

**THIRD PARTY
MANAGEMENT**



STORAGE KING USA
SELF STORAGE

Andover
Properties, LLC

EXECUTIVE SUMMARY

Storage King USA is a results driven third party property manager. We provide you maximum value with minimum friction and hassle.



150

facilities totaling
12 million square feet
in 18 states



Founded in 2003, Storage King USA is a best-in-class, vertically-integrated, self storage owner-operator.



Expertise in acquisitions, dispositions, development, property & asset management, with a strong track record of outperforming public self-storage REITs.



Trusted by institutional capital partners.

Blackstone

AC ANGELO
GORDON



Fir Tree Partners



EXPERIENCED SENIOR LEADERSHIP

Brian Cohen
President & CEO

Robert Smith
CFO

Chris Runckel
COO

Zachary Harding
CIO

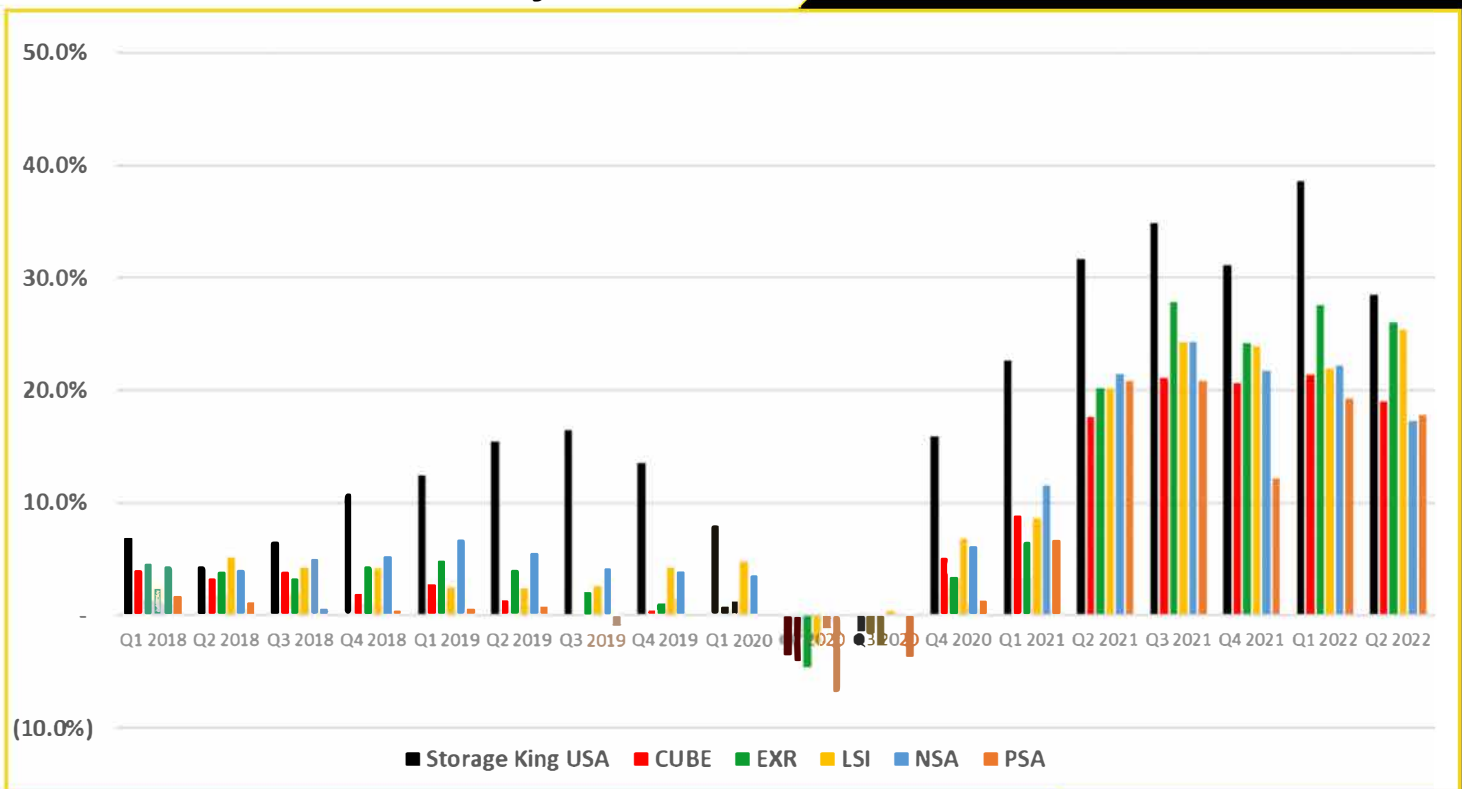
David Cooper
Director of
Operations

Our COO & Director of
Operations oversee a team of
240+ 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



Third Party Management with Low Fees & High Revenue Potential

- Results-oriented management focus.
- A smart strategy to capitalize on customer acquisition and revenue maximization.
- An experienced leadership team with a proven track record of success.

COMPREHENSIVE 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.



COMPETITIVELY PRICED

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

	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 Fee Allocations	Undefined	Max of \$2,400/year	✓



Get Started in 45
days or less with
Storage King USA
Platform.



STORAGE KING USA
SELF STORAGE

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