

# RETIRE FROM YOUR SMALL, SELF-MANAGED STORAGE FACILITY

## OFFER OPTIONS

### CASH OUT

- [Price]
- Traditional Bank Financing with 20% down, 8% interest, 25 year Amortization
- Due Diligence items: 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

- [[Price] or we'll beat any competing cash offer or recent appraisal by \$50,000
- We give 70% of the price at Closing, 30% in 3 years
- Due Diligence items: 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

- [Price] or we'll beat any competing cash offer or recent appraisal by \$100,000
- We give 10% of the price at Closing, 90% paid monthly for the rest of your life, or length of your choosing
- Due Diligence items: 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● This offer will stand until [Date+7 Days] unless rescinded in writing by OffMarketStorage.com