

RETIRE FROM YOUR SELF-MANAGED STORAGE FACILITY

OFFER OPTIONS

CASH OUT

- **Sale Price:** [Price]
- **Financing:** Commercial Financing: 20% down, 8% interest, 25 year Amortization
- **Due Diligence:** Most Recent 3 years tax return, Current Year P&L, Rent Roll, Leases(if any), Physical Walk Through, List of Repairs Needed(if any)
- **Earnest Money:** 1% of the sale price, non-refundable after Due Diligence
- **Due Diligence Timeline:** 14 Days
- **Financing Timeline:** 45 Days
- **Closing Timeline:** 60 Days or your choice

PART OF THE UPSIDE

- **Sale Price:** [Price] or we'll beat any competing cash offer or recent appraisal by \$50,000
- **Financing:** We give 70% of the Sale Price at Closing, 30% in 3 years
- **Due Diligence:** Most Recent 3 years tax return, Current Year P&L, Rent Roll, Leases(if any), Physical Walk Through, List of Repairs Needed(if any)
- **Earnest Money:** 1% of the sale price, non-refundable after Due Diligence
- **Due Diligence Timeline:** 14 Days
- **Closing Timeline:** 60 Days or your choice

LEGACY

- **Sale Price:** [Price] or we'll beat any competing cash offer or recent appraisal by \$100,000
- **Financing:** We give 10% of the price at Closing, 90% monthly, amortized over the rest of your life, or length of your choosing at an interest rate not to exceed 0.5% higher than the 30 year U.S. Treasury Yield Rate high for the day of acceptance
- **Due Diligence:** Most Recent 3 years tax return, Current Year P&L, Rent Roll, Leases(if any), Physical Walk Through, List of Repairs Needed(if any)
- **Earnest Money:** 1% of the sale price, non-refundable after Due Diligence
- **Due Diligence Timeline:** 14 Days
- **Closing Timeline:** 60 Days or your choice

● Seller:

● Buyer:

● As of [Date] OffMarketStorage.com has capacity for 1 more closing before 2024

● Address:

● Date:

● This offer will stand until [Date+7 Days] unless rescinded in writing by OffMarketStorage.com