

Store & Play

The Personal Warehouse™ Way

Provided by PW Development



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Store & Play the Personal Warehouse™ Way

In 1999 we recognized a niche in the real estate industry, which even today remains largely unmet. Self-Storage or Mini Storage has become widely popular, and has grown nationwide almost to a point of saturation. With month-to-month lease options from the equivalent of a coat closet to a 10 x 20 unit, self-storage has been a popular solution for individuals and business owners. However, those looking for larger spaces have found it challenging, and frankly, uneconomical. Most warehouses start at 10,000 square feet, with limited options at or below 5000 square feet. It is here that the **Personal Warehouse™** niche was created. We offer **smaller, more affordable, flexible spaces sized from 600 up to 2000 square feet to serve the needs of individuals and small business alike.**

The original concept was of a **storage solution for RVs, boats and cars**, but today the **Personal Warehouse™** has morphed to encompass a broader list of uses and solutions to meet a **variety of personal and business needs** in the market. Below are some things to consider when evaluating your storage needs and goals.

1. ASSET, NOT AN EXPENSE

The trick is turning an expense into an asset for financial gain. Leasing storage space is an expense, while owning your location is an asset that adds to your company or personal balance sheet. The long-term tax impacts and potential for appreciation can add tremendous value while building equity over rent receipts. Ownership has its benefits!



2. SAFE FROM THE ELEMENTS, THIEVES AND VANDALS

Whether in a rental lot, driveway or on a residential street, outdoor storage can be a costly proposition to consider. Rain, snow, wind and other weather elements are enemies of outdoor storage, leaving dirt and acid on vehicles that can cause significant damage, such as rust and a weakened top clear coat, to the exterior. Although the monthly cost of outdoor storage may be significantly less expensive, the impact on asset values cannot be ignored. Theft and vandalism are other serious considerations. Did you know that many insurance companies offer lower policy premiums for people who store vehicles and equipment in a garage? Peace of mind and saving money are always an advantage.



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3. FEATURES AND BENEFITS LIKE NO OTHER

Nothing compares to a **Personal Warehouse™** in terms of size, price, affordability, and flexibility. Whether you need a **small office, warehouse and distribution space**, or somewhere to **store your prized collections**, we have you covered. All our units are made of top quality materials and proprietary designs, **creating spaces you can rely upon** and be proud to own. **Options and upgrades** are the best way to make a space unique to you and your needs. Some things to consider are:

- **Mezzanines** for storage, office, or man-cave space
- **Pallet racks** to maximize your space and keep it organized
- **Epoxy-finished or concrete floors** that are easy to clean and will look great for years to come
- Commercial-grade **ceiling fans** which create comfort and save energy
- **Balconies and windows** bring natural light in, creating an inviting place to be
- **Private restrooms** and access to water for sinks or wet bars
- **Cable/phone/internet** hookups at the site
- **14 x 14 standard overhead doors** giving you the best access to your space
- **Wide paved drive aisles** (72' on average) - the largest in the industry
- Smaller, more affordable, **flexible space** that you can customize!

4. BUY LAND AND BUILD YOUR OWN? THINK AGAIN

Over the years we have met many people who say they would like to buy land and build their own location. Unfortunately, this is not nearly as easy or as practical as it may appear. Land in urban and centrally located areas is both scarce and expensive, and **rising construction expenses can be cost-prohibitive on smaller builds**. If you move farther afield to keep pricing down, you will also probably find that the extra drive time to get to your space is neither attractive nor practical. **Personal Warehouse™ projects offer convenient, centrally located, accessible and affordable spaces to meet your needs.**



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5. 24/7 ACCESS

Modern business continues **nights, weekends and holidays**, and you should be able to determine your business hours. All **Personal Warehouse™ units have 24/7 access** to help you get business done. Many traditional projects shut down their heating, ventilation and air conditioning, and limit services during off-peak times – but not us. All units are **individually metered and controlled so you dictate the temperature** and only pay for what you use. Deliveries? No problem. The drive aisles average 65' allowing for van to semi-truck deliveries any time of the day.



6. MAKE YOUR MOVE

Anticipating a life change and move in the future? A **Personal Warehouse™** is a perfect planning tool and resource. Whether moving from the family home of 30 years to a condo, or selling a home and hitting the road for several years, a **Personal Warehouse™** has you covered. You **choose the perfect location to keep your collectibles and prized possessions, regardless of your home or business location**. Mail? Yes – every unit has an address and US Postal Service address so you can maintain a local and state presence no matter what you choose to do.



7. OCCUPY TODAY - RENT TOMORROW OR SELL WITH EASE

Over time your needs and lifestyle will change, affecting your storage needs and priorities. If you no longer need the space, your **Personal Warehouse™ can become an excellent rental property**. Far superior than renting residential properties, Personal Warehouses are easy to lease and manage, and can create significant cash flow. **Selling your space is just as easy**. Many of our projects have **wait lists of buyers** looking to get in on this tremendous real estate opportunity.

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8. COST-EFFECTIVE

On average, you can find yourself **saving 50% per month if you own versus rent**, for several reasons. Nationally, rental rates on industrial properties have increased by 5.4% year on year since 2015. Comparatively, office rents have increased by 4.1%, with an average expectation of an annual 3% increase. Rising rents have made ownership more attractive and much more affordable.

For example, in most of our markets, small industrial/office space rental ranges between \$15 and \$28 NNN. If you were to lease 1,000 square feet, your average monthly base rental rate would be between \$1,250 to \$2,500 NNN per month. Assuming a purchase of this same space at \$300,000 (\$300 psf) with 25% down payment (\$75,000) and a 25-year fixed rate loan at 4% your monthly payment would be approximately \$1,184 per month (principal and interest only). **Savings can range between 15 and 40%** - not to mention the **tax benefits**, and the fact **that your payment won't go up**.

Work, Store, Play™ - Personal Warehouse™

A **Personal Warehouse™** is an innovative solution for **business owners, RV users, boat owners, sport enthusiasts, collectors, hobbyists, and entertainment seekers**. By creating ownership benefits and incorporating **flexible sizes, heat, power, security, and unlimited access**, we have developed a new and expanding niche in the warehouse market. Through the development of our numerous projects, we have seen demand grow from 'simple' RV storage to a vibrant community made up of toy collectors, hobbyists, retail, office, and other business usage. We call our product a '**Personal Warehouse™**' because the only limit is your imagination!



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Consultation or to
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