



# STORAGE KING USA

## SELF STORAGE

**Third Party Management**



**Storage King USA is the premier turnkey self storage property manager. We provide you maximum value with minimum friction and hassle**

- Founded in 2003, Storage King is a best-in-class, vertically-integrated, self storage owner-operator
- Expertise in acquisitions, dispositions, property management, asset management, and development
- We own & manage 122 facilities totaling 9+ million square feet in 16 states
- We have a strong track record of outperforming the public self-storage REITs
- We are trusted by institutional capital partners like Angelo Gordon, Blackstone, and Fir Tree Partners



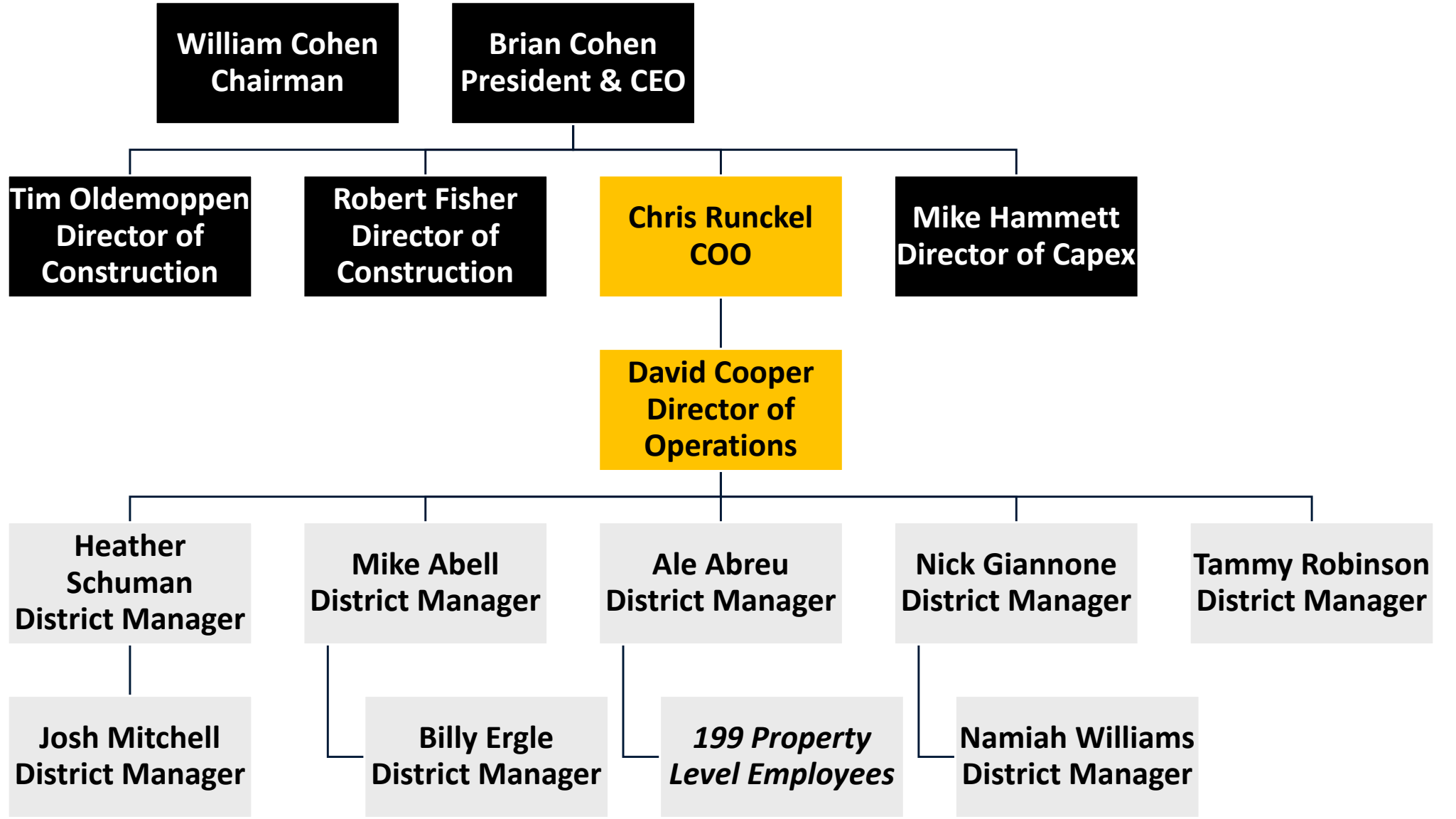
# National Footprint

**We have a national footprint with 8 district managers covering 122 facilities across the U.S.**



Experienced Senior Operational Leadership

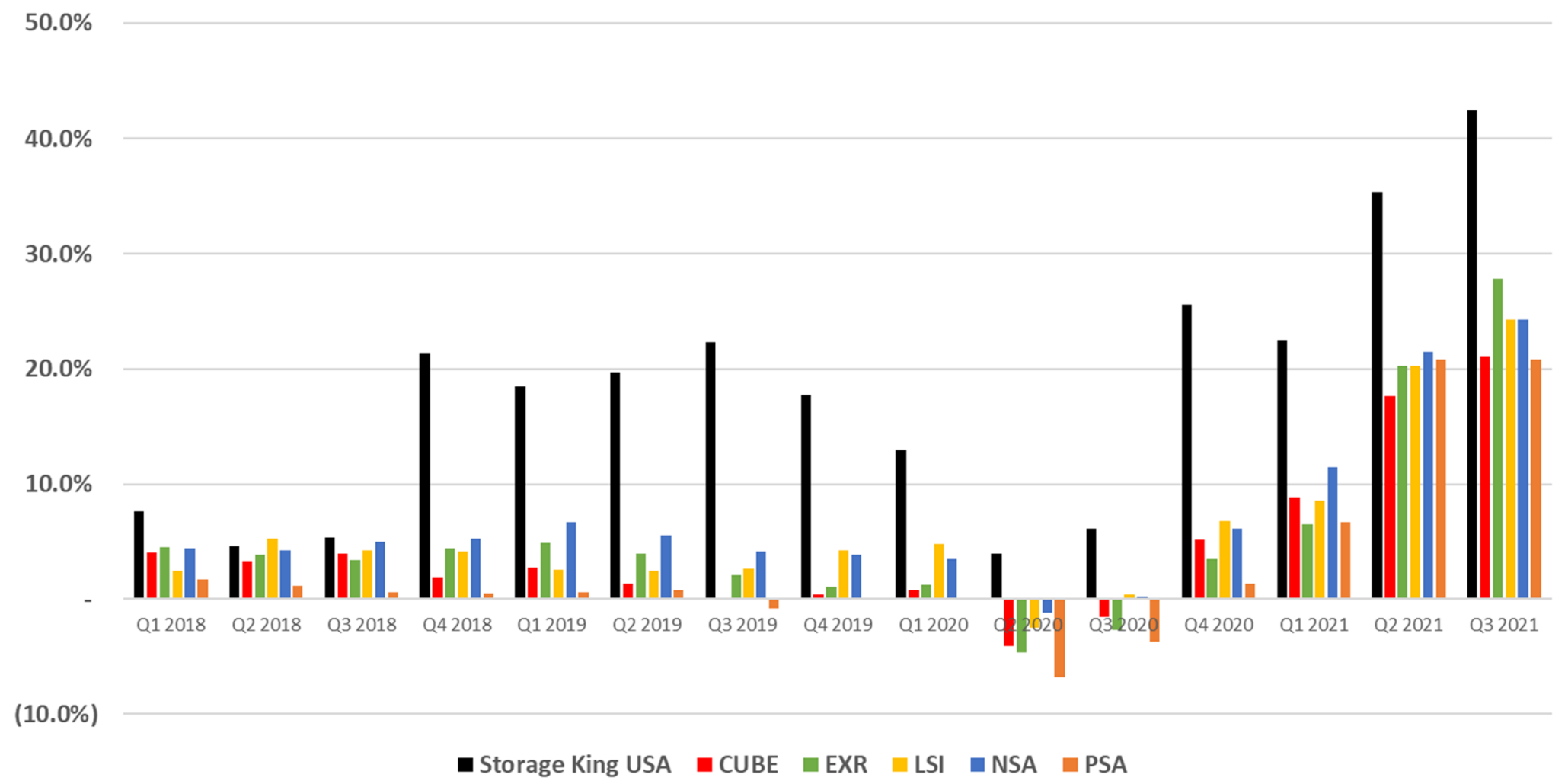
**Our COO and Director of Operations oversee a team of 200+ employees and have over four decades of industry experience**



# Distinguished Operating Performance

**Our results speak for themselves – our focus, hands-on approach, and ownership mindset deliver industry-leading performance**

## Same Store NOI Growth By Quarter

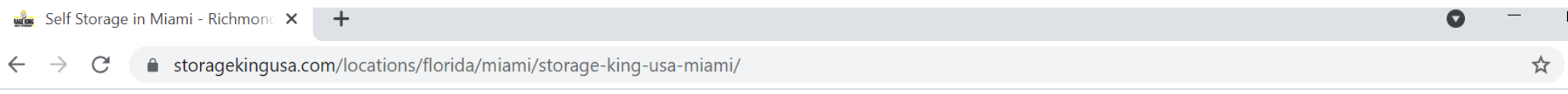


# Comprehensive Operations Platform

**We use a sophisticated suite of tools to increase revenue and manage expenses. Our best-in-class reporting provides you a clear view of performance and results**



Each Storage King location has its own, easy-to-use website with full online rental ability



Locations ▾ Storage Resources ▾ About Storage King USA ▾

(623) 240-1962

My Account

### Self Storage in Miami

Reviews ★★★★★ (63)

16200 SW 137th Ave.  
Miami, FL 33177  
(305) 234-2577  
skusa011@storagekingusa.com

**Rent or Reserve Now**







Available Units | Facility Info | Facility Features | Map/Directions | **Size Guide**

All Sizes | Small | Medium | Locker

	<ul style="list-style-type: none"><li>✓ Ground Floor</li><li>✓ Non Climate Control</li><li>✓ Alarm</li></ul>	Web Rate <b>\$109</b> <del>In-Store Rate \$125</del>
	<ul style="list-style-type: none"><li>✓ Inside</li><li>✓ Elevator Access</li><li>✓ Climate Controlled</li><li>✓ Upper Level</li><li>✓ Alarm</li></ul>	Web Rate <b>\$114</b> <del>In-Store Rate \$131</del>

**We provide outstanding service and deliver exceptional results for less than the competition**

	The Competition	Storage King USA
Tenant Insurance Program	Minimal split to the property owner (if any)	100% on your property P&L 
Marketing Expense	“Shared services” can cost up to 6% of revenue on top of normal marketing expense	Marketing expense is 100% for the benefit of your property 
Property Management Fee	4-7%	6% 
Corporate Allocations	Vague travel and professional fee allocations	Max of \$2,400 per year 



Contact Us Today!

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**Get in touch to learn how your property can be up and running on the Storage King platform in 45 days or less**



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COO

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