



SC STORAGE
CAVES

ABOUT US



WHO WE ARE

Storage Caves is a best-in-class flexible storage complex with units available for purchase or lease in a fully secure, gated facility. Our garages serve a broad range of consumers who own, RVs, boats, cars, business inventory, traditional storage, industrial storage, and the growing evolution of “man caves.” Storage Caves is wholly owned brand of Storage Caves.



STORAGE CAVES

www.storagecaves.com

DISCLOSURES & CONFIDENTIALITY

Confidential Offering Memorandum

This Confidential Offering Memorandum (Memorandum) is being provided to the recipient on a confidential basis solely for use in evaluating whether to proceed further with an investigation and analysis of the appropriateness of financing or investing in this Storage Caves proposed project. By accepting a copy of this Memorandum and Project Summary, the recipient agrees to retain the information contained herein on a confidential basis, and not to disclose any information contained herein to any other persons without the express, written consent of Storage Caves. If you do not wish to further evaluate an investment in the partnership, you should return this memorandum to Storage Caves as soon as practical, together with any other material relating to the same that you may have received.

Memorandum is not an Offer

This Memorandum, including any appendices, has been prepared solely for information purposes, and does not constitute an offer to sell and is not a solicitation of an offer to buy any interest in the Partnership. Any such offer to sell will be made only by appropriate documents for purchase and sale of partnership interest.

Memorandum is not an Appraisal

The memorandum does not constitute a Real Estate Appraisal or Practice of the properties described herein. It does not, nor is intended to, comply with the Uniform Standards of Professional Appraisal Practice (USPAP). The cash flows are forward looking, based upon the most current information available, but the forecasts likely will change as the project moves closer to completion. The intent of providing forward looking cash flows is to illustrate the potential investment outcomes and what variables can have an impact on the overall outcome.

DISCLOSURES & CONFIDENTIALITY

Initial Information Only

This Memorandum does not purport to be all-inclusive or to contain all information that an investor or financer would desire in investigating the Partnership or Loan. Storage Caves anticipates that when entering into negotiations with potential investors, or debt providers, such parties will conduct their own investigations and analysis of the Partnership and the information summarized in the Memorandum.

No representation or warranty is made by Storage Caves, or the Partnership, as to the accuracy or completeness of the information contained herein, or shall be, relied upon as the future performance of the Partnership. Such representations and warranties shall only be made in definitive documentation with respect to the purchase and sale of interest in the Partnership. Any projections are based on assumptions that may or may not prove to be accurate. There can be no guarantees or assurances that any projected results can be achieved. Each prospective limited partner is advised to consult with his, her or its own tax advisor with respect to the federal and state tax consequences of an investment in the partnership. Additionally, the income a partner earns through an investment in the Partnership may be subjected to state income taxes in the state where the Project is located. In addition, some states require that a portion of the amounts otherwise available for distribution be withheld for the payment of state income taxes.

Meet the Team



Jim Stepanian
Managing Partner

Jim was a founding partner of Luxe Locker Storage and now seeks to expand his successful model into North Carolina, South Carolina, Georgia, California, Florida, and Minnesota.



Joel Markovitz
Vice President of
Business Development

Joel is focused on all aspects of quality assurance and quality control processes. This includes day to day internal operations management at Storage Caves corporate headquarters, new acquisitions with a focus on analyzing market feasibility, profitability, and asset disposition.



Ari Trujillo
Operations Manager

Ari brings a wealth of experience in customer success and account management. With a background in developing strong relationships and delivering top-notch support.

A Storage Investment That De-risks Over Time

- ▶ Preferred-equity investment backed by premium, single-story storage garages
- ▶ Condo-mapped structure allows garages to be **sold or leased**
- ▶ Sale proceeds are used to **extinguish senior debt first**, then return investor capital
- ▶ Each unit absorbed reduces leverage and downside exposure

Risk decreases as the project matures — not the other way around.



Project Introduction

Storage Caves is pleased to present 5880/5878 Atlanta Highway, Alpharetta GA 30004

Storage Caves Luxury Storage facility will serve the Greater Atlanta market. This diversified storage project has been conceptually designed, a pro forma, cash flow and schedule have been created.

This introduction is intended to provide a summary of confidential information for Storage Caves clients that have signed a confidentiality agreement. The projected cash flows and schedule are subject to change, but we have completed extensive market surveys and initial due diligence which has been applied to site selection. Plans will evolve and change as construction documents are finalized in an effort to maximize efficiencies while maintaining the overall budget for the project.



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Project Location



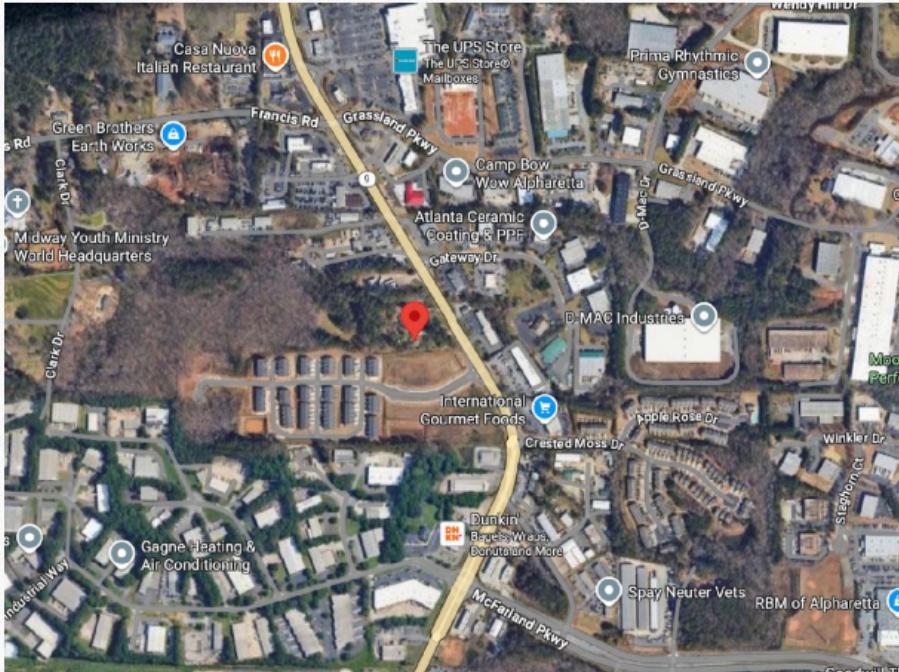
Alpharetta, GA

Alpharetta is an affluent city in Forsyth County, Georgia, and part of the Atlanta metropolitan area. As of 2025, Alpharetta continues to be one of Atlanta's most desirable suburbs. The growth in population has also spurred major employers to move into the city as well as attracting more affluent population.

Employers include ADP, Fiserv, Hewlett Packard and Verizon to name a few.

Alpharetta, represents a highly educated populace with household incomes that exceed **\$146,581** with the median home price being **\$605,700**. Adjacent to Milton and Cumming, this location is located in one of the most affluent areas of Atlanta.

Project Location



5880 / 5878 Atlanta Highway

The two parcels total 11.50 acres.

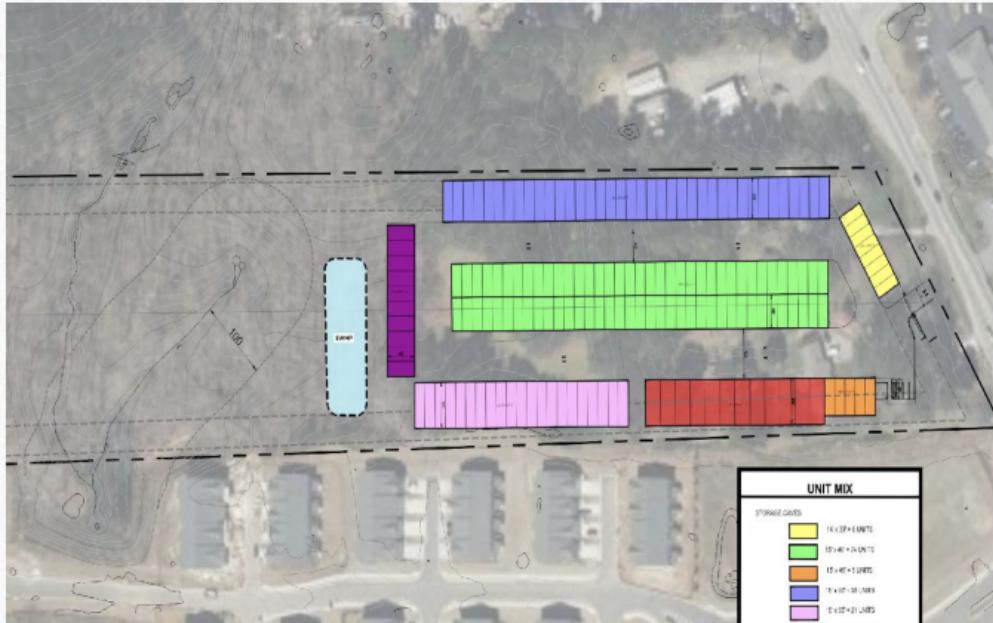
The Atlanta Metroplex has a population of 6,000,000 people. Alpharetta is located near Lake Lanier and Lake Acworth and two major racetracks. Virtually all construction that has taken place over the last 15 years has been done so as HOA communities that restrict the parking of boats, recreational vehicles, classic cars and other water sport equipment.

Land that is zoned as LI is very rare in Alpharetta. Parcels zoned as LI sell at a minimum of \$400,000.00 per acre.

We project that the area can absorb over 5x the number of units we are building.

Purchase Price: \$2,645,000
Entitled Value : \$4,200,000

Site Plan



Garage Size Breakdown

14' x 35' - 8 Garages
15' x 40' - 74 Garages
15' x 45' - 5 Garages
15' x 50' - 39 Garages
15' x 55' - 21 Garages
18' x 40' - 10 Garages
22' x 60' - 12 Garages

Total - 169 Garages

Returns & Capital Structure

- **8% Preferred Rate of Return** to investors
- Preferred Rate of Return accrues upon receipt of funds
- Investors receive **Preferred Equity**, the sponsor takes **Common Equity**
- Profits are split 50/50 after investors capital is returned with their **8% Preferred Rate of Return**

Tax Considerations:

- Structured for **100% bonus depreciation** (subject to investor circumstances)
- Potential for **negative K-1s** to offset passive income
- 1031 flexibility at the garage or building level

Income first, tax efficiency layered in, upside participation preserved.

NEXT STEPS FOR ACCREDITED INVESTORS

- Finite number of garage units
- Fixed equity allocation for this tranche
- Capital begins accruing the **8% preferred return upon receipt**
- Available allocations decrease as units are absorbed

Book a Call to Review the Opportunity

