



1031 EXCHANGE

INVESTMENT OPPORTUNITY

595 COLUMBIA DR - CARROLLTON, GA 30117

Carrollton Storage 1031 Exchange

Property Details

Address	595 Columbia Dr
Location	Carrollton, GA
Year Built	2006
Net Rentable Square Feet	27,375
Units	209



- **27,375 Net rentable square feet of self-storage**
- **Atlanta, Georgia MSA**
- **4.4 Acre site. Expansion Opportunity**
- **Diverse unit mix for tenants, with various unit sizes and climate-controlled optionality**
- **Potential for monthly cashflow distributions and property appreciation**
- **Undersupplied self-storage market**
- **Easy accessibility and strong visibility from Columbia Drive**



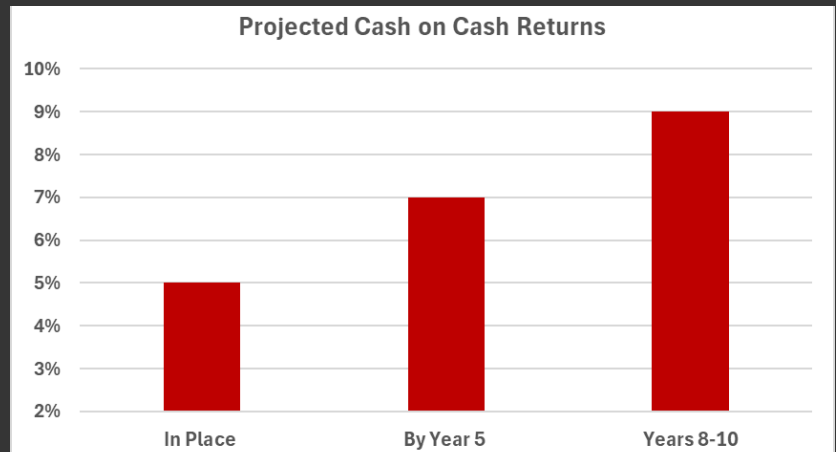
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PROJECTED RETURNS

At a \$4 Million Valuation...

- 5.0% In place distributions*
- 7.0% Cash on Cash Over 5-Years*
- 9.0% Cash on Cash by Years 8-10*

Resulting 9-12% Target Net IRR by sale



*Projections are not guaranteed. Actual results will vary. Exit scenario may result in an UPREIT strategy.

INVESTMENT STRUCTURE

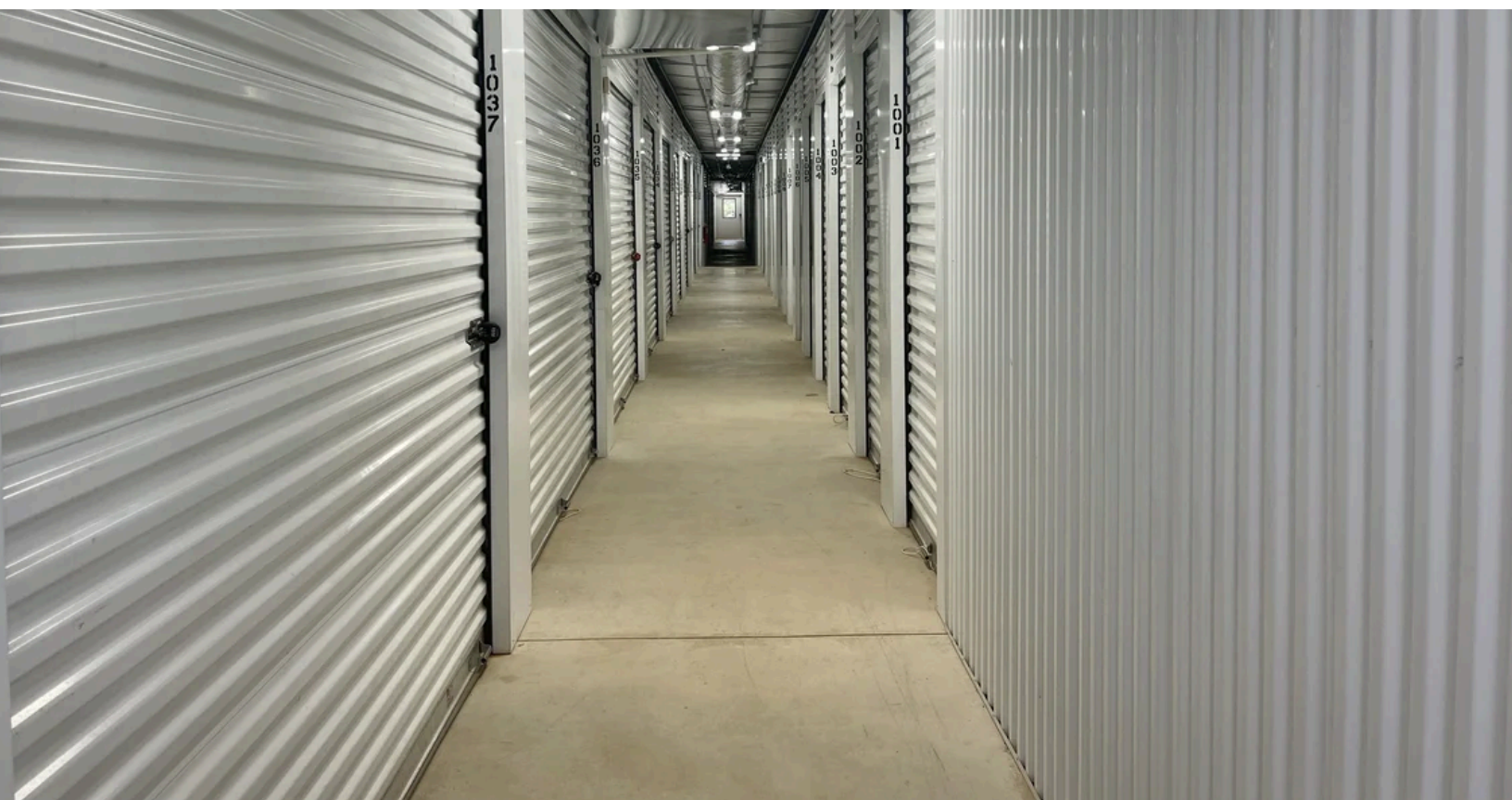
Tenancy in common ("TIC") - is a legal arrangement in which two or more parties share separate ownership rights to real property.

- 10 Federal would be a Non-Member, Manager for each entity effectuating a 1031 exchange with Manager duties and rights as described in the entity's governing documents.
- 10 Federal would have a GP promote and asset management fee. Returns are net of the asset management fee and promote.
- Non-Recourse Debt can be added with TIC member approval.
- The TIC entities will enter into a TIC agreement describing the ownership rights of each TIC entity.



ADVANTAGES OF TENANT IN COMMON (TIC) VS DELEWARE STATUTORY TRUST (DST)

- Each TIC owner has autonomy, independent of the other TIC owners, to reinvest sales proceeds upon sale of real estate via a subsequent 1031 exchange and further defer taxable gains.
- Each co-owner has rights to transfer, partition, and encumber the co-owner's undivided interest in the Property.
- Subject to buy-sale provisions in a tenancy in common agreement between the TIC owners and subject to terms and restrictions of a lender, each individual TIC owner has the potential to liquidate its ownership interest in the replacement property (without forcing the remaining TIC owners to liquidate their position).
- Protected against personal liability from actions of TIC entity.
- TIC ownership structures are commonly financed by lenders and present less hurdles than a DST.
- Can raise additional capital if necessary.



Market Overview - Atlanta



Atlanta MSA

The Atlanta metro area spans 29 counties in northwestern Georgia. With minimal natural barriers to development, the region has experienced substantial population growth over the past decade, now reaching approximately 6.0 million residents.

Key developments like Mercedes-Benz Stadium have sparked revitalization in Atlanta's urban core. Over the next five years, the population is projected to increase by about 288,000 people. In 2025, the Atlanta metro will continue to be a leading market nationally for commercial construction.

The surge in new projects in downtown and the surrounding areas will create further opportunities for housing, entertainment, and retail, which will attract newcomers to the metro area.

Metro Highlights

Strong Employment



The Atlanta job market is projected to grow by approximately 3-4% each year over the coming years. This expansion is fueled by a variety of sectors, such as technology, healthcare, and finance, which are key in the region.

Corporate Headquarters



Atlanta ranks as one of the nation's top markets for Fortune 500 companies. Delta Airlines, UPS, Coca-Cola and, Home Depot represent a portion of the 16 companies with headquarters in the metro. The area's robust economic fundamentals, continuous infrastructure enhancements, and favorable business climate all contribute to this optimistic forecast.

Low Cost of Living



Atlanta combines vibrant city life with a lower cost of living, making it a top choice for newcomers. Affordable housing and budget-friendly expenses contribute to the continued growth and appeal of the city.

Market Overview - Carroll County



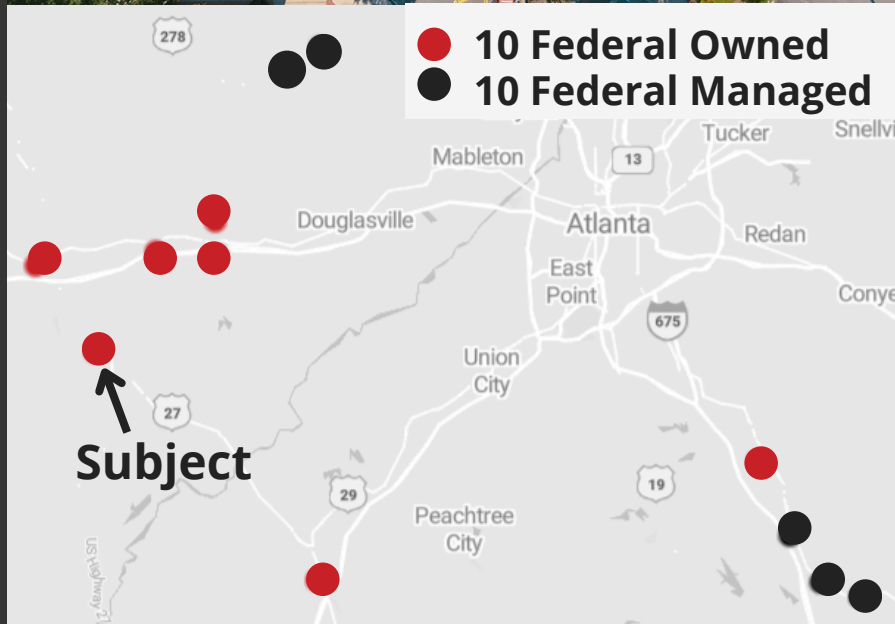
Carroll County

Carroll County, Georgia, offers a prime opportunity for investors interested in a 1031 exchange, with a standout storage asset located in the city of Carrollton. Just west of Atlanta, Carrollton is a vibrant hub with a robust local economy, impressive job growth, and a supportive business environment. The city's ongoing infrastructure enhancements and appealing real estate market make it a strategic choice for investment.

10 Federal - Atlanta Scale

10 Federal has been a prominent player in the Atlanta MSA, particularly within the Southwest Atlanta region, for many years. 10 Federal currently operates 14 properties within the Atlanta MSA.

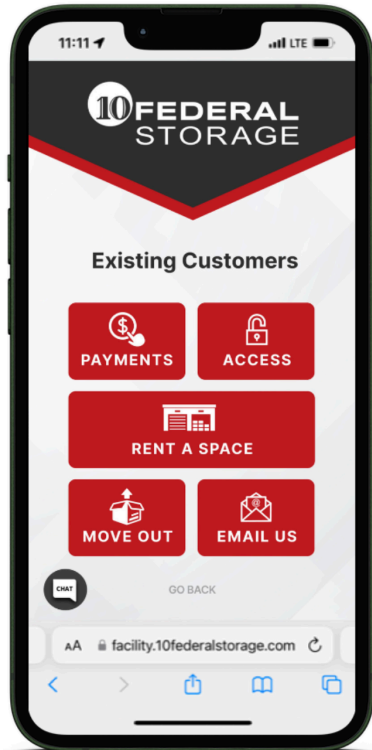
Our longstanding presence has allowed us to achieve significant success and realize economies of scale, leveraging our deep market knowledge and operational efficiencies. This experience positions us uniquely to continue driving growth and delivering exceptional value in the area.



ABOUT 10 FEDERAL



Leading, Automated, Vertically-Integrated Operator



+10 Years

Operating Remote Properties

+4 Million

Rentable Square Feet

+80

Locations Under Management

15 States

With 10 Fed Properties

0.7 Employees

Per Facility



+40 Years

Reit Experience

+65 Years

Multi-Unit Management Experience



MEET THE LEADERSHIP TEAM



In 2010, **Brad** and **Cliff Minsley** co-founded 10 Federal, combining their extensive expertise in real estate. In early 2022, 10 Federal appointed **Andrew Capranos**, formerly of Public Storage (PSA), as the President of the company. Together, this group continues to lead 10 Federal with a commitment to excellence and innovation.

Risks and Disclosures

- There are limitations on the ability to sell or transfer interests.
- The Internal Revenue Code Section 1031 contains complex tax concepts. There is no guarantee the TIC ownership structure will be eligible for and in compliance with a tax deferred exchange under Internal Revenue Code Section 1031.
- You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.
- Past performance is not indicative of future results.
- Potential cash flows/distributions/appreciation are not guaranteed and could be lower than anticipated.
- There are material risks associated with investing in real estate, ("TIC") ownership structures and agreements, and real estate securities. These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.
- 10 Federal and/or its affiliates may receive substantial fees and compensation relating to the syndication and sale of membership interests in the TIC entities, as well as relating to the ongoing management, acquisition and disposition of the property owned by the TIC entities.

REAL ESTATE RISK DISCLOSURE:

- There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments.
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities.
- Potential for foreclosure – All financed real estate investments have potential for foreclosure.
- Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or elimination of monthly cash flow distributions– Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions.
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits.
- Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.



Thank you!

Disclaimer: This presentation contains "forward-looking statements," as defined in the Private Securities Litigation Reform Act of 1995. These statements, which express management's current views concerning future events, trends, contingencies or results, appear at various places in this presentation. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "targets," "plans," "may," or other similar words (including their use in the negative). Investors are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date this presentation. We do not intend to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by applicable law.