

THE CASE FOR SPACE

By Francis Dickerson

Garage Unlimited of Monterey revs up at Ryan Ranch with storage space to match the autophile's dreams.

It's Monterey Car Week, and the entire Monterey Peninsula is awash in beautiful automobiles. Many of these are vintage, exotic or custom vehicles that one doesn't simply wedge into a three-car garage, overflowing with household items, or park along the side of the house.

"Until now, collectors, amateur race car drivers and other automobile enthusiasts have had few, if any, storage alternatives," said Ralph N. Borelli, chairman of Borelli Investment Company and Borelli Motor Sports, who was also involved in the development of Club Auto Sport in San Jose. "This has meant that owners have had to store these priceless vehicles wherever they can find space: in their garage at home, in friends' garages or in dusty warehouses."

That's about to change. Garage Unlimited of Monterey will offer 46 spacious car and storage condominiums in a highly secure, \$16-million, 65,000-square-foot facility at Ryan Ranch, minutes from Monterey Airport. The condos should be ready for occupancy by the time Car Week rolls around next August.

The condos at the complex will range from 788 to 2,739 square feet to accommodate everything from a single car to a moderate-sized collection (when stacking units are used), a luxury motorcoach or even a large boat. This square footage includes a mezzanine with stairs to make the most efficient use of the units' approximately 26-foot clear height. While the selection lasts, condos can be combined to create larger units.

The facility has been designed to be highly secure while being accessible 24x7—with a fenced perimeter, automated entry gates, ample lighting, and cameras. Condo owners will be able to check up on their vehicles and other valuables via video over their smartphones.

Air, water and an RV cleanout will be available on-site. And guests will find plenty of parking.

Units are pre-wired for Internet and phone service, and the mezzanine area in each unit

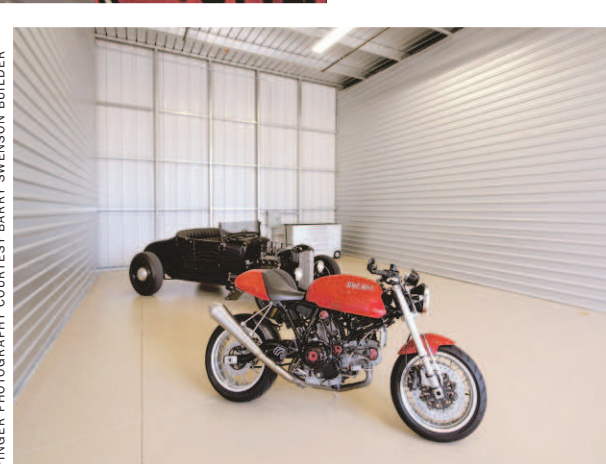
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Units at Garage Unlimited can accommodate everything from a single car to a moderate-sized collection.

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Garage Feature

Garage Unlimited co-founder
Ralph Borelli is a Silicon Valley
real estate developer and
chairman of Borelli Motorsports.



COURTESY RALPH BORELLI

Garage Unlimited AT-A-GLANCE

- Single-story, \$16-million facility of approximately 65,000 square feet
- Dedicated car collectors and enthusiasts, RV or boat owners, hobbyists, or anyone who needs business or personal storage space
- 46 units starting from 788 square feet, 26-foot ceilings, structurally designed mezzanines, and 14-foot roll-up doors
- Units are pre-wired for Internet and phone service
- Completely fenced property with secure automated entrance gates, abundant lighting and electronic security to protect valuable items
- 24/7 owner access, RV dump station, large exterior drive aisles and unloading zones
- All the benefits of owning real estate (as opposed to leasing), including interest and tax deductions, plus potential appreciation
- Low down payment with up to 90 percent SBA financing available

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can be customized into a private retreat—with large-screen TV, built-in bar, and whatever the owners might dream up.

Developers Borelli Investment Company and Barry Swenson Builder anticipate that a number of owners will fix up their space, creating a private community where people with common interests can meet and mingle.

“There’s nothing like this in the area,” noted Dennis Chambers, a Carmel resident and successful real estate developer who’s a partner in the venture. “With Monterey Car Week, The Quail and Mazda Raceway Laguna Seca being one of the country’s premier racing circuits, there’s clearly a need for this kind of upscale garage designed for car enthusiasts or anyone who needs business or personal storage.”

Because it’s a condo complex, Garage Unlimited of Monterey also provides the benefits of owning, not leasing—such as tax deductions and potential appreciation. The complex is expected to break ground in March of 2016, with occupancy slated for the summer of 2016. ■

For more information about the units, contact Ralph Borelli at ralph@borelli.com, or Ernie Lostrom at ernie@lostrom.com.