



# TEXAS STORAGE FUND 1

Targeting value-add self-storage properties  
In a 100-mile radius of Austin, TX

# DISCLAIMER

THIS BROCHURE IS STRICTLY CONFIDENTIAL AND MAY NOT BE REPRODUCED, USED, DISTRIBUTED OR COPIED WITHOUT TEXAS STORAGE FUND 1 MANAGER, LLC'S PRIOR WRITTEN CONSENT. By accepting delivery of this brochure, you agree (1) to keep confidential the contents hereof, and not to disclose the contents of this brochure to any other person or entity, and (2) to return this brochure to TEXAS STORAGE FUND 1 MANAGER, LLC upon request.

This brochure is for discussion purposes only relating to one or more potential investments in one or more investment vehicles (each, an "Investment Vehicle") that may directly or indirectly acquire, hold, own, operate and ultimately sell self storage real estate projects (each, a "Project"), and this brochure is neither an offer to sell, nor a solicitation of an offer to purchase, any securities. An offer to sell or solicitation of an offer to purchase securities will only be made through the execution of a subscription agreement and a limited liability company agreement or other organizational documents governing any such Investment Vehicle (collectively, the "Investment Documents"). This brochure does not purport to be complete and is subject to the detailed provisions of the Investment Documents. A review of this brochure is not a substitute for a complete and careful review of the Investment Documents including a careful review of the discussion of risk factors included therein. In the event that any terms, conditions or other provisions of such Investment Documents are inconsistent with or contrary to the description of the terms set forth in this brochure, the terms, conditions and other provisions of such Investment Documents shall control.

This brochure may not be relied upon in evaluating the merits of participating in any transaction referred to herein. This brochure does not purport to contain all of the information that may be required to evaluate a transaction and each recipient must perform its own independent investigation and assessment. No representation or guarantee is being made herein as to the future performance of TEXAS STORAGE FUND 1 MANAGER, LLC, any Investment Vehicle or any Project. No person has been authorized to give any information or to make any representation on behalf of TEXAS STORAGE FUND 1 MANAGER, LLC or any Investment Vehicle other than as set forth in the Investment Documents.

Each prospective investor should consult his, her or its own attorneys, business advisers and tax advisers as to legal, business, tax and related matters concerning TEXAS STORAGE FUND 1 MANAGER, LLC and any investment in an Investment Vehicle, and should not construe the contents of this brochure as advice, including legal, business, accounting or tax advice.

In furnishing this brochure, TEXAS STORAGE FUND 1 MANAGER, LLC reserves the right to amend or replace this brochure at any time, but undertakes no obligation to update, correct or supplement any information contained herein. Statements in this brochure are made as of the date indicated on the cover hereof unless stated otherwise and neither the delivery of this brochure at any time shall under any circumstances create an implication that the information contained herein is correct as of any time subsequent to its date. The delivery of this brochure shall not under any circumstances create an implication that there has been no change in the matters discussed herein since the date hereof.

This brochure may contain forward-looking statements. These statements relate to future events or TEXAS STORAGE FUND 1 MANAGER, LLC's future financial performance, and involve known and unknown risks, uncertainties, and other factors that may cause such TEXAS STORAGE FUND 1 MANAGER, LLC's actual results, levels of activity, performance or achievements to be materially different from any future results, levels of activity, performance or achievements expressed or implied by these forward-looking statements. In some cases, you can identify forward-looking statements by terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," "potential," "continue," or the negative of these terms or other comparable terminology. These statements are only predictions. Due to various risks and uncertainties, including those described in this brochure, actual events or results or the actual performance of TEXAS STORAGE FUND 1 MANAGER, LLC and any Investment Vehicle may differ materially from those reflected or contemplated in such forward-looking statements. No representation or warranty is made as to future performance or such forward-looking statements. In evaluating these statements, you should specifically consider various factors, including the risks outlined in the Investment Documents. These factors may cause TEXAS STORAGE FUND 1 MANAGER, LLC and Investment Vehicle's actual results to differ materially from any forward-looking statement.



# OVERVIEW OF OUR PLAN FOR THE FUND

## High level overview

We've seen a growing demand for self storage in the central Texas region. Institutional investors are buying everything that they can find near Austin Texas. We have found an incredible niche in finding mom-and-pop owned facilities within the greater Austin area, where the city is rapidly expanding towards.

We intend to buy 8-10 self storage sites within an hour of Austin, improve them, and sell as a portfolio to an institutional buyer in the next 5 years who will pay an extremely high price for the ability to have a large presence of storage in the Austin area.

# UNDERWRITING CRITERIA AND TARGET RETURNS



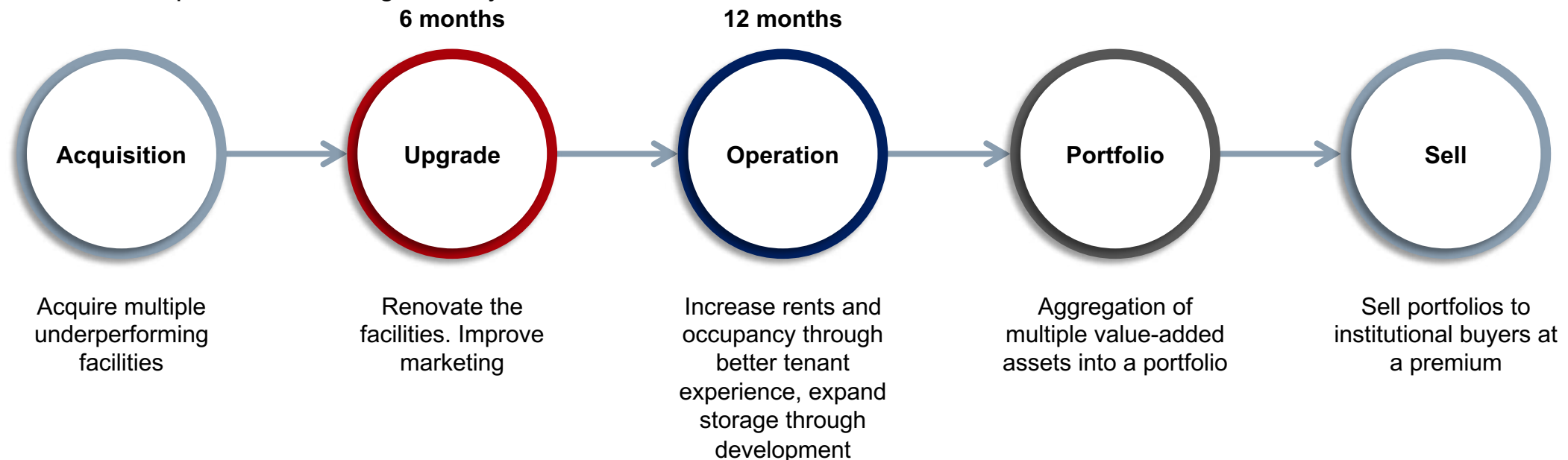
- Value-add and opportunistic self-storage properties
- Primary focus within 100-mile radius of Austin, Texas
- Value-add through expansion and rent increases
- ~19%+ Target IRR for LPs\*
- ~20% annual average return on investment
- 8% annual cash flow on average
- >2x Target Investment Multiple for LPs in 5 years

\*Based on 5+ year hold period  
IRR and Investment multiple net of fees

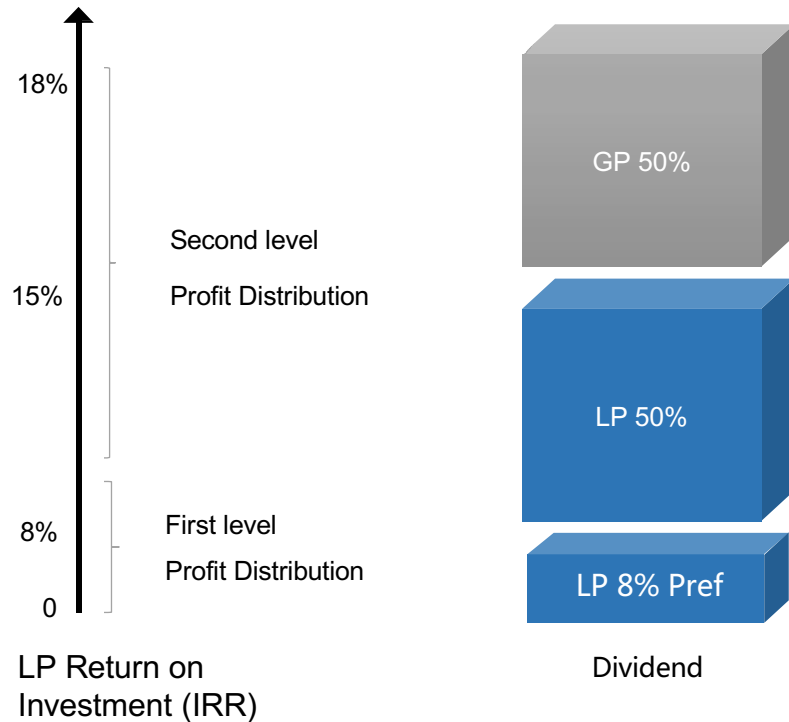
# FUND TERMS

Details	Information
Fund Name	Texas Storage Fund 1
Description	Self-storage Private Equity Investment Fund
Strategy	Acquisition, rehab, development addition of approximately 10 self-storage facilities
Acquisition Area	100-mile radius of Austin, TX
Acquisition Target	Self-storage facilities 15,000-50,000+ sq. ft. acquired from "mom & pop" owners, ideally 3+ AC of land with room for expansion.
Capital Raise	\$10,000,000
Minimum Investment	\$100,000
Preferred Return	8%
Projected Rate of Return	>20% Annualized Return
Distribution	Quarterly
Issuance Period	Ends 12/31/22
Property Management Company	RPM Storage Management
Hold Period	5 years

Texas Storage Fund 1, (the “Fund”) has been organized to fund the self-storage acquisition company (the “Sponsor”) to acquire approximately 8-10 self-storage facilities. The Sponsor plans to target facilities that are generally owned by “mom-and-pop” operators and improve operations through better expense management, rent increases, and expansion of storage square footage. Most of the expansions will include climate controlled storage, which is highly sought after in the central Texas region due to the heat – although many older mom-and-pop facilities do not contain any climate storage. The facilities will be aggregated into a portfolio with a uniform brand and will be packaged for sale in a 5 year period. With approximately 300,000-400,000 SF of storage, we can market the sale to REIT’s and large private equity groups who will pay a lower cap rate, especially around Austin. An overview of the process for a single facility follows:



# INVESTMENT STRUCTURE



- Cash flow distributions will first be given to the investors (LP) at an 8% preferred return on capital. Distributions over 8% from cash flow will be split with 50% going to the investor (LP) and 50% going to the fund manager (GP).
- Capital event distributions such as a refinance or sale, capital will first be paid to the investor (LP) as return of capital to pay down their investment basis and any unpaid accrued 8% preferred return
- After the 8% preferred return is paid out on capital events, distributions will be split with 50% going to investor and 50% going to the fund manager (GP)

# SAMPLE RETURNS

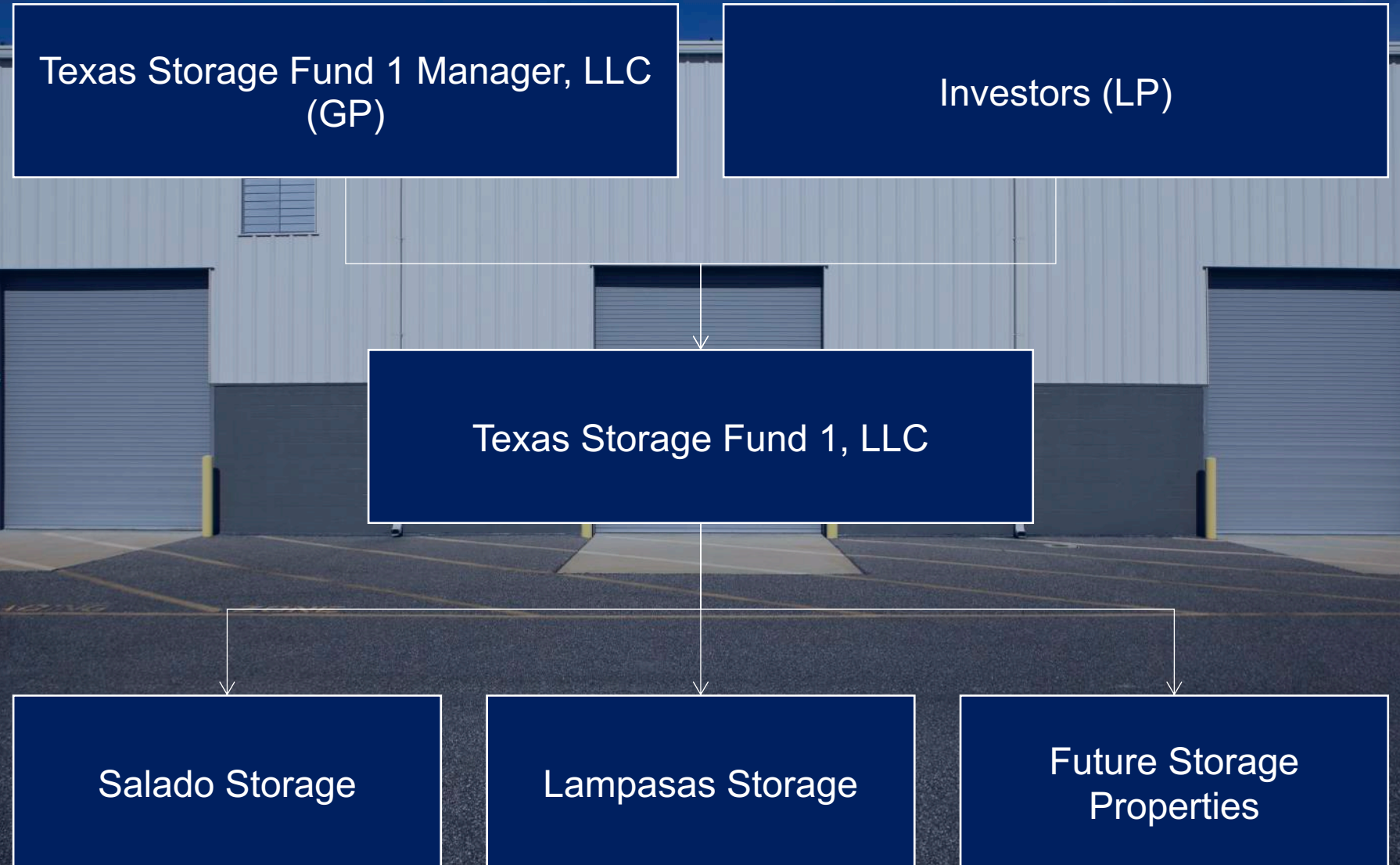
	5/1/22	5/1/23	5/1/24	5/1/25	5/1/26	5/1/27	
Sample Investment \$100,000	Investment	Year 1	Year 2	Year 3	Year 4	Year 5	Total Return
Cash Flow %		3.50%	6.50%	7.00%	8.00%	9.50%	34.50%
Cash Flow \$		\$3,500	\$6,500	\$7,000	\$8,000	\$9,500	\$34,500
Profits at Sale \$						\$95,000	\$95,000
Investment/Return of Capital	\$ (100,000)					\$100,000	\$100,000
Return on Sale	\$ (100,000)	\$3,500	\$6,500	\$7,000	\$8,000	\$204,500	\$229,500
Internal Rate of Return	19.34%		Beginning Capital	\$100,000			
Equity Multiple	2.30		Capital Gain	\$129,500			
Total Return	129.50%						
Annualized Return	25.90%		Ending Capital	\$229,500			

# FEE STRUCTURE

---

Asset Management Fee	Acquisition Fees
2% of Capital Managed	None

# ORGANIZATION CHART



# TARGET LOCATIONS

Target Locations



Current Properties



# ACTIVE HOLDINGS

## Property List



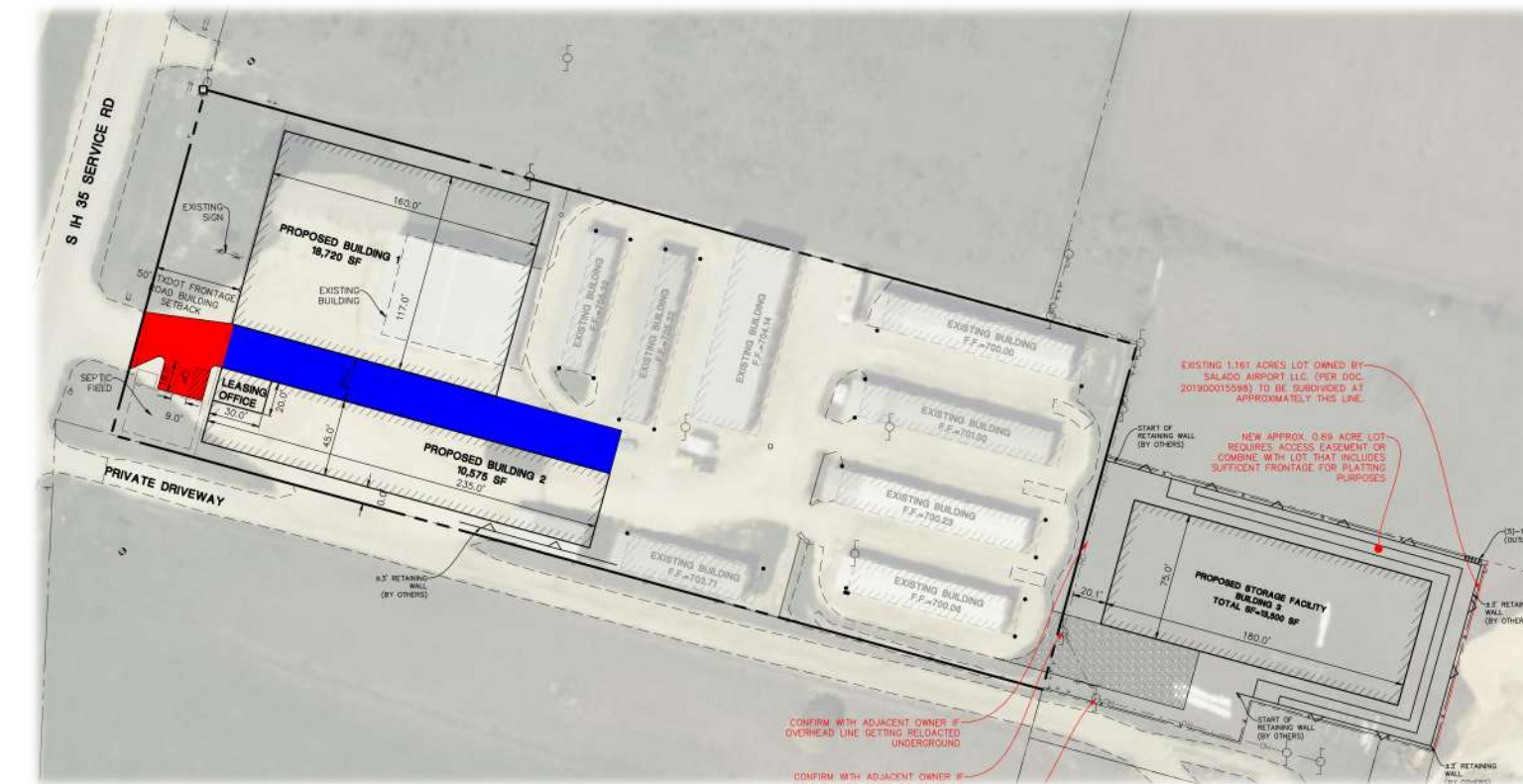
	Address	Units	Acquisition Date	Price	Status
Property 1	1574 S IH 35 Salado, TX 76571	127	12/23/2021	\$2,500,000	Operating

	Address	Units	Acquisition Date	Price	Status
Property 2	2495 E US Hwy 190, Lampasas, TX 76550	134	May 2022	\$1,005,000	Coming soon

# SALADO AIRPORT STORAGE

## Key Highlights:

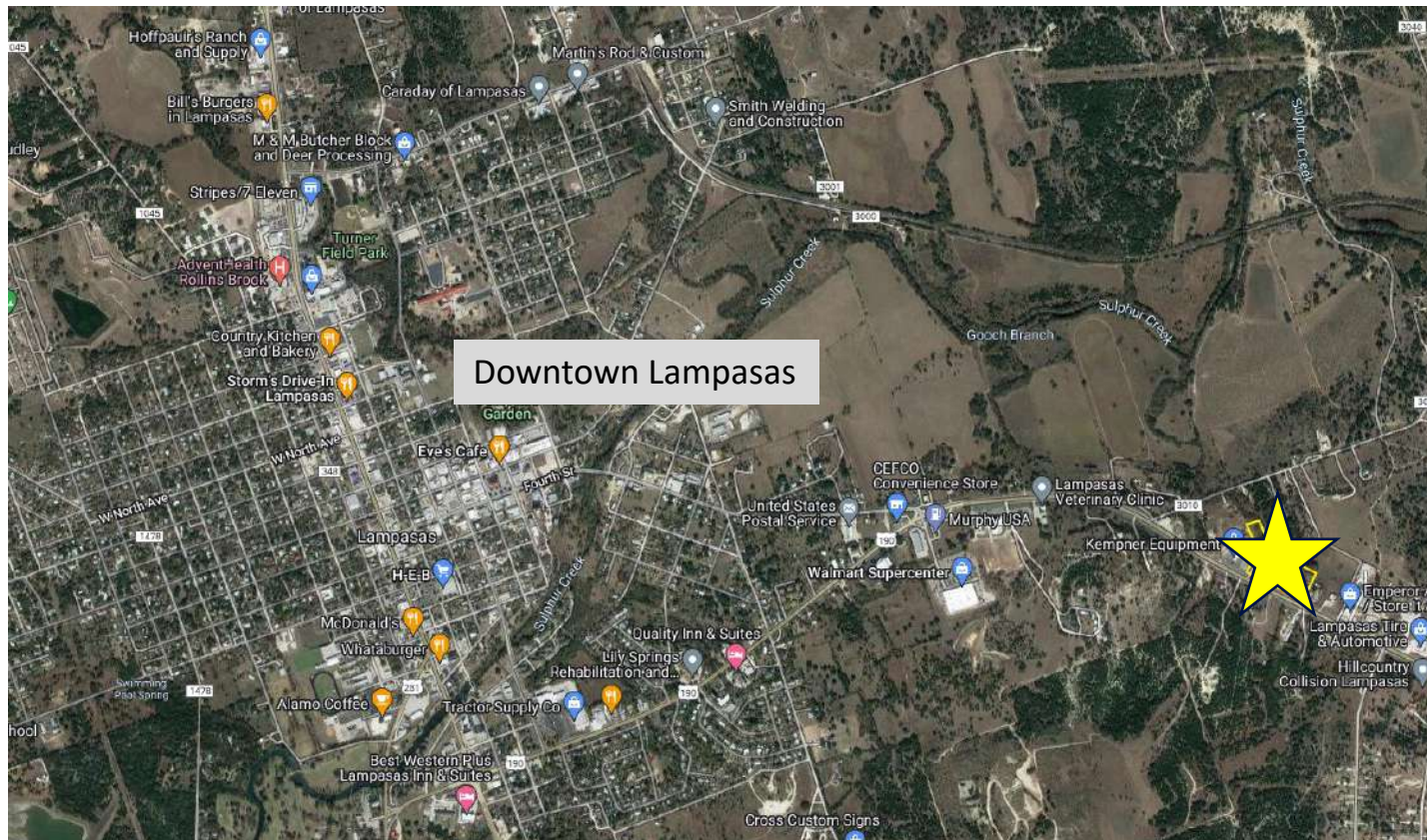
- Highway Frontage on I-35 (main highway from San Antonio to Austin to Dallas-Fort Worth). Positioned in front of the brand new Salado Airport.
- 24,000 SF of Existing Storage.
- 30,000 SF of Climate Controlled Storage being developed.
- **\$2.5M Acquisition + \$2.1M Improvements = \$4.6M Total Cost. \$7.5M Stabilized Value.**



# COW COUNTRY STORAGE

## Key Highlights:

- 20,000SF of existing storage – 95% Current Occupancy.
- 9 Acres of Prime Land. Only 2 being used currently. Room for 30,000 SF of additional climate controlled and ambient storage, and 200+ Boat and RV parking spaces.
- 800 feet of frontage on Hwy 190, the primary road leading from Killeen/Temple to Lampasas.
- **\$1,005,000 Acquisition Cost. Development plans still in Progress.**



# OPERATORS



## David Toupin

- General Partner
- Owner of Toupin Holdings

(248) 912-5900

david@toupinholdings.com

David Toupin brings 5+ years of multifamily and commercial real estate investing experience. In the past 5 years David has acquired over 1,000 apartments, 10,000 SF of commercial, and 25,000 SF of self storage as a key principle. David brings experience in property management, financing, underwriting, acquisitions, asset management, construction management, and implementing value add plans for commercial properties.



## Zach Hoereth

- General Partner
- Owner of Hoereth Holdings

(317) 518-4889

zach@zachhoereth.com

Zach Hoereth, Principal of Hoereth Holdings has invested in multifamily over the last 5 years. Specifically, operation of mid sized multi-family properties across the Midwest & Texas. Zach's background in asset acquisition, capital raising, and hands on management has contributed to the success of multiple assets.



## Tory Sheffer

- General Partner
- Owner of Sheffer Capital

(248) 897-1444

tory@sheffercapital.com

As Owner of Sheffer Capital, Tory is responsible for all aspects of real estate acquisition & management. This includes underwriting, structuring equity, raising capital & asset management. His work involves managing the transaction process from inception to execution, as well as continuous asset management through the life of the asset.

Tory has been in the real estate industry 7+ years as a broker and principal investor in 100+ transactions totaling \$100M+.

# MANAGEMENT TEAM



## **Monty Rainey, CEO of RPM Storage Management**

Monty Rainey, owner of RPM Storage Management, LLC has been involved in self storage management since 1994. His background includes working as a District Manager for one of the nation's largest REIT's and as a District Manager for a large self storage management company before starting RPM in 2014.

Monty's e-book, CROSS Training: Components of Revenue Optimization for Self Storage is the foundation of revenue management for hundreds of self storage properties across the United States. Experience includes new development properties, feasibility studies, due diligence analysis of existing properties, staff hiring and training and all areas of self storage property management.

Over the years, Monty has led the successful management of over 150 properties in Texas, Oklahoma and Colorado. Monty began RPM in 2014 and has grown the company to more than 1.2 million square feet under management.

RPM Storage is based in New Braunfels Texas.

<https://www.rpmstoragemanagement.com>

**Q: If I invest after the Fund has made investments, will I have an interest in those investments.**

A: Every investor will have a pro rata interest in each investment, even those made by the Fund prior to such investor making its commitment.

**Q: When can I expect to start receiving distributions?**

A: We expect that the Fund will begin making quarterly distributions by end of 2022.

**Q: When can you call capital for new investments?**

A: Generally, the latest date that the Fund can call capital for new investments is Spring of 2023

**Q: When can I liquidate my interest?**

A: Your interest in the Fund is not a liquid investment and will generally only be liquidated when the entire Fund is liquidated.

**Q: What is the Fund's investment criteria?**

A: The Fund will be making investments in value-add and opportunistic self-storage properties that, after underwriting with certain assumptions, we believe will provide the Fund's investor members with at least a 15% IRR net of fees and carried interest. While we have no geographic restriction other than within the United States, we expect most, if not all, of our investments will be within 200 miles of Austin, TX.