



Scope of Project

Storage of America proposes to:

- Re-purpose the existing structure to accommodate approximately 80,000 sf of climate controlled storage and 50,000 sf for light manufacturing
- Development of 100,000 of new drive up, class A self-storage exterior, new construction, storage units
- Development of a publically accessible US veteran memorial
- Estimated aggregate remodeling- \$2,000,000

Project Overview

Storage of America Proposes to:

- Initiate the establishment of an Industrial Planned Unit Development (IPUD) on the site of the Walmart property located at 5331 Salem Avenue

Project Impact

- Site Utilization
 - The proposed project will bring over 100,000 sf of commercial space back onto the City's tax roles
 - Generate 4-6 new service oriented jobs
 - Generate 15-20 semi-skilled manufacturing positions*

*Sources:
USDOE -- U.S. Department of Energy

About the Project Owner

Walker International Capital LLC

1405 Stone Hollow Dr. Bountiful, UT 84010-1060 (801) 294-7784

- Walker International Capital LLC is a privately held real estate investment firm that invests exclusively and directly in opportunistic and distressed real estate.
- Walker International Capital currently throughout the United States.
- Several hundred of these properties were acquired at five percent or less of replacement or development costs.

Facility Features

- On-Site Managers (not all locations)
- 24/7 Security Video Recording
- Full Service 24 hr Kiosks
- Extended Hours: Daily 5am-11pm
- Month to Month rentals
- FREE Disc Locks with rental
- Variety of sizes: Climate Controlled, and Drive-up Units
- AutoPay and Online Pmt Options

Features & Amenities

- Fenced and lighted
- Video cameras on site
- Electronic gate access
- Handcarts available
- Email billing available
- Rent due on 1st of each month
- Auto-pay available
- Cash accepted
- Checks accepted
- Credit cards accepted (visa, mastercard, amex, discover)
- Allow 18-wheeler dropoff
- Has 18-wheeler alleys
- 10% military discount (applies to active-duty, reserves, veterans only)
- 10% senior discount



Quality Development Standards



Closing Comments - Q & A

