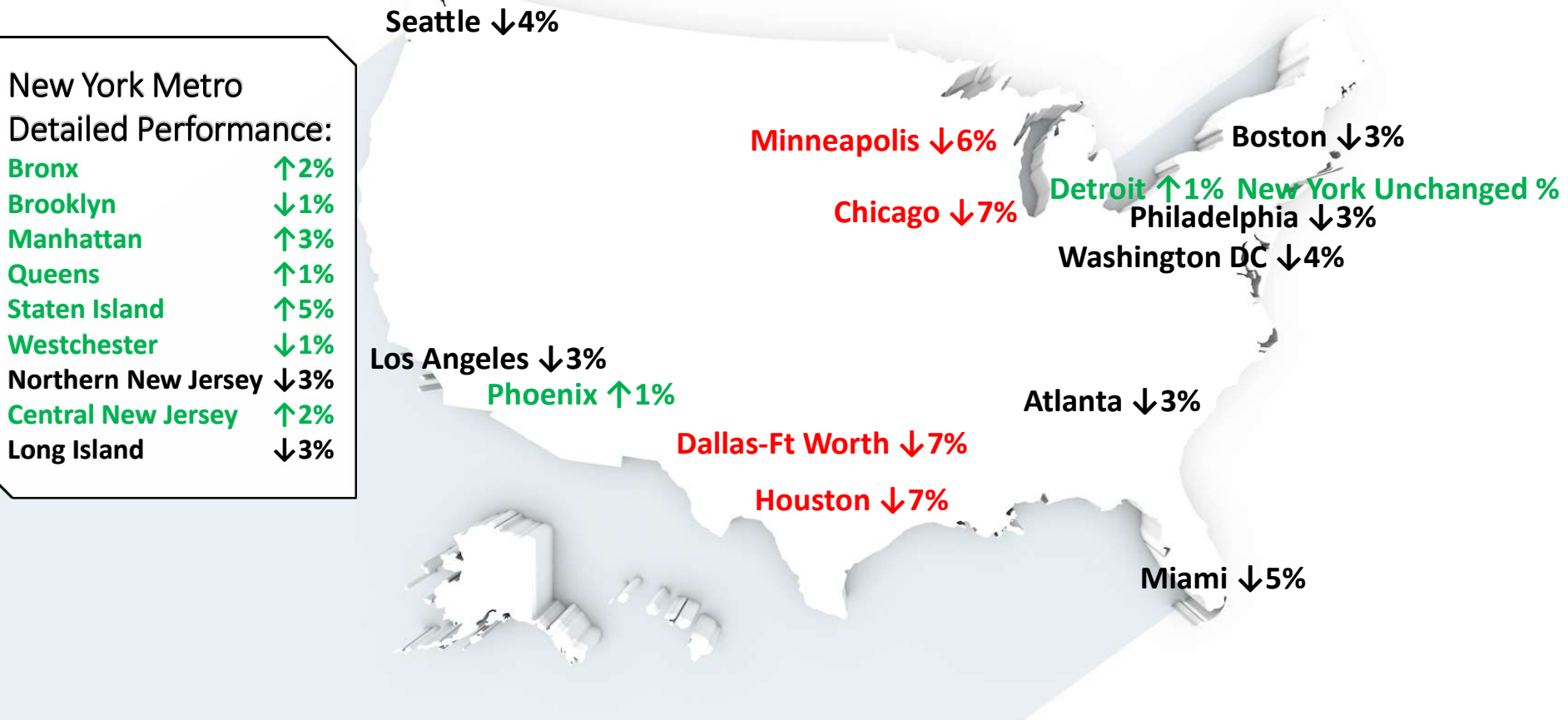
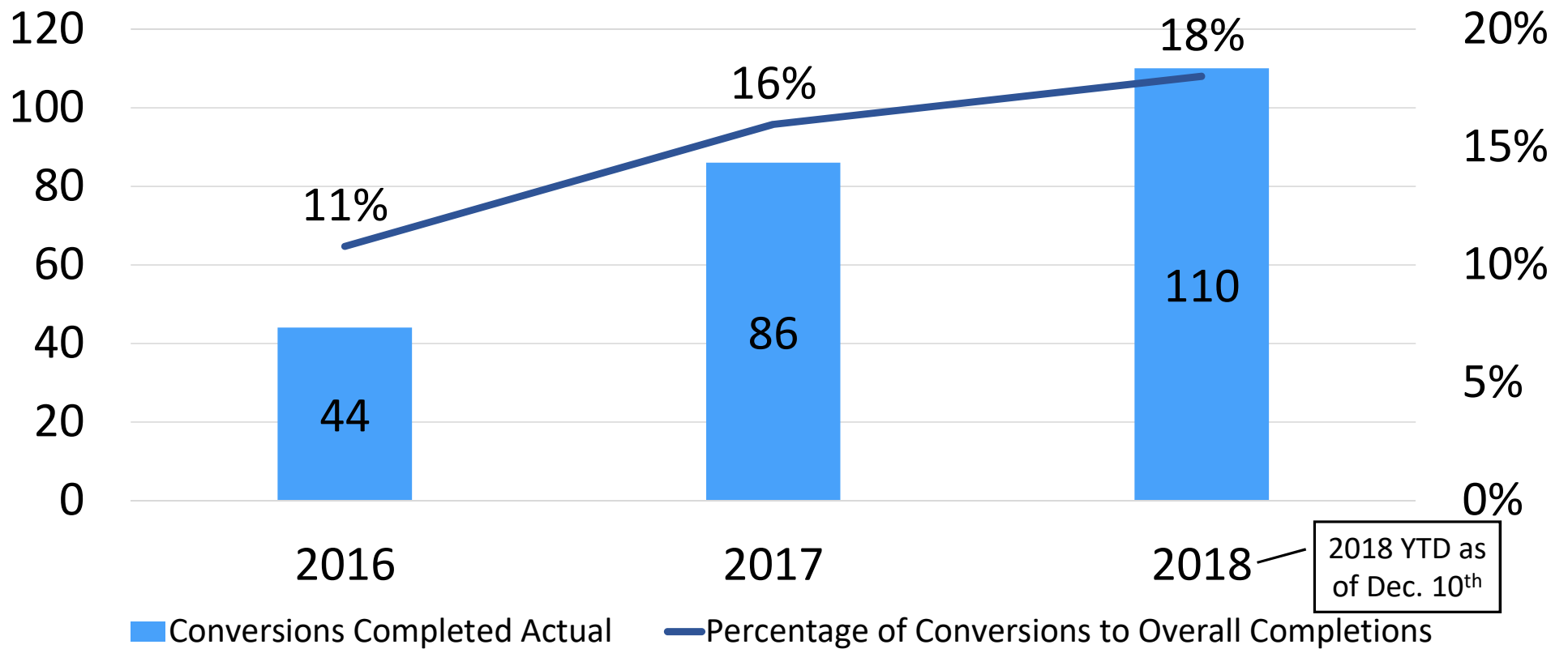


# Metro Street Rate Change for All 10x10 Units: 16 Months from Peak in July 2017 to November 2018



# Self Storage Conversions Doubled from 2016 to 2018

Conversion Count and % of Total Storage Completions: 2016 to Dec. 10 2018



# Conversion Prospects from 188 Recent Sears Closures

Retailer Closing: Store Address	Nearest Metro	Distance to Metro (Miles)	Is store in Opportunity Zone? (Y/N)	# of Facilities Within 5 Miles	5-Mile NRSF Per Capita if Property is Converted
Sears: 75 W Route 59 Ste 100 - Nanuet, NY	New York	21	N	7	2.2
Kmart: 1502 South Fourth St - Allentown, PA	Philadelphia	54	Y	16	2.8
Kmart: 7101 Roosevelt Blvd - Philadelphia, PA	Philadelphia	-	N	29	3.3
Kmart: 12350 SW 8th Street - Miami, FL	Miami	-	N	18	3.5
Kmart: 6364 Springfield Plaza - Springfield, VA	Washington DC	14	N	19	3.6
Kmart: 6163 Oxon Hill Road - Oxon Hill, MD	Washington DC	12	N	16	3.6
Kmart: 805 New York Ave - Huntington, NY	New York	39	Y	8	3.7
Kmart: 3955 SW Murray Blvd - Beaverton, OR	Portland	10	Y	25	4.5
Sears: 425 Rice Street - St. Paul, MN	Minneapolis	9	Y	17	4.6
Kmart: 1025 M-24 - Lake Orion, MI	Detroit	38	N	8	4.6

Source: Yardi® Matrix; Community Development Financial Institutions Fund - United States Department of the Treasury