

Investment Opportunity

Urban AutoPlex, LLC: National Roll-out



A lifestyle network for auto enthusiasts.

UrbanAutoPlex^x

Urban AutoPlex, LLC (UAP) is seeking equity investors to develop a portfolio of freestanding, single-tenant, net lease properties. These build-to-suit opportunities are mixed-use facilities that are grounded in a concierge service delivery platform for the sports car industry and serves its passionate community of collectors. The model is distinctive and it's not for every collector.

These facilities are more than storage buildings, service centers, places to work/meet, or even an entertainment retreats ... these lifestyle centers provide a community immersed in performance and where all services come together into a single, synergistic experience. Urban AutoPlex, LLC is a brand that provides aficionados a place to transact business and to connect and share with others that think similarly. It provides an unmatched opportunity for a unique experience. It is a facility that creates a destination to support a way of life that its members are accustomed to and where the expectation is based on quality service.

Our goal is to build a network of properties through a multiple city roll-out with proof-of-concept starting in Minneapolis. As our brand builds, we will quickly seek to expand the portfolio in two other regions while we offer franchise licensing in targeted communities throughout the Midwest and the Southeast United States.

Growing a National Network

We are focusing on serving two distinct demographics; those who regularly commute to the metro that require a secure location for their vehicle, and professionals that reside in metro. As metro populations grow (Millennial to Boomer), there continues to be a growing need for amenities that accommodate professional, co-locate office space with additional secure storage for luxury sport vehicles. Our program provides all demographics with exceptional amenities that build community around an engaged hobbyist population, and provide services close and convenient to where they live and work. Our growth strategy is based on a model of parallel *Hub to Destination* relationships to build a comprehensive network. We have collected data aggregated from the website Trulia. This data clearly defines desirable communities based on inquiries for vacation destinations and second home search patterns. The information delineates four distinct regions: East Coast, Midwest, SW Mountain and NW Mountain areas. Our initial focus is in the Midwest, as it meets our real estate and consumer criteria:

- ◆ Automotive rich environments with strong enthusiasts markets identified via state records and auto club influences
- ◆ Metropolitan demographic and densities which favor recent growth in luxury, multi-family housing
- ◆ Demographics that include recently relocate Baby-Boomers and/or Tech based Gen-X / Millennials
- ◆ Relatively dense downtown cores with large second and third tier suburbs
- ◆ Real estate costs that are moderate for Commercial / Industrial zoned parcels that are convenient to downtown core

We have overlaid year after year real estate search data for second homes, real estate density, economic fundamentals, transportation, and auto collection criteria to create a list of potential locations for developing a robust portfolio of UrbanAutoPlex facilities in a national roll-out:

HUBS	SECONDARY	DESTINATIONS
Minneapolis, MN Chicago, IL Omaha, NE St Louis, MO Detroit, MI	Denver / Boulder, CO Kansas City / Leawood, MO Nashville, TN Madison, WI Houston, TX	Fort Myers Beach, FL Destin, FL Knoxville / Gatlinburg, TN Orlando, FL St Petersburg, FL

Facility Requirements

- ◆ Lot size requirements are dependent on configuration and access. Successful sites will include acreages > 1.0 AC.
- ◆ Mixed use zoning is required that include the uses of office, hospitality and long-term storage with auto service.
- ◆ The typical prototype totals a rentable area of 23,000 SF with a minimum height of 24' or 31' clear ceiling heights dependent on lease rates.
- ◆ Partial, two-story facilities are preferred for Paddock and office space with accessibility provided by an elevator
- ◆ The building envelope shall meet or exceed all current building and energy codes as well as accommodate unique needs of tenant's equipment
- ◆ Clear span design is preferred within storage areas. Lease premiums are paid in rents for this additive amenity
- ◆ HVAC/FP shall be efficient systems that accommodate all code required classifications associated with enclosed parking and assembly occupancies, with in-floor heating throughout service areas of the first level.
- ◆ Maintain storage environment at 60-80F with 35-65% RH year round.

Urban AutoPlex, LLC. is a Minnesota limited liability company.
 2016-2017 Copyright © Urban AutoPlex, LLC. All rights reserved.