

# 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 (Schedule E or Form 8825), Current Year P&L, Rent Roll, Leases(if any), Physical Walk Through
- **Inclusions:** Rights to business name, Current Software(if any), Current Website(if any)
- **Due Diligence Timeline:** 14 Days
- **Financing Timeline:** 45 Days
- **Closing Timeline:** 60 Days

### 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 (Schedule E or Form 8825), Current Year P&L, Rent Roll, Leases(if any), Physical Walk Through
- **Inclusions:** Rights to business name, Current Software(if any), Current Website(if any)
- **Due Diligence Timeline:** 14 Days
- **Closing Timeline:** 60 Days

### 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% paid monthly for the rest of your life, or length of your choosing
- **Due Diligence:** Most Recent 3 years tax return (Schedule E or Form 8825), Current Year P&L, Rent Roll, Leases(if any), Physical Walk Through
- **Inclusions:** Rights to business name, Current Software(if any), Current Website(if any)
- **Due Diligence Timeline:** 14 Days
- **Closing Timeline:** 60 Days

### Notes:

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

● This offer will stand until [Date+7 Days] unless rescinded in writing by OffMarketStorage.com