


GARAGE UNLIMITED

OF MONTEREY

MINI-STORAGE COMPARISON		STANDARD MINI-STORAGE
FACILITY	Cars, RVs, boats, and business/personal storage.	Small units designed for household goods
ALLOWABLE USES	Standard storage, vehicle storage, hobby shop uses	Storage only, limited vehicle storage, no additional uses
COMMUNITY	Occupants who are passionate about their cars and hobbies.	None — Pickup and dropoff only
UNIT ACCESS	All units are drive-up accessible	Typically hallway or corridor access, with limited hours
2ND FLOOR/RETREAT	Mezzanine standard in every unit	X
WINDOWS/VENTS	Windows and vents in every unit	X
ALARMS/CAMERAS	All units individually alarmed with on-site cameras	Typically no alarms, upgraded units only
HEAT/AC	Heat and AC is optional upgrade	Climate control is additional charge, if available
INSULATION	Roof and wall insulation in every unit	Typically none
TYPE OF OWNERSHIP	Purchase, lease, or lease with option to buy	Lease only — less than 1% vacancy for car/auto storage
OWNERSHIP ADVANTAGES	Leveraged investment, principal paydown, potential for long-term appreciation and tax advantages	X
INVESTMENT (LEASING)	Unit owners may lease out their units	No subleasing allowed
VEHICLE SERVICES	RV dump station, air and water	X
WATER	Pre-plumbed for sinks and bathrooms,	X
ELECTRICAL	200-amp electrical panel with outlets and upgrades available	Light switch and maybe an outlet
PHONE/ INTERNET/TV	Cat 6 wiring for Internet/phone with optional cable access	X
BUILDING	All new construction — not a conversion	Typically older
LOCATION	Beautiful Monterey Bay business park with valley and mountain views	X

FOR MORE INFORMATION CONTACT: 831-646-1000, ERNIE@LOSTROM.COM OR VISIT OUR WEBSITE GARAGE-UNLIMITED-MONTEREY.COM