

HARD ASSET INVESTMENT OPPORTUNITY

1.33 ACRES SITE AREA || ZONED C-4 (SERVICE COMMERCIAL)
HIGHLY VISIBLE || LOCATED NEAR DOWNTOWN KAMLOOPS

240m to McDonalds

550m to Cascades Casino

800m to Costco

1.5km to Aberdeen Mall

1.5km to Visitor's Centre

6.2km to Downtown Core

1485 West Trans-Canada Hwy, Kamloops, BC



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Artistic rendering. Actual results may be different.

DEVELOPMENT PROPERTY

The Development Property is in a high profile location bordering Highway #1, Hugh-Allen Drive and Pacific Way and has, a high traffic location with a daily traffic count of approximately 19,000 vehicles/ per day.⁽¹⁾

Zoned for C-4 (Service Commercial), permitting light industrial use such as self storage and car wash facilities, the re-development of this property allows for a 1.2 floor space ratio (FSR)–approximately 68,999 buildable sq. ft. and up to 27 ft. in height.

PROPERTY DETAILS

Property Profile	Highly visible site bordering on Trans-Canada Hwy, Pacific Way and Hugh-Allen Drive
Total Land Cost	\$3,200,000
Property Size	1.33-acre site (57,934 sq. ft.)
Buildable Space	Approximately 68,999 buildable sq. ft. allowed
Maximum Build Height	27 ft. or 2 floors
FSR Zoning	1.2 floor space ratio (FSR)
Area Zoning	C-4 Service Commercial (self storage and car wash zoning appropriate)
Environmental	Clean Environmental Assessment, Golder Associates Ltd., May 29, 2006
Taxes	\$26,082 for 2016
Commercial Neighbours	McDonalds, Costco, Cascades Casino, Canadian Tire, Best Buy, Staples, Marks, Cineplex, Holiday Inn, Marriott Hotel , The Bay, Sears, Chapters, Cineplex Odeon



(1) BC Ministry of Transportation and Infrastructure, Traffic Data Program (www.th.gov.bc.ca/trafficdata), retrieved January 11, 2018

SELF STORAGE FACILITY

From both the customer and operator’s perspective, self storage facilities are simple to understand. Self storage facilities provide secure storage locker units of varying sizes on a rental basis to various types of customers including, residential customers, commercial businesses, military personnel, and college or university students.

SELF STORAGE DETAILS	
Development Costs	\$5,750,000 (est.—self storage facility only)
Cost per Square Foot	\$95 per sq. ft. (approx.)
Building Size	50,000 sq. ft. (building only)
Building Height	27 ft. or 2 floors
Efficiency Ratio	73%
Feasibility Study	Phase I and Phase II conducted by Canadian Self Storage Valuation Services as at August 29 and 31, 2017, respectively
Net Rentable Square Feet	50,000 sq. ft. (approx.) — with sky lockers, inclusive of parking, hallways, elevator(s), etc.
No. of Storage Lockers	565 (approx.) including sky lockers and drive-in lockers
Average Locker Size	80-90 sq. ft.
Est. Income Sources	Locker rental: \$1.40/mo. per sq. ft. plus income from storage supply sales



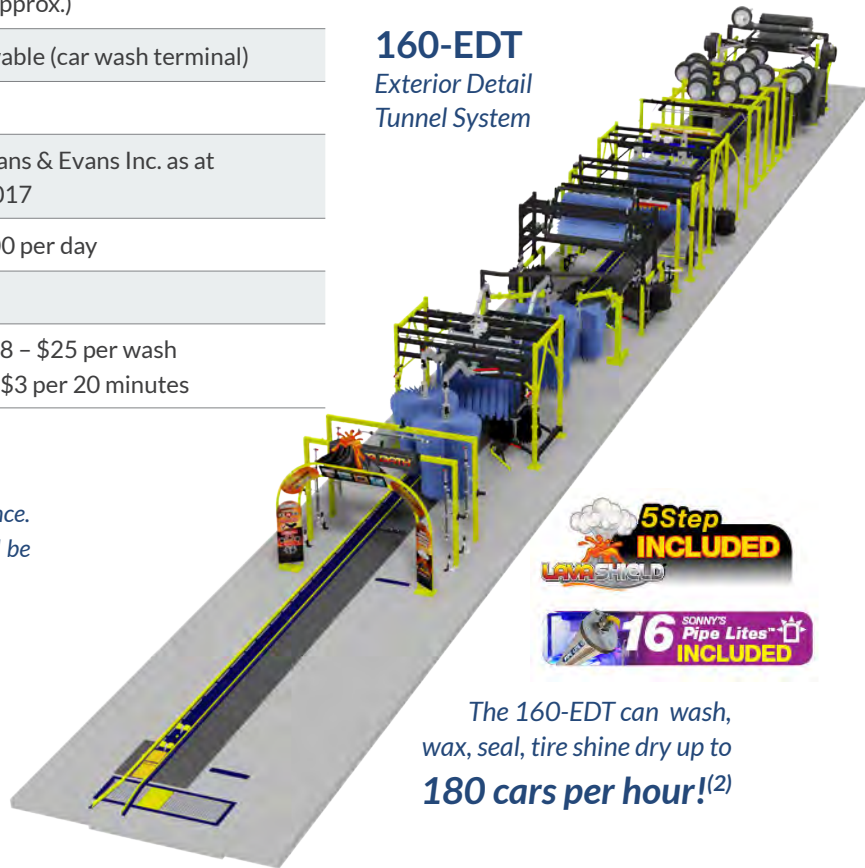
Artistic renderings. Actual results may be different.

EXPRESS CAR WASH

Conveyer car wash systems, like that proposed for the Development Property dominated the car wash service industry in 2017.⁽¹⁾ The Development Property maintains the necessary infrastructure to accommodate a 160 ft. car wash tunnel system, including sanitary and storm sewers. The facility will feature a clean and modern appearance and provide essential services including self-serve vacuum stations.

CAR WASH DETAILS	
Development Costs	\$3,480,000 (est.—equipment and terminal)
Cost per Square Foot	\$870 per sq. ft. (approx.)
Facility Size	5,000 sq. ft. allowable (car wash terminal)
Facility Height	20 ft. (one level)
Feasibility Study	Conducted by Evans & Evans Inc. as at September 27, 2017
No. of Car Washes	180 per hour / 400 per day
No. of Vacuum Booms	10 boom stations
Est. Income Sources	Car Wash Cost: \$8 – \$25 per wash Vacuuming Cost: \$3 per 20 minutes

160-EDT Exterior Detail Tunnel System



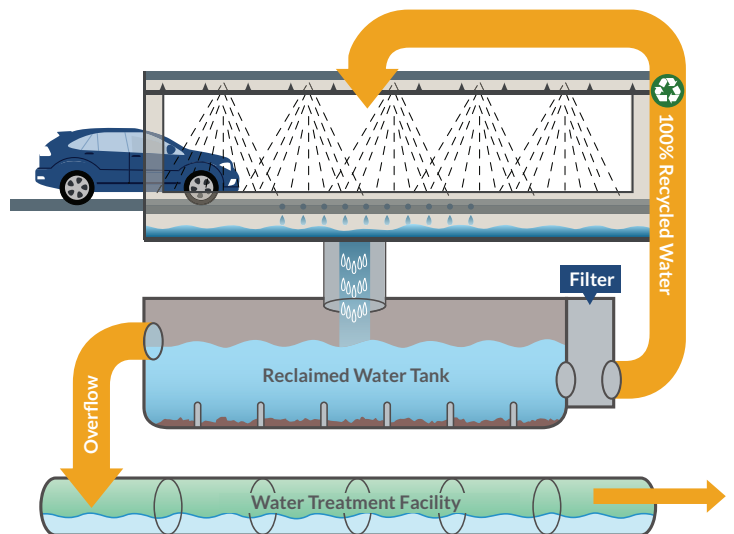
Vacuum System Canopy Booms

A simple design that allows for easy installation and maintenance. Customers will have easy access to vacuum stations and will be sheltered from harsh elements.⁽²⁾



Environmental impact of a 3-minute professional car wash

- + A professional 3-minute car wash uses on average one third less water vs. washing a car at home.⁽³⁾
- + Engine and brake residue, antifreeze, grease, oil, and other harmful pollutants cling to car surfaces and run directly into storm sewers that flow into local streams, rivers, and oceans.⁽³⁾
- + Environmentally sustainable car wash systems recycle water used in the car wash. Metering is computer controlled to deliver the precise volume of water to ensure optimal waste-free cleaning.⁽⁴⁾



(1) Evans & Evans Feasibility Study - Section 1.2, September 27, 2017
 (2) www.sonnysdirect.com, retrieved January 10, 2018
 (3) www.canadiancarwash.ca/carwash_myths, retrieved January 10, 2018
 (4) www.shineautowash.ca/enviroment, retrieved January 10, 2018

ABOUT KAMLOOPS

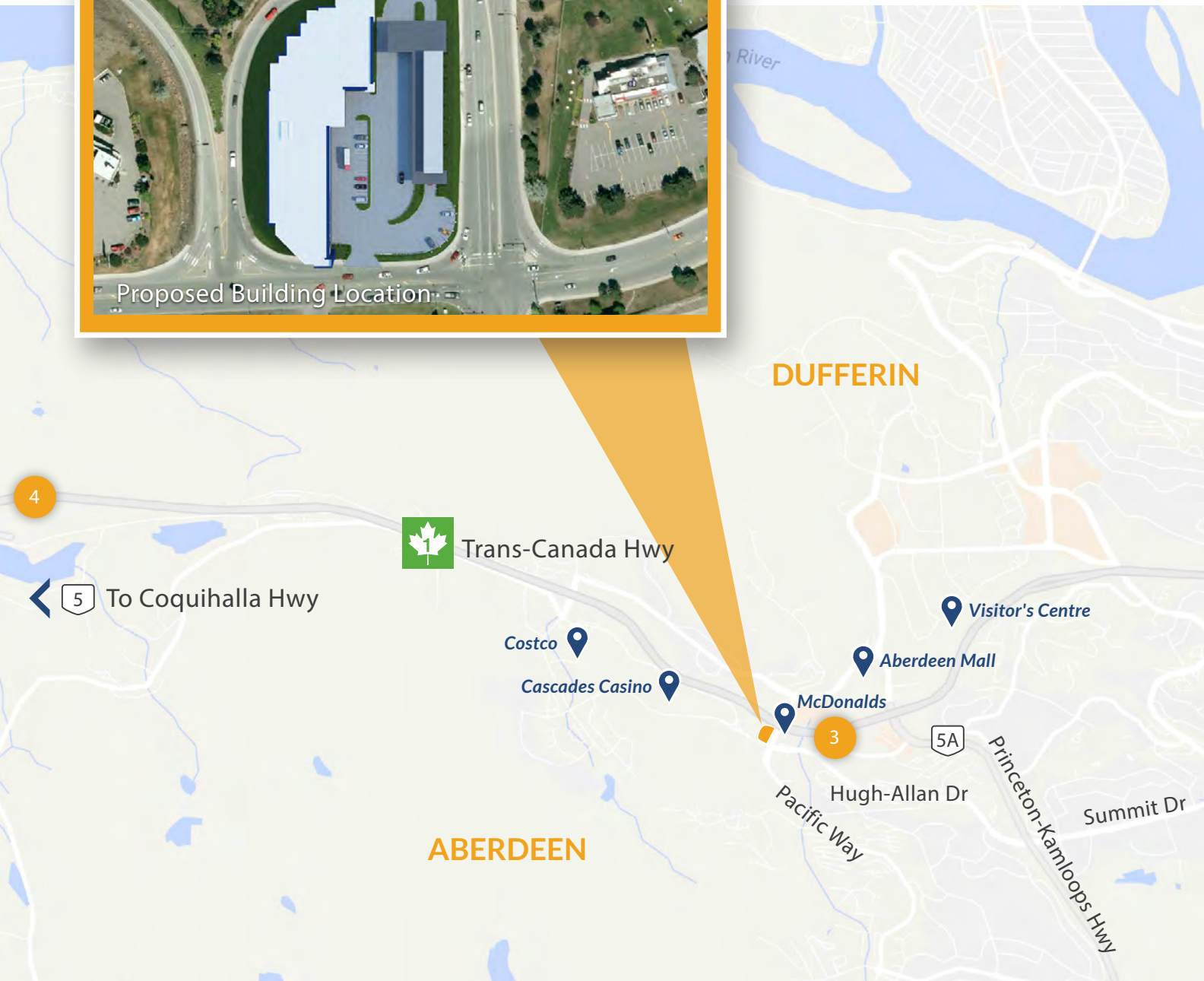
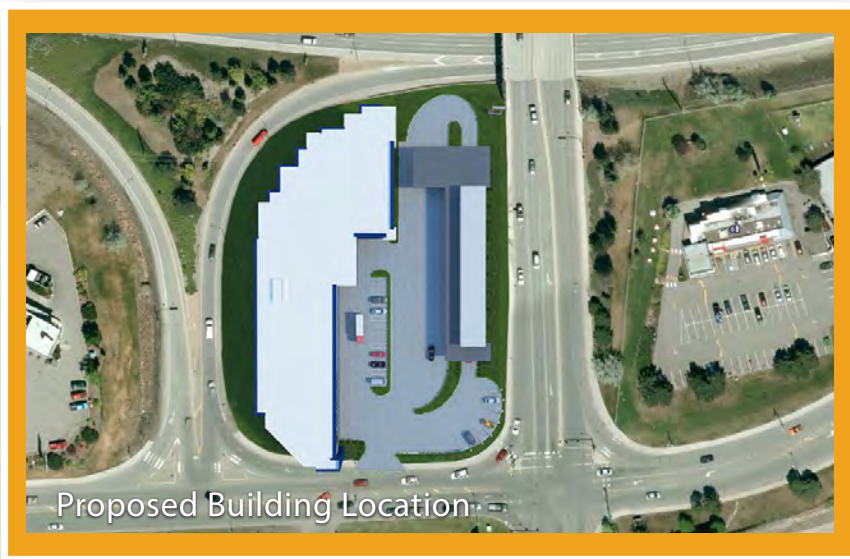
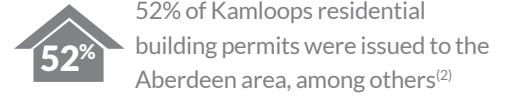
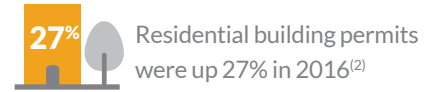
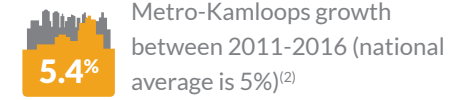
Situated in south central British Columbia, Kamloops was ranked 36th on the list of the 100 largest metropolitan areas in Canada and represents the 44th largest census agglomeration nationwide, with 103,811 residents in the metropolitan area.⁽¹⁾

Kamloops is a transportation hub for the region due to its connections to Highways 5 and 97, the Trans-Canada and Yellowhead Highways.

Metropolitan Kamloops is unique in that it is geologically long and skinny and residents typically own cars and travel longer distances on a daily basis. Management believes they will be more likely be willing to use storage a greater distance from home than a typical storage use.

(1) Statistics Canada 2016 Census – 2016 List of Census MTA and agglomerations in Canada, retrieved January 10, 2018
(2) City of Kamloops, 2016 Annual Report, retrieved January 10, 2018

Area Highlights



Area Demographics

Inner city population	90,280 ⁽¹⁾
Metropolitan area population	103,811 ⁽¹⁾
Households	38,090 ⁽²⁾
Daytime working population	46,671 ⁽²⁾
Average after-tax household income	\$99,488 ⁽²⁾
Percentage of locals age 25-64	62% ⁽²⁾

- (1) Statistics Canada 2016 Census, retrieved January 10, 2018
- (2) Cushman Wakefield Environics Analytics, sourced October 27, 2017
- (3) BC Ministry of Transportation and Infrastructure, Traffic Data Program (www.th.gov.bc.ca/trafficdata), retrieved January 9, 2018
- (4) Evans & Evans Feasibility Study - Section 3.3, September 27, 2017

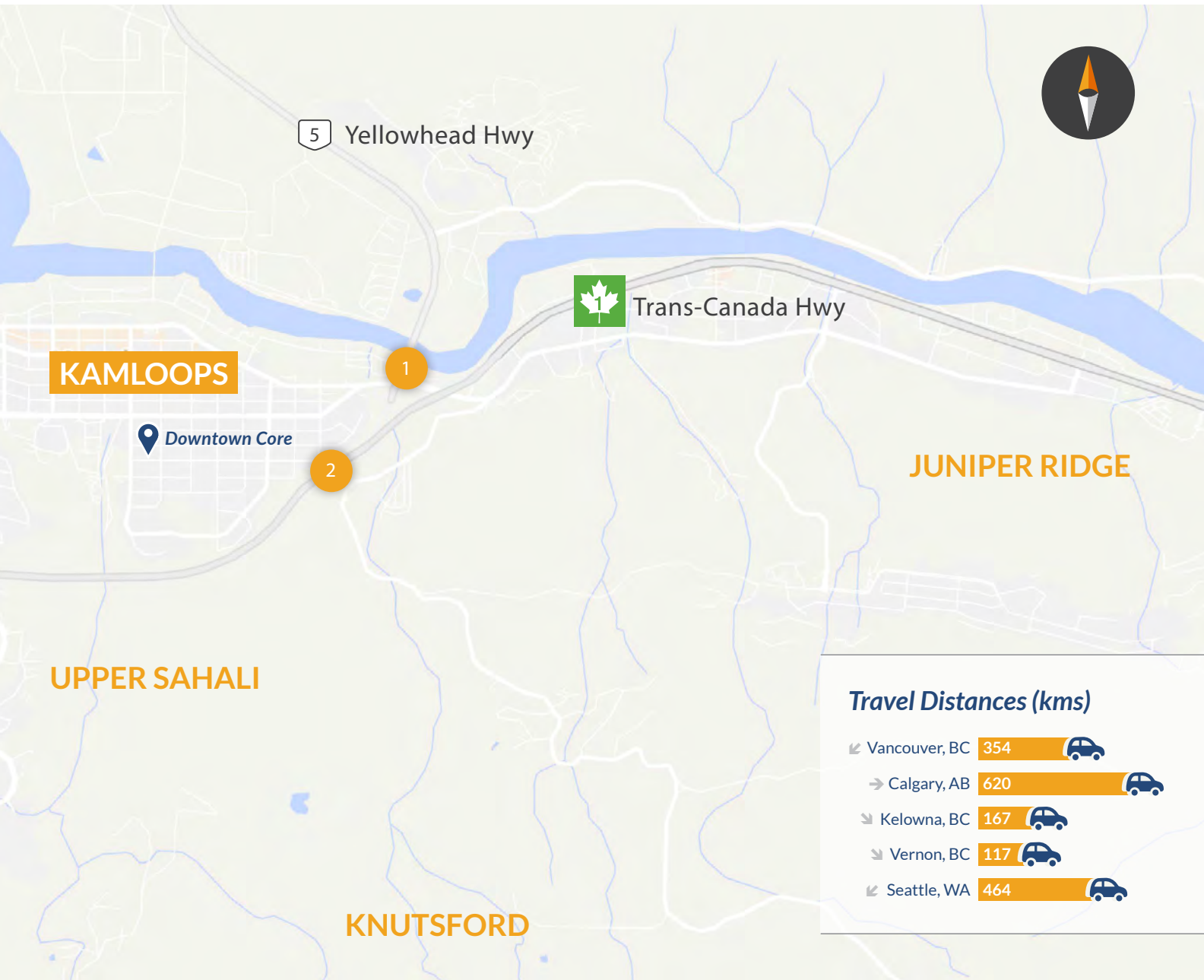
Daily Volume Traffic Counts

1 Trans-Canada Hwy at Yellowhead Hwy (WB)	23,240 ⁽³⁾
2 Trans-Canada Hwy at Yellowhead Hwy (EB)	20,722 ⁽³⁾
3 Trans-Canada Hwy East of Pacific Way (EB)	15,082 ⁽³⁾
4 Coquihalla Hwy at Trans-Canada Hwy (WB)	15,736 ⁽³⁾

Driving Data

Average driving age in Canada	25-64 ⁽⁴⁾
Percentage of est. Kamloops car owners*	55% ⁽⁴⁾

*Population aged 25-64



PROFESSIONAL ADVISORS



ARCHITECTURE AND ENGINEERING



PROJECT MANAGEMENT



REAL ESTATE APPRAISAL AND CONSULTING



EVANS & EVANS, INC.

INDEPENDENT VALUATION SERVICES



AUDITORS



Borden Ladner Gervais

LEGAL COUNSEL

There can be no assurance NationWide Self Storage & Auto Trust will acquire the Development Property on the terms set out therein, or at all. This is not a formal offering document. Prospective purchasers of this investment opportunity will be provided with a formal offering memorandum.

