| County | Shelby |
| APN | 047005 00005C A portion of: 047005 00030 |
| Lot Size | 6+ Acres |
| Zoning (Buyer to Verify) | IH - Heavy Industrial |
| Traffic Count (esri 2020) | 31,769 |
| Traffic Count Street | Lamar Ave. (0.44 mi) and Deadrick Ave. (0.05 mi) |
| Population Density (5 Miles)* | 223,810 |
| Avg. HH Income (5 Miles)* | \$48,729 |
| Grounds | Asphalt |
| Facility Expansion | Yes |
| Land for Purchase | No |

*DEMOGRAPHICS DATA DERIVED FROM 2020 AMERICAN COMMUNITY SURVEY (ACS)

FACILITY INFORMATION

| | |
|-------------------------------|---------------------------------|
| Number of Buildings | 1 |
| Number of Elevators/Lifts | 2 |
| Building RSF | 128,460 +/- RSF |
| RSF Notation | *As of June 30, 2025 Reports |
| Exterior Finish | EIFS/Metal Siding |
| Interior Finish | Drywall/Corrugated Metal |
| Year Built | 1946 |
| Year Last Renovated | 2022 - 2023 |
| Total # of Storage Units* | 1,185 |
| # of Parking Spaces* | 80 |
| Unit Occupancy (June 2025) | 52% |
| Economic Occupancy (May 2025) | 36% |
| Software Reports | Available Upon Request |



MIDCOAST PROPERTIES, INC.

INVESTMENT HIGHLIGHTS

- 52% Occupancy with Steady Growth!
- Land for Potential Expansion
- Addition of Outside Parking
- All Climate-Controlled Units
- Great Visibility with a Traffic Light

OVERVIEW

| | |
|-------|--------------|
| Price | \$16,000,000 |
|-------|--------------|

VALUE ADD POTENTIAL

- Land for Potential Expansion
- Construction of Additional Free-Standing Building (To be Completed by Buyer)

OPERATING DATA/CAP RATE

| | Annualized 2025 w/ Adjustments | Year 2 |
|------------------------|-----------------------------------|-------------|
| Effective Gross Income | \$606,576 | \$1,414,965 |
| Operating Expenses | \$410,663 | \$534,849 |
| NOI | \$195,913 | \$880,116 |



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PROPERTY INFORMATION

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LOCATION INFORMATION

| | |
|-------------------------------|--|
| Facility Name | Airways Storage |
| Street Address | 1699 Airways Blvd |
| City, State, Zip | Memphis, TN 38114 |
| County | Shelby |
| Traffic Count (esri 2020) | 31,769 |
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PROPERTY INFORMATION

| | |
|-------------------------------|---|
| Zoning | IH - Heavy Industrial |
| Lot Size | 6+ Acres |
| APN # | 047005 00005C A portion of: 047005 00030 |
| Grounds | Asphalt |
| Year Built | 1946 |
| Year Renovated | 2022 - 2023 |
| Building RSF | 128,460 +/- RSF |
| RSF Notation | *As of June 30, 2025 Reports |
| Facility Expansion | Yes |
| Land for Purchase | No |
| Total # Storage Units* | 1,185 |
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| Unit Occupancy (June 2025) | 52% |
| Economic Occupancy (May 2025) | 36% |
| Software Reports | Available Upon Request |

FACILITY INFORMATION

| | |
|---------------------|--|
| Building Status | CO |
| Number of Buildings | 1 |
| Exterior Finish | Exterior finishes consist of EIFS/metal siding with storefront. |
| Interior Finish | Interior finishes consist of drywall and corrugated metal with fully sealed concrete floors. |
| Site Features | Drive-thru access provided by digital, high-speed roll-up doors, all climate-controlled, loading dock access, Fully secured parking and loading areas, boat and RV parking, 24 hour monitored security cameras |
| Site Management | 3rd Party Management |
| Management Company | Absolute Management |
| Website | www.absolutemgmt.com/storage-locations/tn/memphis/airways-storage |

FINANCIAL ESTIMATES

| | |
|--------------------------------------|-------------|
| EGI - Annualized 2025 w/ Adjustments | \$606,576 |
| NOI - Annualized 2025 w/ Adjustments | \$195,913 |
| EGI - Year 2 | \$1,414,965 |
| NOI - Year 2 | \$880,116 |



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PROPERTY DESCRIPTION

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A feasibility study has been conducted and is available upon request.

Disclosure: This is a Brownfield Site. A "no further action is required" letter has been received and is available for review. Buyers are encouraged to seek the advice of environmental specialists and environmental legal counsel.

LOCATION DESCRIPTION

Memphis, TN is located in the tri-state area of Tennessee, Mississippi, and Arkansas, along the Mississippi River. Known as the "Home of the Blues & Birthplace of Rock 'n' Roll", Memphis is Tennessee's most populous city and second largest metropolitan area.

1699 Airways Blvd. is located near the Memphis International Airport, businesses and residential neighborhoods. Memphis, TN is approximately 10 miles from the Tennessee/Mississippi border, 137 miles northeast of Little Rock, AR, and 212 miles southwest of Nashville, TN.

EXTERIOR DESCRIPTION

Exterior finishes consist of EIFS/metal siding with storefront.

INTERIOR DESCRIPTION

Interior finishes consist of drywall and corrugated metal with fully sealed concrete floors.



MIDCOAST PROPERTIES, INC.

FINANCIAL ANALYSIS

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843.342.7650

dale@midcoastproperties.com

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901.766.1855

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UNIT MIX SUMMARY | 1699 AIRWAYS BLVD

| UNIT TYPE | UNIT SF | # OF UNITS | TOTAL RSF | MONTHLY RENT | MONTHLY RENT PSF | MOTHLY POTENTIAL INCOME | ANNUAL RENT PSF | ANNUAL POTENTIAL INCOME |
|------------------|---------|------------|-----------|--------------|------------------|-------------------------|-----------------|-------------------------|
| CLIMATE | | | | | | | | |
| 5x5 | 25 | 52 | 1,300 | \$29 | \$1.16 | \$1,508 | \$13.92 | \$18,096 |
| 5x5 | 25 | 70 | 1,750 | \$39 | \$1.56 | \$2,730 | \$18.72 | \$32,760 |
| 5x8 | 40 | 29 | 1,160 | \$49 | \$1.23 | \$1,421 | \$14.70 | \$17,052 |
| 5x8 | 40 | 39 | 1,560 | \$39 | \$0.98 | \$1,521 | \$11.70 | \$18,252 |
| 5x10 | 50 | 117 | 5,850 | \$57 | \$1.14 | \$6,669 | \$13.68 | \$80,028 |
| 5x10 | 50 | 54 | 2,700 | \$49 | \$0.98 | \$2,646 | \$11.76 | \$31,752 |
| 8x10 | 80 | 85 | 6,800 | \$64 | \$0.80 | \$5,440 | \$9.60 | \$65,280 |
| 8x10 | 80 | 42 | 3,360 | \$54 | \$0.68 | \$2,268 | \$8.10 | \$27,216 |
| 10x10 | 100 | 152 | 15,200 | \$62 | \$0.62 | \$9,424 | \$7.44 | \$113,088 |
| 10x10 | 100 | 156 | 15,600 | \$74 | \$0.74 | \$11,544 | \$8.88 | \$138,528 |
| 10x13 | 130 | 31 | 4,030 | \$94 | \$0.72 | \$2,914 | \$8.68 | \$34,968 |
| 10x13 | 130 | 8 | 1,040 | \$84 | \$0.65 | \$672 | \$7.75 | \$8,064 |
| 10x15 | 150 | 58 | 8,700 | \$99 | \$0.66 | \$5,742 | \$7.92 | \$68,904 |
| 10x15 | 150 | 109 | 16,350 | \$104 | \$0.69 | \$11,336 | \$8.32 | \$136,032 |
| 8x20 | 160 | 1 | 160 | \$168 | \$1.05 | \$168 | \$12.60 | \$2,016 |
| 10x20 | 200 | 122 | 24,400 | \$169 | \$0.85 | \$20,618 | \$10.14 | \$247,416 |
| 10x20 | 200 | 11 | 2,200 | \$159 | \$0.80 | \$1,749 | \$9.54 | \$20,988 |
| 10x25 | 250 | 1 | 250 | \$208 | \$0.83 | \$208 | \$9.98 | \$2,496 |
| 10x25 | 250 | 3 | 750 | \$234 | \$0.94 | \$702 | \$11.23 | \$8,424 |
| 15x20 | 300 | 1 | 300 | \$219 | \$0.73 | \$219 | \$8.76 | \$2,628 |
| 10x30 | 300 | 8 | 2,400 | \$209 | \$0.70 | \$1,672 | \$8.36 | \$20,064 |
| 10x30 | 300 | 11 | 3,300 | \$242 | \$0.81 | \$2,662 | \$9.68 | \$31,944 |
| 15x20 | 300 | 7 | 2,100 | \$242 | \$0.81 | \$1,694 | \$9.68 | \$20,328 |
| 20x20 | 400 | 18 | 7,200 | \$259 | \$0.65 | \$4,662 | \$7.77 | \$55,944 |
| TOTALS - CLIMATE | | 1,185 | 128,460 | | \$0.78 | \$100,189 | \$9.36 | \$1,202,268 |
| PARKING | | | | | | | | |
| 13x27 | | 12 | | \$64 | | \$768 | | \$9,216 |
| 13x30 | | 13 | | \$69 | | \$897 | | \$10,764 |
| 12x35 | | 12 | | \$62 | | \$744 | | \$8,928 |
| 15x30 | | 11 | | \$74 | | \$814 | | \$9,768 |
| 15x40 | | 17 | | \$79 | | \$1,343 | | \$16,116 |
| 15x50 | | 15 | | \$84 | | \$1,260 | | \$15,120 |
| TOTALS - PARKING | | 80 | | | | \$5,826 | | \$69,912 |
| TOTALS/AVERAGES | | 1,265 | 128,460 | | \$0.83 | \$106,015 | \$9.90 | \$1,272,180 |



MIDCOAST PROPERTIES, INC.

| INCOME SUMMARY | Annualized 2025 w/ Adjustments | Year 2 |
|------------------------|-----------------------------------|--------------------|
| Gross Potential Income | \$1,272,180 | \$1,463,007 |
| Vacancy & Credit Loss | -\$814,608 | -\$216,354 |
| Rent | \$457,572 | \$1,246,653 |
| Boxes & Locks | \$10,286 | \$11,520 |
| Rental Insurance | \$75,134 | \$86,404 |
| Late, Admin & NSF Fees | \$54,366 | \$59,803 |
| Miscellaneous | \$100 | \$100 |
| Truck Rental | \$9,118 | \$10,485 |
| GROSS INCOME | \$606,576 | \$1,414,965 |

| EXPENSE SUMMARY | Annualized 2025 w/ Adjustments | Year 2 |
|----------------------------|-----------------------------------|------------------|
| Cost of Goods Sold | \$5,143 | \$5,760 |
| Advertising | \$71,033 | \$30,000 |
| Bank Charges | \$10,907 | \$28,299 |
| Insurance | \$34,278 | \$35,991 |
| Payroll Expense | \$97,536 | \$102,412 |
| Repairs and Maintenance | \$32,115 | \$10,537 |
| Office, Supplies & Postage | \$8,018 | \$8,339 |
| Professional Fees | | \$2,000 |
| Taxes and Licenses | \$11,768 | \$125,000 |
| Miscellaneous | \$6,495 | \$5,000 |
| Utilities & Telephone | \$53,512 | \$61,539 |
| Call Center | \$5,904 | \$6,022 |
| Rental Insurance Fees | \$37,567 | \$43,202 |
| Management Fee * | \$36,387 | \$70,748 |
| GROSS EXPENSES | \$410,663 | \$534,849 |

| | | |
|-----------------------------|------------------|------------------|
| NET OPERATING INCOME | \$195,913 | \$880,116 |
|-----------------------------|------------------|------------------|

*A management fee of 5% of EGI has been added in the Year 2 column.

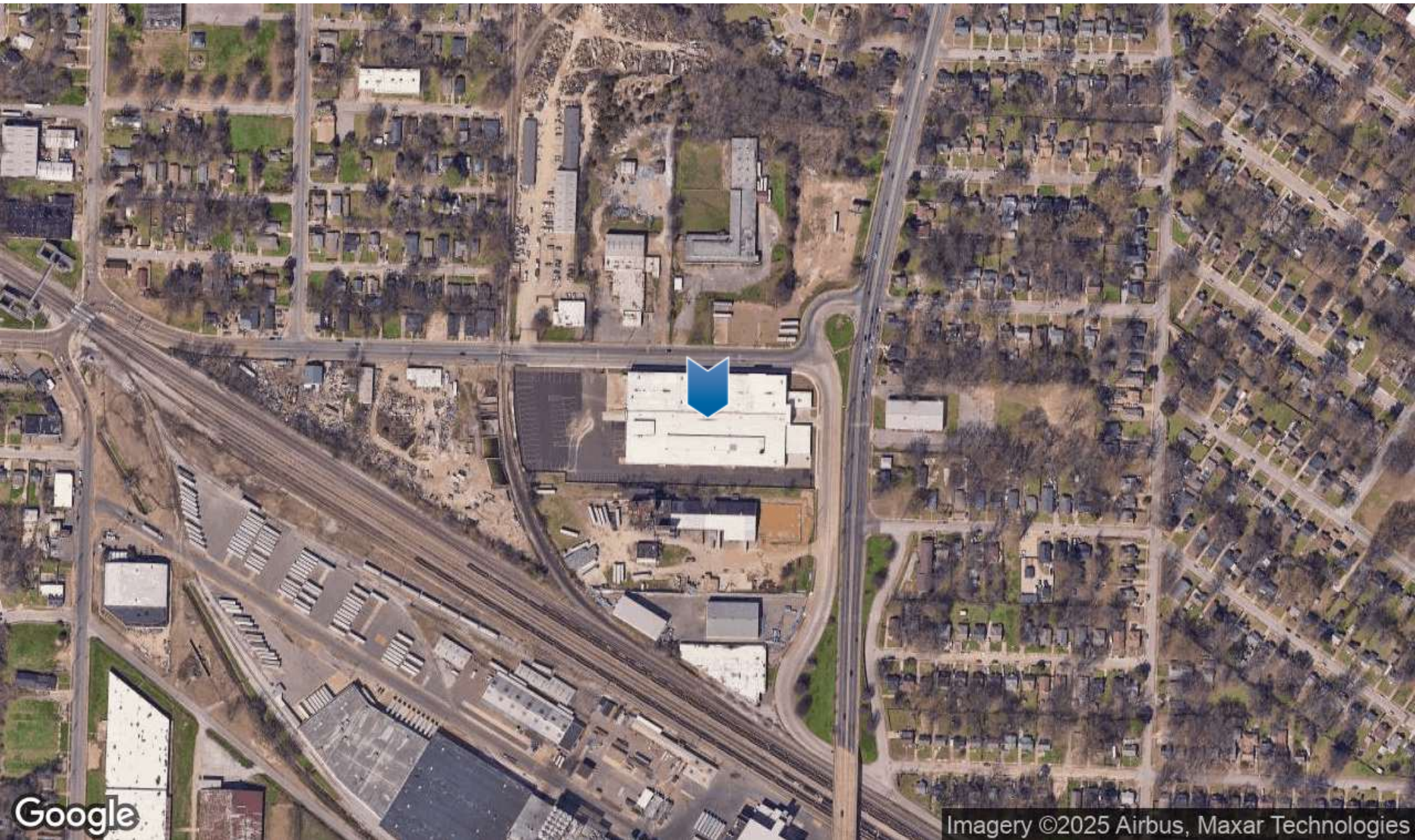


LOCATION & DEMOGRAPHICS

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MIDCOAST PROPERTIES, INC.

Parcel Map



MIDCOAST PROPERTIES, INC.

PLANNED FIRST FLOOR LAYOUT | 1699 AIRWAYS BLVD

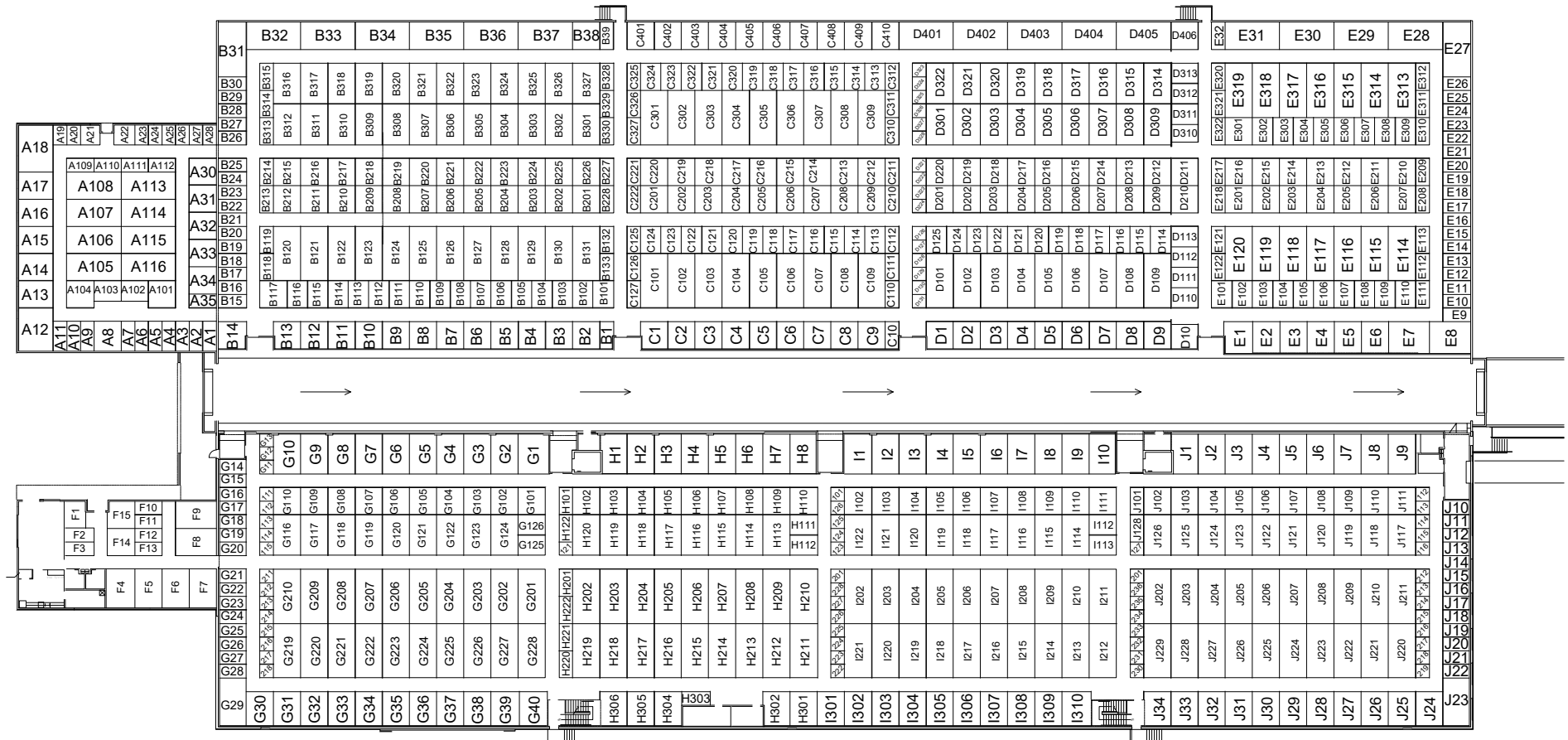


Diagram is for illustrative purposes only. Actual sizes and unit counts may be different.

PLANNED SECOND STORY LAYOUT | 1699 AIRWAYS BLVD

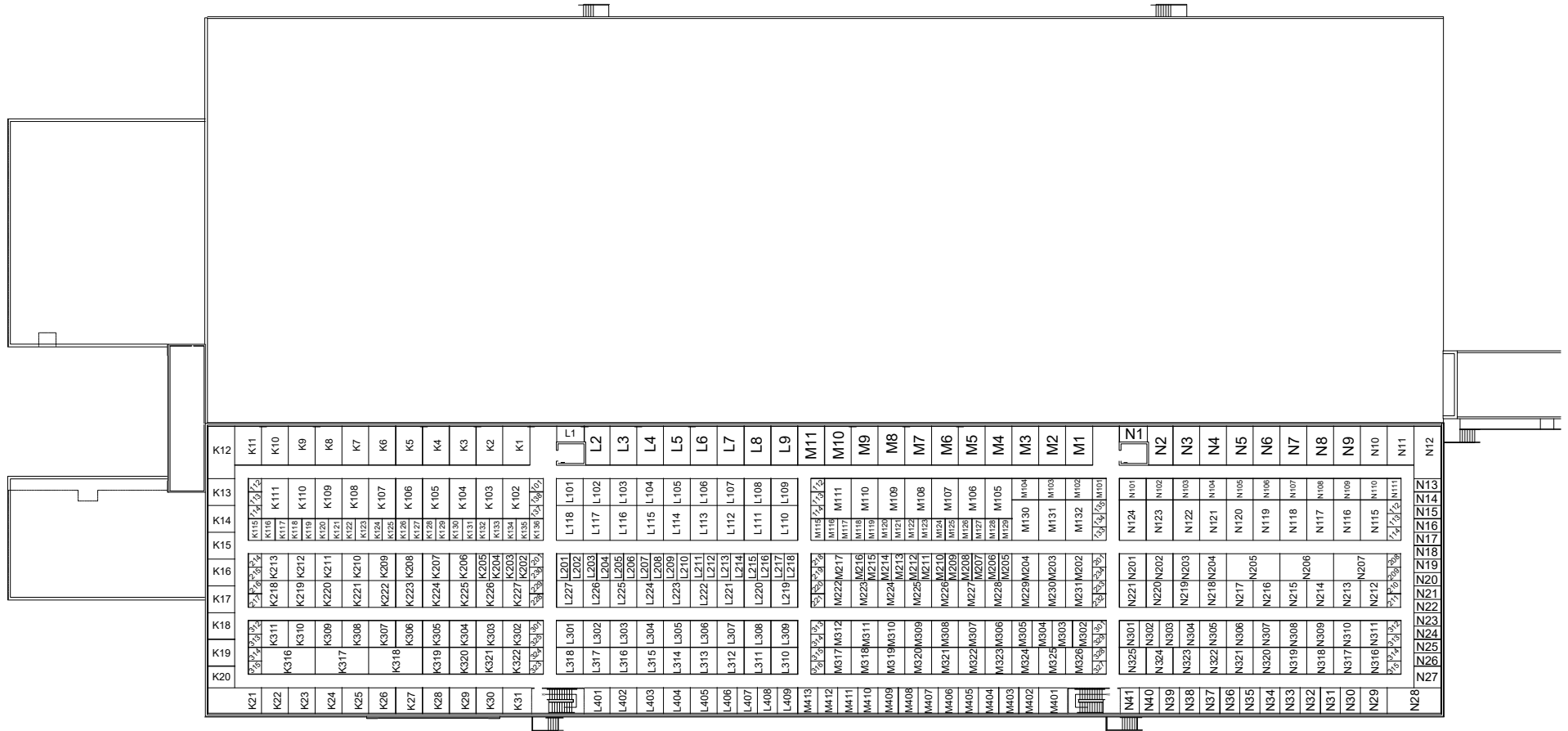
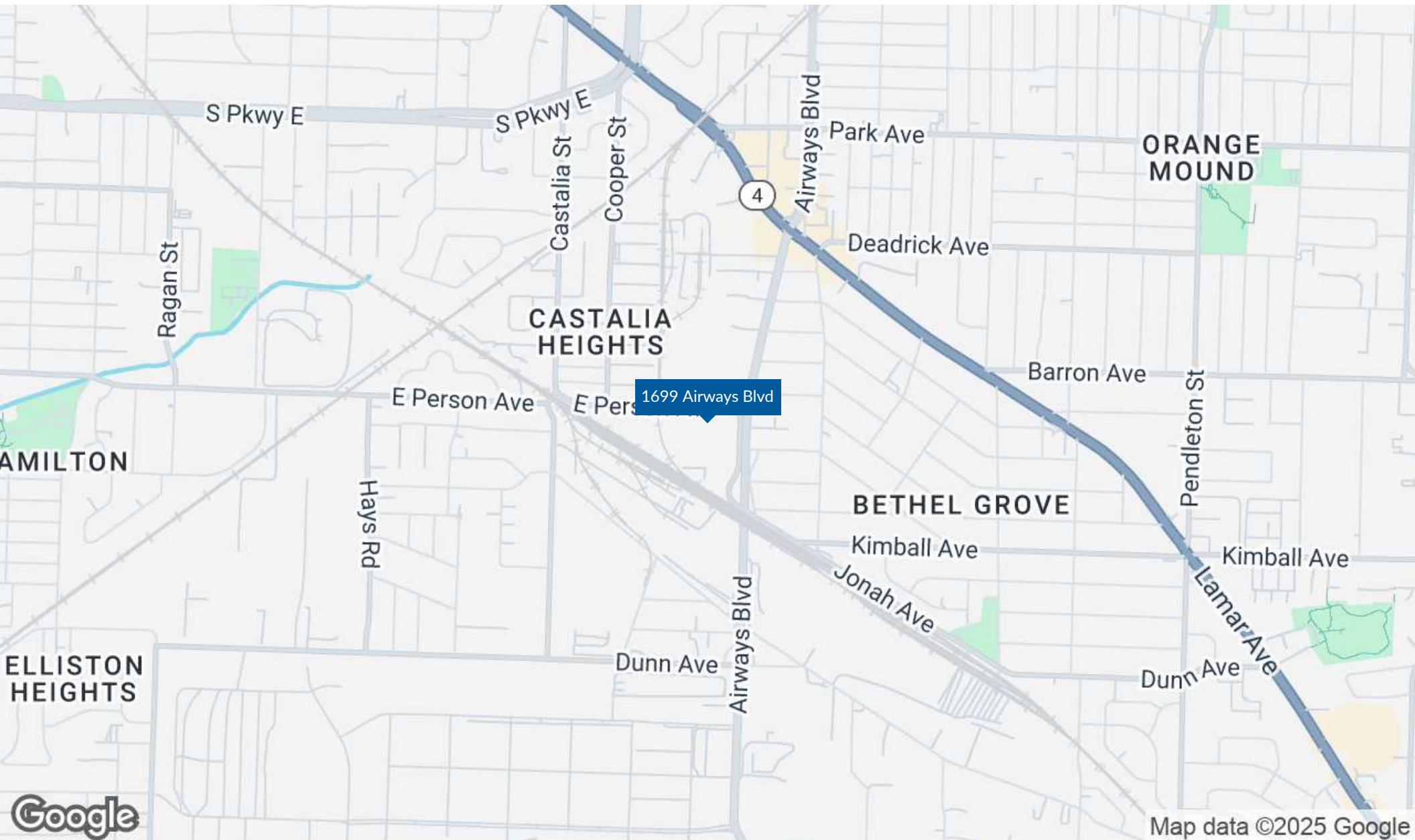


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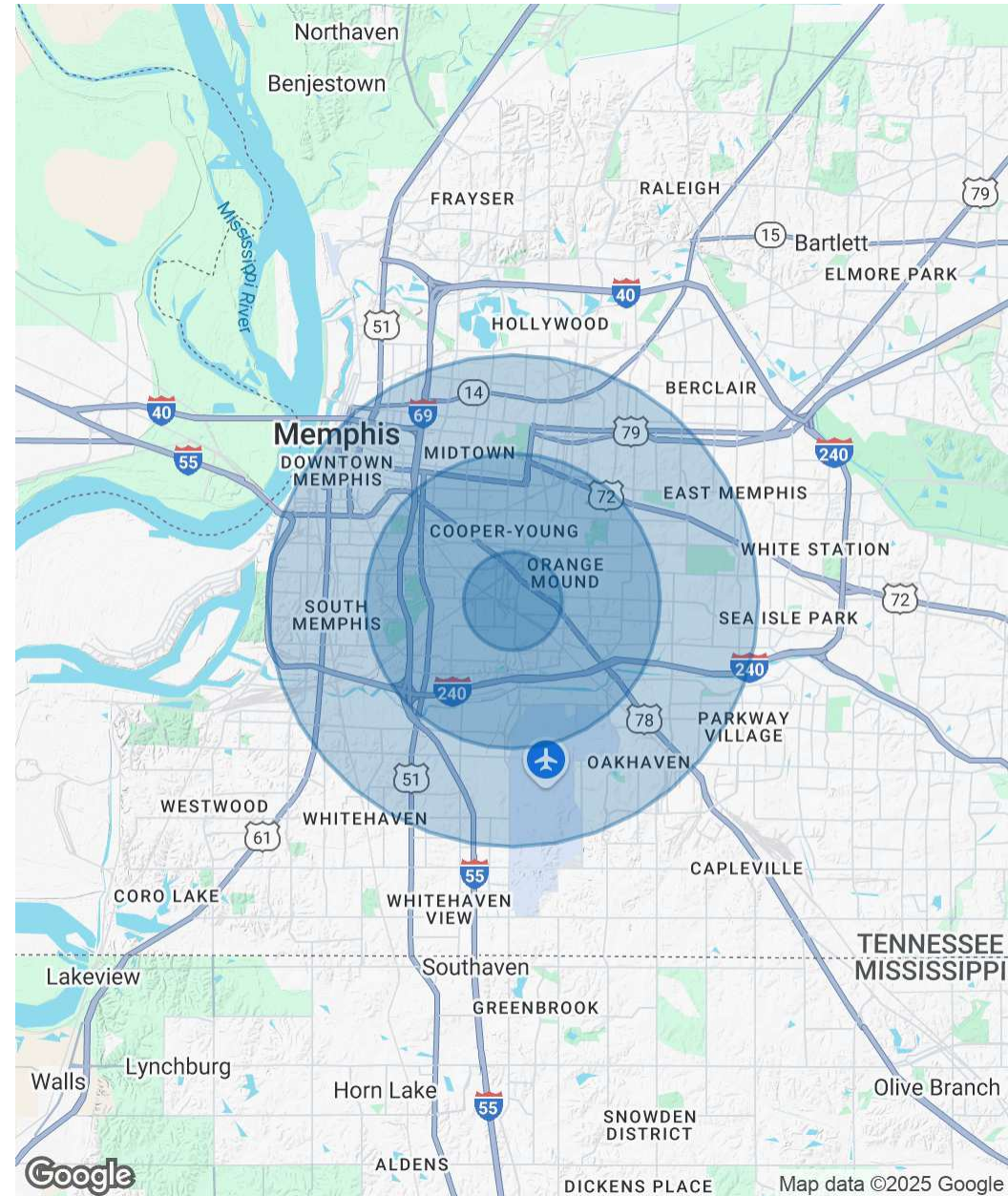
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,832 | 85,059 | 223,810 |
| Average Age | 36.4 | 37.9 | 36.7 |
| Average Age (Male) | 31.2 | 35.8 | 35.1 |
| Average Age (Female) | 40.8 | 39.6 | 37.8 |

HOUSEHOLDS & INCOME

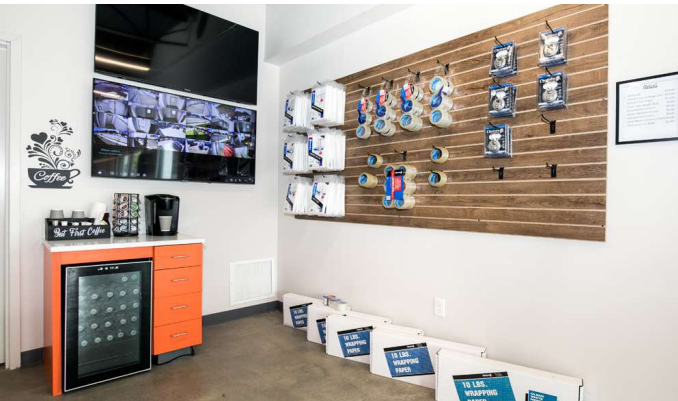
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 4,609 | 45,736 | 116,946 |
| # of Persons per HH | 1.9 | 1.9 | 1.9 |
| Average HH Income | \$28,089 | \$46,162 | \$48,729 |
| Average House Value | \$59,674 | \$120,642 | \$126,519 |

* Demographic data derived from 2020 ACS - US Census



MIDCOAST PROPERTIES, INC.

ADDITIONAL PHOTOS | 1699 AIRWAYS BLVD



RENT COMPARABLES

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SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

1

FAIRGROUNDS MINI STORAGE

2472 Southern Ave. Memphis, TN 38111

2

U-STOR SELF STORAGE

1801 Prescott Rd. Memphis, TN 38111

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$29.00 | \$13.92 |
| 5 x 10 | \$38.00 | \$9.12 |
| 10 x 10 | \$71.00 | \$8.52 |
| 10 x 15 | \$99.00 | \$7.92 |
| 10 x 20 | \$107.00 | \$6.48 |
| 10 x 25 | | |
| 10 x 30 | \$148.00 | \$5.88 |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$60.00 | \$14.40 |
| 10 x 10 | \$90.00 | \$10.80 |
| 10 x 15 | \$105.00 | \$8.40 |
| 10 x 20 | \$120.00 | \$7.20 |
| 10 x 25 | \$130.00 | \$6.24 |
| 10 x 30 | \$160.00 | \$6.36 |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

3

MIDTOWN MINI STORAGE

1449 Lamar Ave. Memphis, TN 38104

4

EXTRA SPACE STORAGE

2699 Union Ave. Extd. Memphis, TN 38112

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
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| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
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| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$40.00 | \$9.60 |
| 10 x 10 | \$75.00 | \$9.00 |
| 10 x 15 | \$90.00 | \$7.20 |
| 10 x 20 | \$140.00 | \$8.40 |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$32.00 | \$15.36 |
| 5 x 10 | \$52.00 | \$12.48 |
| 10 x 10 | \$77.00 | \$9.24 |
| 10 x 15 | \$161.00 | \$12.84 |
| 10 x 20 | \$180.00 | \$10.80 |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

5

DEVON SELF STORAGE

2700 Poplar Ave. Memphis, TN 38112

6

STORAGE SENSE

1485 Madison Ave. Memphis, TN 38104

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$89.00 | \$21.36 |
| 10 x 10 | \$122.00 | \$14.64 |
| 10 x 15 | \$131.00 | \$10.44 |
| 10 x 20 | \$164.00 | \$9.84 |
| 10 x 25 | \$162.00 | \$7.80 |
| 10 x 30 | \$230.00 | \$9.24 |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$14.00 | \$6.72 |
| 5 x 10 | \$50.00 | \$12.00 |
| 10 x 10 | \$83.00 | \$9.96 |
| 10 x 15 | \$98.00 | \$7.80 |
| 10 x 20 | \$161.00 | \$9.72 |
| 10 x 25 | \$146.00 | \$6.96 |
| 10 x 30 | \$203.00 | \$8.16 |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$129.00 | \$61.92 |
| 5 x 10 | \$144.00 | \$34.56 |
| 10 x 10 | \$165.00 | \$19.80 |
| 10 x 15 | \$237.00 | \$18.96 |
| 10 x 20 | \$329.00 | \$19.80 |
| 10 x 25 | \$486.00 | \$24.36 |
| 10 x 30 | \$624.00 | \$24.96 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

7

EXTRA SPACE STORAGE

2939 Poplar Ave. Memphis, TN 38111

8

EXTRA SPACE STORAGE

1075 Madison Ave. Memphis, TN 38104

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$78.00 | \$37.44 |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$80.00 | \$19.20 |
| 10 x 10 | \$121.00 | \$14.52 |
| 10 x 15 | \$161.00 | \$12.84 |
| 10 x 20 | \$185.00 | \$11.16 |
| 10 x 25 | \$222.00 | \$10.68 |
| 10 x 30 | \$243.00 | \$9.72 |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$21.00 | \$10.08 |
| 5 x 10 | \$48.00 | \$11.52 |
| 10 x 10 | \$62.00 | \$7.44 |
| 10 x 15 | | |
| 10 x 20 | \$145.00 | \$8.76 |
| 10 x 25 | | |
| 10 x 30 | \$193.00 | \$7.68 |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

9

STORAGE HUB

1411 Corporate Ave. Memphis, TN 38132

10

MEDICAL CENTER SELF STORAGE

1045 Jefferson Ave. Memphis, TN 38104

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$29.00 | \$13.92 |
| 5 x 10 | \$71.00 | \$17.04 |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$25.00 | \$12.00 |
| 5 x 10 | \$49.00 | \$11.76 |
| 10 x 10 | \$81.00 | \$9.72 |
| 10 x 15 | \$99.00 | \$7.92 |
| 10 x 20 | \$129.00 | \$7.80 |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$55.00 | \$26.40 |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | \$160.00 | \$12.84 |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | \$205.00 | \$16.44 |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

11

EXTRA SPACE STORAGE

3951 Lamar Ave. Memphis, TN 38118

12

MINI MALL STORAGE

3417 Fontaine Rd. Memphis, TN 38116

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$31.00 | \$7.44 |
| 10 x 10 | \$42.00 | \$5.04 |
| 10 x 15 | \$47.00 | \$3.72 |
| 10 x 20 | \$80.00 | \$4.80 |
| 10 x 25 | | |
| 10 x 30 | \$90.00 | \$3.60 |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$15.00 | \$7.20 |
| 5 x 10 | \$17.00 | \$4.08 |
| 10 x 10 | \$33.00 | \$3.96 |
| 10 x 15 | \$43.00 | \$3.48 |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

13

EXTRA SPACE STORAGE

395 Union Ave. Memphis, TN 38103

14

U-STOR SELF STORAGE

1355 Winchester Rd. Memphis, TN 38116

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | | Ground |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$32.00 | \$15.36 |
| 5 x 10 | \$72.00 | \$17.28 |
| 10 x 10 | | |
| 10 x 15 | \$161.00 | \$12.84 |
| 10 x 20 | \$180.00 | \$10.80 |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$60.00 | \$14.40 |
| 10 x 10 | \$90.00 | \$10.80 |
| 10 x 15 | \$105.00 | \$8.40 |
| 10 x 20 | \$120.00 | \$7.20 |
| 10 x 25 | \$140.00 | \$6.72 |
| 10 x 30 | \$160.00 | \$6.36 |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

15

EXTRA SPACE STORAGE

1235 Gateway Dr. Memphis, TN 38116

16

MINI MALL STORAGE

1880 Titus Rd. Memphis, TN 38111

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$29.00 | \$13.92 |
| 5 x 10 | \$50.00 | \$12.00 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$100.00 | \$8.04 |
| 10 x 20 | \$102.00 | \$6.12 |
| 10 x 25 | | |
| 10 x 30 | \$213.00 | \$8.52 |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$15.00 | \$7.20 |
| 5 x 10 | \$24.00 | \$5.76 |
| 10 x 10 | \$39.00 | \$4.68 |
| 10 x 15 | \$43.00 | \$3.48 |
| 10 x 20 | \$63.00 | \$3.84 |
| 10 x 25 | | |
| 10 x 30 | \$83.00 | \$3.36 |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

17

U-HAUL MOVING & STORAGE

3020 Lamar Ave. Memphis, TN 38114

18

SMART SELF STORAGE

481 East Mallory Ave. Memphis, TN 38106

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | Ground | Ground |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$85.00 | \$20.40 |
| 10 x 10 | \$165.00 | \$19.80 |
| 10 x 15 | | |
| 10 x 20 | \$155.00 | \$9.36 |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$30.00 | \$7.20 |
| 10 x 10 | \$55.00 | \$6.60 |
| 10 x 15 | \$75.00 | \$6.00 |
| 10 x 20 | \$90.00 | \$5.40 |
| 10 x 25 | \$102.00 | \$4.92 |
| 10 x 30 | \$125.00 | \$5.04 |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

19

BROAD AVENUE SELF STORAGE

2650 Broad Ave. Memphis, TN 38112

20

STORAGE RENTALS OF AMERICA

2700 Getwell Rd. Memphis, TN 38118

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | \$119.00 | \$28.56 |
| 10 x 10 | \$149.00 | \$17.88 |
| 10 x 15 | \$189.00 | \$15.12 |
| 10 x 20 | \$209.00 | \$12.60 |
| 10 x 25 | \$219.00 | \$10.56 |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$11.00 | \$5.28 |
| 5 x 10 | \$22.00 | \$5.28 |
| 10 x 10 | \$37.00 | \$4.44 |
| 10 x 15 | \$59.00 | \$4.68 |
| 10 x 20 | \$65.00 | \$3.96 |
| 10 x 25 | \$257.00 | \$12.36 |
| 10 x 30 | \$95.00 | \$3.84 |
| NONCLIMATE UNITS | | |
| 5 x 5 | \$6.00 | \$2.88 |
| 5 x 10 | \$18.00 | \$4.32 |
| 10 x 10 | \$86.00 | \$10.32 |
| 10 x 15 | \$36.00 | \$2.88 |
| 10 x 20 | \$131.00 | \$7.92 |
| 10 x 25 | \$256.00 | \$12.24 |
| 10 x 30 | | |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

21

LUCKY SELF STORAGE

325 GE Patterson Ave. Memphis, TN 38126

22

U-HAUL MOVING & STORAGE

370 Union Ave. Memphis, TN 38103

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$41.00 | \$19.68 |
| 5 x 10 | \$60.00 | \$14.40 |
| 10 x 10 | \$109.00 | \$13.08 |
| 10 x 15 | \$139.00 | \$11.16 |
| 10 x 20 | \$170.00 | \$10.20 |
| 10 x 25 | \$212.00 | \$10.20 |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | \$109.00 | \$13.08 |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | \$150.00 | \$18.00 |
| 10 x 15 | \$190.00 | \$15.24 |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

23

HOME STAR STORAGE

3929 Summer Ave. Memphis, TN 38122

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| Ground | Ground | |
| 5 x 5 | \$39.00 | \$18.72 |
| 5 x 10 | \$57.00 | \$13.68 |
| 10 x 10 | \$74.00 | \$8.88 |
| 10 x 15 | \$104.00 | \$8.32 |
| 10 x 20 | \$169.00 | \$10.14 |
| 10 x 25 | \$234.00 | \$11.23 |
| 10 x 30 | \$242.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$68.00 | \$32.64 |
| 5 x 10 | \$113.00 | \$27.12 |
| 10 x 10 | \$124.00 | \$14.88 |
| 10 x 15 | \$227.00 | \$18.12 |
| 10 x 20 | \$287.00 | \$17.28 |
| 10 x 25 | \$337.00 | \$16.20 |
| 10 x 30 | \$444.00 | \$17.76 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Ground Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

1

DEVON SELF STORAGE

2700 Poplar Ave Memphis, TN 38112

2

STORAGE SENSE

1485 Madison Ave Memphis, TN 38104

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|-----------|--------------|-----------------|
|-----------|--------------|-----------------|

| | | |
|---------------|-------|-------|
| CLIMATE UNITS | Upper | Upper |
|---------------|-------|-------|

| | | |
|-------|---------|---------|
| 5 x 5 | \$29.00 | \$13.92 |
|-------|---------|---------|

| | | |
|--------|---------|---------|
| 5 x 10 | \$49.00 | \$11.76 |
|--------|---------|---------|

| | | |
|---------|---------|--------|
| 10 x 10 | \$62.00 | \$7.44 |
|---------|---------|--------|

| | | |
|---------|---------|--------|
| 10 x 15 | \$99.00 | \$7.92 |
|---------|---------|--------|

| | | |
|---------|----------|--------|
| 10 x 20 | \$159.00 | \$9.54 |
|---------|----------|--------|

| | | |
|---------|----------|--------|
| 10 x 25 | \$208.00 | \$9.98 |
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| | | |
|---------|----------|--------|
| 10 x 30 | \$209.00 | \$9.68 |
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| NONCLIMATE UNITS | | |
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| 5 x 5 | | |
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| 5 x 10 | | |
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| 10 x 10 | | |
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| 10 x 15 | | |
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| 10 x 20 | | |
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| 10 x 25 | | |
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| 10 x 30 | | |
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| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|-----------|--------------|-----------------|
|-----------|--------------|-----------------|

| | | |
|---------------|--|--|
| CLIMATE UNITS | | |
|---------------|--|--|

| | | |
|-------|---------|---------|
| 5 x 5 | \$35.00 | \$16.80 |
|-------|---------|---------|

| | | |
|--------|---------|---------|
| 5 x 10 | \$65.00 | \$15.60 |
|--------|---------|---------|

| | | |
|---------|---------|---------|
| 10 x 10 | \$95.00 | \$11.40 |
|---------|---------|---------|

| | | |
|---------|----------|--------|
| 10 x 15 | \$125.00 | \$9.96 |
|---------|----------|--------|

| | | |
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| 10 x 20 | | |
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| 10 x 25 | | |
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| 10 x 30 | | |
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| NONCLIMATE UNITS | | |
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| 5 x 5 | | |
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| 5 x 10 | | |
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| 10 x 10 | | |
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| 10 x 15 | | |
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| 10 x 20 | | |
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| 10 x 25 | | |
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| 10 x 30 | | |
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| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|-----------|--------------|-----------------|
|-----------|--------------|-----------------|

| | | |
|---------------|--|--|
| CLIMATE UNITS | | |
|---------------|--|--|

| | | |
|-------|---------|---------|
| 5 x 5 | \$32.00 | \$15.36 |
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| | | |
|--------|---------|---------|
| 5 x 10 | \$72.00 | \$17.28 |
|--------|---------|---------|

| | | |
|---------|----------|---------|
| 10 x 10 | \$179.00 | \$21.48 |
|---------|----------|---------|

| | | |
|---------|----------|---------|
| 10 x 15 | \$287.00 | \$22.92 |
|---------|----------|---------|

| | | |
|---------|----------|---------|
| 10 x 20 | \$305.00 | \$18.36 |
|---------|----------|---------|

| | | |
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| 10 x 25 | | |
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|---------|----------|---------|
| 10 x 30 | \$624.00 | \$24.96 |
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| NONCLIMATE UNITS | | |
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| 5 x 5 | | |
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| 5 x 10 | | |
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| 10 x 10 | | |
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| 10 x 15 | | |
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| 10 x 20 | | |
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| 10 x 25 | | |
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| 10 x 30 | | |
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| 10 x 10 | | |
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Climate-Controlled Units on this page are Upper Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

3

EXTRA SPACE STORAGE

2939 Poplar Ave Memphis, TN 38111

4

MEDICAL CENTER SELF STORAGE

1045 Jefferson Ave Memphis, TN 38104

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | Upper | Upper |
| 5 x 5 | \$29.00 | \$13.92 |
| 5 x 10 | \$49.00 | \$11.76 |
| 10 x 10 | \$62.00 | \$7.44 |
| 10 x 15 | \$99.00 | \$7.92 |
| 10 x 20 | \$159.00 | \$9.54 |
| 10 x 25 | \$208.00 | \$9.98 |
| 10 x 30 | \$209.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$56.00 | \$26.88 |
| 5 x 10 | \$97.00 | \$23.28 |
| 10 x 10 | \$163.00 | \$19.56 |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|------------------|--------------|-----------------|
| CLIMATE UNITS | | |
| 5 x 5 | \$45.00 | \$21.60 |
| 5 x 10 | \$65.00 | \$15.60 |
| 10 x 10 | \$105.00 | \$12.60 |
| 10 x 15 | \$140.00 | \$11.16 |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Upper Level.



MIDCOAST PROPERTIES, INC.



SUBJECT PROPERTY

1699 Airways Blvd Memphis, TN 38114

5

HOMESTAR STORAGE

3929 Summer Ave Memphis, TN 38122

| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|-----------|--------------|-----------------|
|-----------|--------------|-----------------|

| | | |
|------------------|----------|---------|
| CLIMATE UNITS | Upper | Upper |
| 5 x 5 | \$29.00 | \$13.92 |
| 5 x 10 | \$49.00 | \$11.76 |
| 10 x 10 | \$62.00 | \$7.44 |
| 10 x 15 | \$99.00 | \$7.92 |
| 10 x 20 | \$159.00 | \$9.54 |
| 10 x 25 | \$208.00 | \$9.98 |
| 10 x 30 | \$209.00 | \$9.68 |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

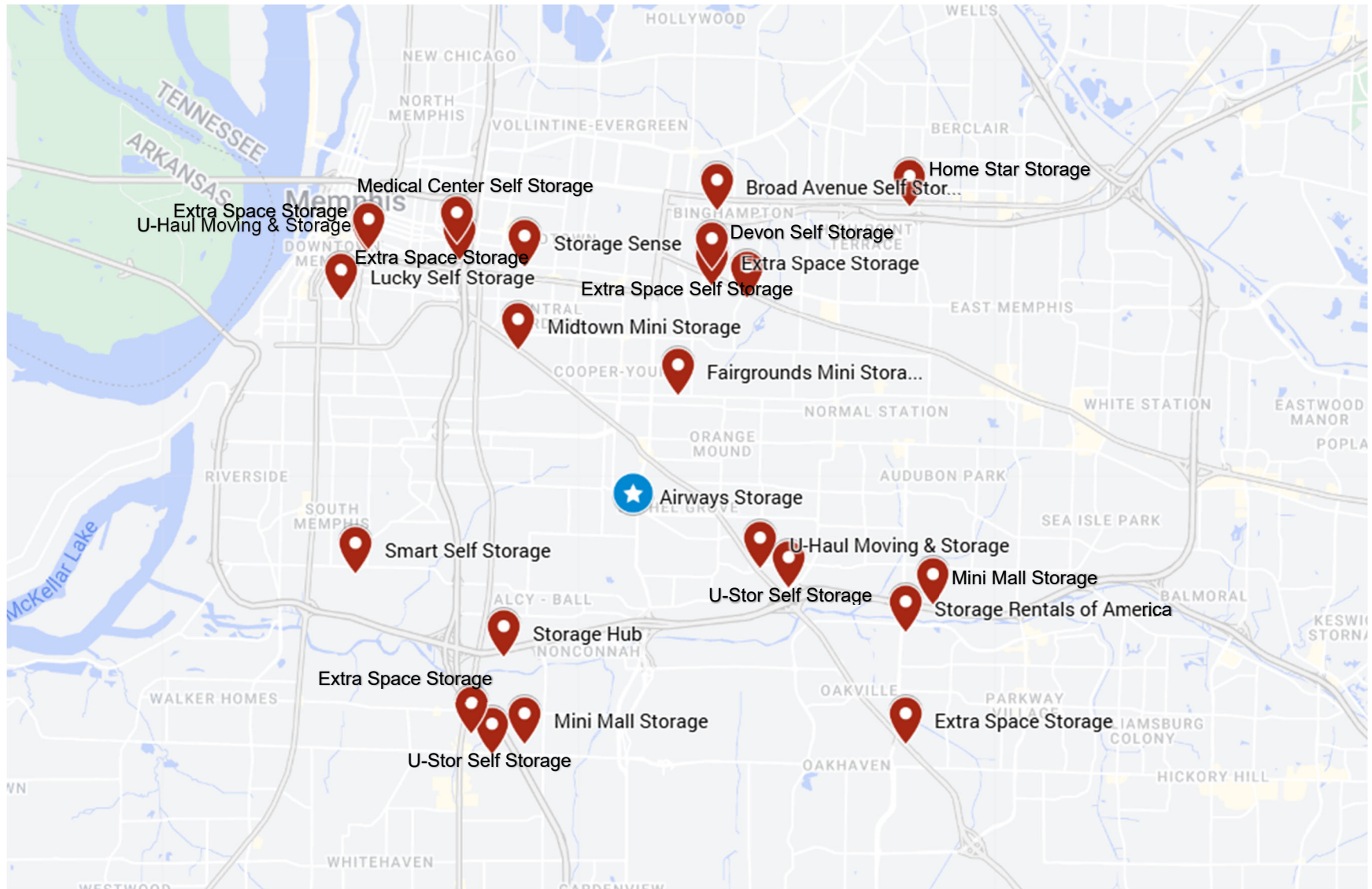
| UNIT TYPE | MONTHLY RENT | ANNUAL RENT PSF |
|-----------|--------------|-----------------|
|-----------|--------------|-----------------|

| | | |
|------------------|----------|---------|
| CLIMATE UNITS | | |
| 5 x 5 | \$19.00 | \$9.12 |
| 5 x 10 | \$31.00 | \$7.44 |
| 10 x 10 | \$49.00 | \$5.88 |
| 10 x 15 | \$112.00 | \$9.00 |
| 10 x 20 | \$180.00 | \$10.80 |
| 10 x 25 | | |
| 10 x 30 | | |
| NONCLIMATE UNITS | | |
| 5 x 5 | | |
| 5 x 10 | | |
| 10 x 10 | | |
| 10 x 15 | | |
| 10 x 20 | | |
| 10 x 25 | | |
| 10 x 30 | | |

Climate-Controlled Units on this page are Upper Level.



MIDCOAST PROPERTIES, INC.



| Facility | Address | Drive Distance in Miles |
|-----------------------------|---|-------------------------|
| Fairgrounds Mini Storage | 2472 Southern Ave, Memphis, TN 38111 | 2 |
| U-Haul Moving & Storage | 3020 Lamar Ave, Memphis, TN 38114 | 2 |
| U-Stor Self Storage | 1801 Prescott Rd, Memphis, TN 38111 | 2.4 |
| Midtown Mini Storage | 1449 Lamar Ave, Memphis, TN 38104 | 2.5 |
| Extra Space Storage | 2699 Union Ave. Extd, Memphis, TN 38112 | 3.2 |
| Devon Self Storage | 2700 Poplar Ave, Memphis, TN 38112 | 3.5 |
| Storage Sense | 1485 Madison Ave, Memphis, TN 38104 | 3.5 |
| Extra Space Storage | 2939 Poplar Ave, Memphis, TN 38111 | 3.6 |
| Broad Avenue Self Storage | 2650 Broad Ave, Memphis, TN 38112 | 4.2 |
| Extra Space Storage | 1075 Madison Ave, Memphis, TN 38104 | 4.2 |
| Storage Hub | 1411 Corporate Ave, Memphis, TN 38132 | 4.3 |
| Storage Rentals of America | 2700 Getwell Rd, Memphis, TN 38118 | 4.3 |
| Medical Center Self Storage | 1045 Jefferson Ave, Memphis, TN 38104 | 4.5 |
| Extra Space Storage | 3951 Lamar Ave, Memphis, TN 38118 | 4.7 |
| Smart Self Storage | 481 East Mallory Ave, Memphis, TN 38106 | 4.7 |
| Mini Mall Storage | 3417 Fontaine Rd, Memphis, TN 38116 | 4.8 |
| Extra Space Storage | 395 Union Ave, Memphis, TN 38103 | 4.9 |
| U-Haul Moving & Storage | 370 Union Ave, Memphis, TN 38103 | 4.9 |
| U-Stor Self Storage | 1355 Winchester Rd, Memphis, TN 38116 | 5 |
| Extra Space Storage | 1235 Gateway Dr, Memphis, TN 38116 | 5 |
| Mini Mall Storage | 1880 Titus Rd, Memphis, TN 38111 | 5 |
| Lucky Self Storage | 325 GE Patterson Ave, Memphis, TN 38126 | 5.1 |
| Home Star Storage | 3929 Summer Ave, Memphis, TN 38122 | 7 |



ADDITIONAL INFORMATION

Dale C. Eisenman, CCIM
843.342.7650
dale@midcoastproperties.com

John Walker
901.766.1855
jbw@walkercommercialproperties.com

WALKER COMMERCIAL PROPERTIES, LLC | 871 RIDGEWAY LOOP ROAD | MEMPHIS, TN 38120 | 901.766.1855 | WALKERCOMMERCIALPROPERTIES.COM
MIDCOAST PROPERTIES, INC. | 7 HEYWARD PLACE | HILTON HEAD ISLAND, SC 29928 | 843.342.7650 | MIDCOASTPROPERTIES.COM

**DALE C. EISENMAN, CCIM**

Broker-In-Charge, CCIM

dale@midcoastproperties.com

Direct: 843.342.7650

NC #198276 // SC #9207 GA #253682 AL #106084-0

PROFESSIONAL BACKGROUND

Dale is President and Broker in Charge of Midcoast Properties, Inc., and is a licensed real estate broker in Alabama, North Carolina, South Carolina, and Georgia. In addition to being a professional pilot early in his career, Dale has practiced law, owned and operated several small businesses, and has been an active commercial real estate investor for over 20 years. He now specializes in the self-storage industry both as an investor and as a broker. As a Certified Commercial Investment Member (CCIM), Dale brings a unique level of real-world experience, knowledge, and negotiation skills to each client relationship.

Midcoast Properties, Inc.
7 Heyward Place
Hilton Head Island, SC 29928
843.342.7650



MIDCOAST PROPERTIES, INC.



DALE EISENMAN, CCIM, BROKER-IN-CHARGE

Dale is President and Broker in Charge of Midcoast Properties, Inc., and is a licensed real estate broker in Alabama, North Carolina, South Carolina, and Georgia. In addition to being a professional pilot early in his career, Dale has practiced law, owned and operated several small businesses, and has been an active commercial real estate investor for over 20 years. He now specializes in the self-storage industry both as an investor and as a broker. As a Certified Commercial Investment Member (CCIM), Dale brings a unique level of real-world experience, knowledge, and negotiation skills to each client relationship.

AL #106084-0 NC #198276 SC #9207 GA #253682



HAL TANNER

Hal is a licensed real estate professional in North Carolina, South Carolina and Georgia. With more than 30 years of business experience and holding key executive leadership roles, Hal transitioned to commercial real estate. His background in finance, revenue improvements, and controlling costs enable him to bring a unique skill set to our clients. His working knowledge of client-based solutions that provide positive financial returns makes him an excellent fit for Midcoast Properties, Inc. Hal and his family reside in Goldsboro, North Carolina.

NC #318611 SC #119135 GA #407685



KRIS KNOWLES

Kris joined Midcoast Properties in 2020. For 32 years Kris worked with the largest Pharmaceutical and Medical Corporations in the world, focusing his expertise on institutional negotiations with hospitals, pharmacies, and corporate/private business entities. Over the last two years, Kris has applied those skills to the self storage industry. He currently resides in Carrollton, GA.

AL #132605-0 GA #379664



MARY SCHUETTE

Mary joined Midcoast Properties in 2007 as an assistant to Dale C. Eisenman. She is a licensed real estate broker in North Carolina. Before joining Midcoast Properties, Mary was a real estate paralegal. Her knowledge of the closing process allows her to assist clients from the initial stages of listing the property through closing.

NC #193025



MIDCOAST PROPERTIES, INC.

AL #106364-0 NC #C12481 SC#7889 GA #H45199



DEDICATED *to serving* OWNERS *and* INVESTORS

TRUSTED - EXPERIENCED - PROFESSIONAL

Midcoast Properties has built a reputation based on **TRUST** since 2000, enabling us to effectively represent the best interests of our clients. Our focus on self storage and our national reach maximizes exposure for our clients.

Our clients turn to us for our **EXPERIENCE** and guidance on how to maximize the value of their operations and their transactions. Let us help you prepare for the future.

Our **PROFESSIONALISM** and unique personal approach enables our team to best represent your interests.

MIDCOAST PROPERTIES, INC.

AL #106364-0
GA #H45199
NC #C12481
SC #7889

DALE C. EISENMAN

AL #106084-0
GA #253682
NC #198276
SC # 9207

HAL H. TANNER, III

GA #407685
NC #318611
SC #119135

KRIS KNOWLES

AL #132605-0
GA #379664

AGENCY DISCLOSURE

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Agency Disclosure form is to acknowledge that this disclosure occurred. Copies of this form must be provided to any signatory thereof.

Notice is hereby given that the agency status of this Licensee (or Licensee's Company) is as follows in this transaction:

The Company, Walker Commercial Properties, LLC, in the real estate transaction involving

The Property located at 1699 Airways Blvd., Memphis, TN 38114; Parcel # 047005 00005C and
a Portion of Parcel # 047005 00030

- ☐ Is serving as a Transaction Broker or Facilitator (not an agent for either party).
- ☒ Is serving as an Agent for the Seller.
- ☐ Is serving as an Agent for the Buyer.
- ☐ Is serving as a Dual Agent (for both parties, with the consent of both the Buyer and the Seller in the transaction).

For an "In House Transaction" when the Company is working with both the Seller and Buyer:

n/a has been appointed to serve as the Designated Agent for the Seller.

n/a has been appointed to serve as the Designated Agent for the Buyer.

This Agency Disclosure form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, or to any unrepresented seller prior to the execution of a listing agreement or to any unrepresented seller prior to presentation of an offer to purchase. This Agency Disclosure form also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided.

This Agency Disclosure form by itself, however, does not constitute an agency contract or establish an agency relationship.

This Agency Disclosure form also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation of T.C.A. 62-12-312 must be filed within the applicable statute of limitations for such violation set out in T.C.A. 62-13-313(e) with the Tennessee Real Estate Commission, 500 James Robertson Parkway, Nashville, Tennessee 37332, Phone (615) 741-2273.

The parties acknowledge receipt of this Agency Disclosure by Agent/Licensee:

Signature of Buyer or Seller

Date

WALKER COMMERCIAL PROPERTIES, LLC

Signature of Agent/Licensee

Date