



RELIANT SELF-STORAGE FUND V

Investment Summary



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Why Self-Storage?



Reliant *Overview*



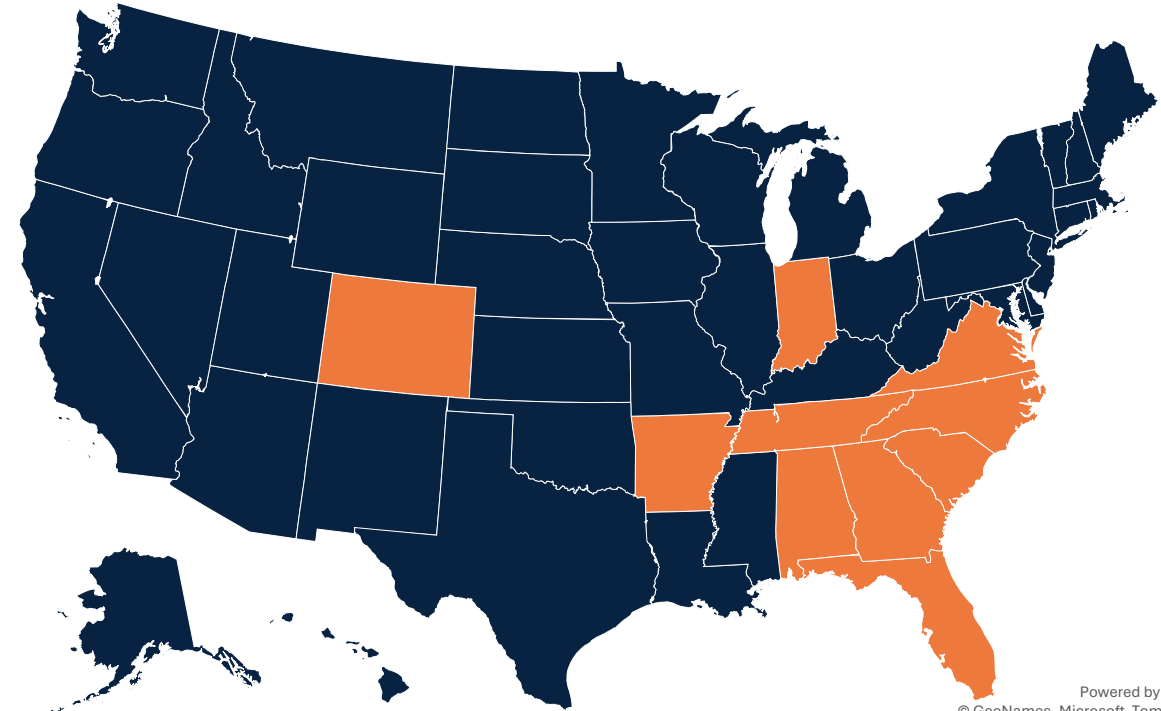
Who We Are

Mission

Our mission is to successfully develop, construct, acquire and operate income producing properties. We empower our customers with convenient and secure storage solutions, our team with opportunities for professional growth, and our investors with strong, consistent returns.

Company Overview

- *Privately Owned*
- *Vertically integrated* team with an emphasis on operational efficiency and asset management
- *Diversified investor base* including institutions, family offices, and private wealth
- *Operate in 10 states* with a concentration in the Southeastern U.S.



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FOUNDED
2009

TOP OPERATOR
17TH IN US

HEADQUARTERED IN
ROSWELL, GA

By The Numbers



At A Glance

\$1.6B+
AUM

100+
Properties

10
States

70,000+
Units

3.91 yrs
Average Investment
Holding Period

10,000,000+
Net Rentable Sq ft

~200
Employees

86
Full-Cycle Deals

31.3%
Average Project IRR (Levered)

2.73x
Average Project Level Equity
Multiple

Prior performance is not indicative of future results. Historical performance results presented herein were obtained during market, economic, and other conditions that may or may not be similar to that experienced by the Fund. Such results were also obtained in investments with structures, terms, and conditions that may be different than those of the Fund. It should not be assumed that investments made by the Fund will be profitable or will equal the performance of these investments.



Simplifying Storage

While Reliant Real Estate Management, LLC is a fully integrated owner and operator of self-storage facilities, our properties are managed by its affiliated property management company, Midgard Self Storage.

Midgard facilities utilize innovative technology and time-tested methods to drive efficiency and profitability while providing a premium customer experience.



Technology Forward

- ✓ **Data Analytics** – Growing data analytics department leveraging a diverse technology stack delivering real-time insights to property management, revenue management, and marketing teams.
- ✓ **StoreEase** – Virtual Counter Management platform providing remote customer service, operational support, and improved property performance.
- ✓ **DaVinci Lock** – Automated, secure, contactless lock system simplifying unit access and management.
- ✓ **Veritec** – Self-storage revenue management system optimizing pricing and revenue performance.
- ✓ **Videoloft** – Cloud-based video surveillance ensuring secure and flexible monitoring.

Highly-Experienced Team

Invest With Great People

At Reliant, we believe great performance starts with a great team. Our senior leadership team has over 100 years of combined experience in the self-storage industry.

When you choose to invest in a passive investment opportunity with Reliant, you gain the expertise of a team of true innovators focused on driving results for our investment partners.

Your Investment. Our Priority.



Todd Allen
Managing Principal



Lewis Pollack
Principal



Paul Ragaini
Chief Financial Officer



Tom Hughes
Chief Investment Officer



Kolin Van Dyne
VP of Operations



John Cordova
VP of Real Estate Strategy



Matthew Naioti
VP of Acquisitions & Strategy



Chris Zollo
Managing Director of Investor Relations



Matthew Blackwell
Director of Private Wealth Investor Relations



Michael Rieger
Director of Institutional Investor Relations



Tom Richardson
Director of Development



Robert Copenhaver
Pre-Construction Manager



Rachael Gold
Investor Relations Associate



Patrick Barnes, CPA
Controller



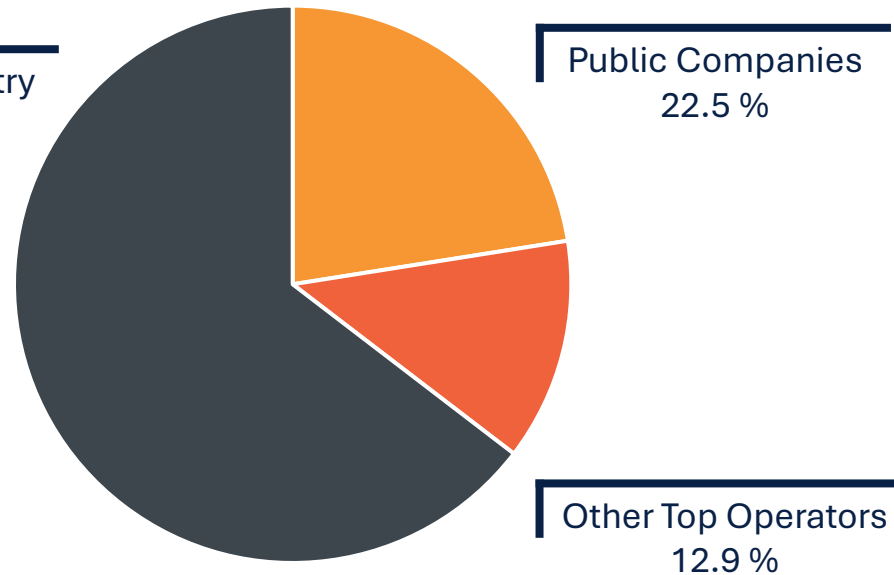
Crissy Davis
Human Resources Manager

Investment *Approach*

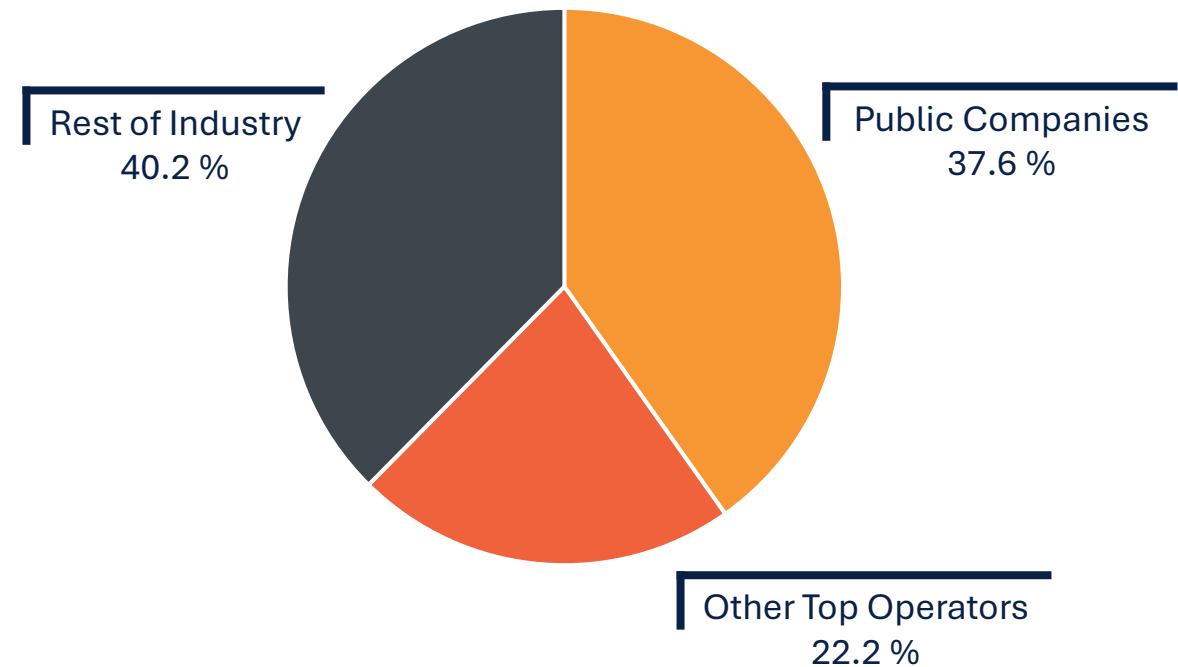


U.S. Self-Storage Industry

Industry Market Share
By Number of Facilities



Industry Market Share
By Rentable Square Footage

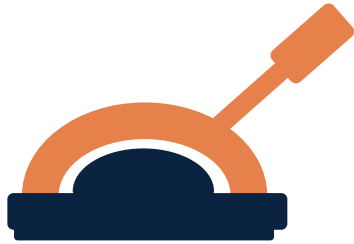


*2023 Top Operators Survey

Today, 64.6% of self-storage facilities are operated by "mom-and-pop" or individual owners who operate just one facility. This figure is down from 76% in 2017 and 73% in 2019, providing evidence of the pending consolidation in the industry. "Mom-and-pop" operators typically lack managerial experience and expertise to maximize property value.

Reliant's Levers of Value-Add

Expansion of Facilities



- We strategically add new square footage to properties in high-demand markets to capitalize on market opportunities.
- Our primary goal is to generate growth in Net Operating Income (NOI) by leasing these new units to stabilization.
- This increase in NOI directly drives up the property's value, which is the core objective of our value-add strategy.

Revenue Enhancements



- We use a technology and data driven strategy to maximize portfolio revenue.
- Our strategies boost occupancy through competitive analysis, dynamic pricing, and optimized marketing.
- We rigorously test and monitor results using regression analysis and predictive modeling.
- Our team identifies and implements ancillary income streams, from truck rentals to tenant insurance.

Vertical Integration

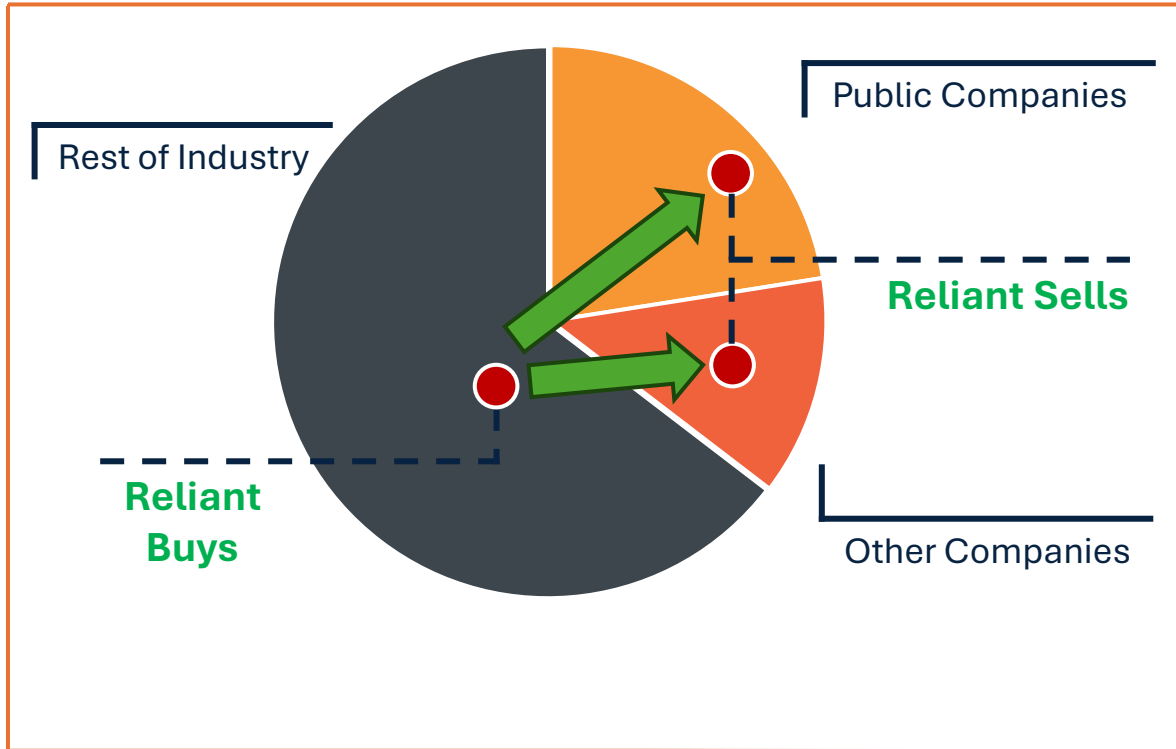


Our vertical integration gives us complete control over the entire investment process, allowing us to generate superior returns. We have in-house teams dedicated to:

- *Acquisitions & Dispositions:* We efficiently acquire and sell assets.
- *Construction & Operations:* We oversee the physical improvements and day-to-day management.
- *Asset & Investment Management:* We strategically add value and reposition assets to exceed projected returns for our equity partners.

Reliant's Position within the Industry

Industry Market Share
By Number of Facilities



Reliant can be thought of as a consolidator within the industry as we buy properties and small portfolios of properties from mom-and-pop owners.

Reliant executes a detailed value-add business plan, drives NOI higher, and then earns a portfolio premium by packaging properties for a sale to institutional operators.

Fund V's Current Portfolio

MGSS Harvest AL

Year Built	2005
Total SF	19,422
Occupancy at Acquisition	71%
Projected AAR	17.17%
Projected IRR	13.51%
Projected Equity Multiple	2.03x



MGSS Penn Laird VA

Year Built	2024
Total SF	88,300
Occupancy at Acquisition	0%

Projected AAR	17.64%
Projected IRR	13.21%
Projected Equity Multiple	2.06x



MGSS Stephens City VA

Year Built	2023
Total SF	62,325
Occupancy at Acquisition	39%



MGSS Warner Robins GA

Year Built	2001
Total SF	132,320
Occupancy at Acquisition	93%

Projected AAR	16.99%
Projected IRR	13.86%
Projected Equity Multiple	2.0x



MGSS Centerville GA

Year Built	2001
Total SF	132,625
Occupancy at Acquisition	72%



The information contained herein is based upon Sponsor's best efforts to forecast the general economics of the proposed investment. It should be expected that the "projection" will change as certain variables are confirmed or modified. Accordingly, adjustments to the model or the properties included in the projections may have a material effect on the outcome of the investment.

Value-Add Strategy

The Facility

- › This is a well-located facility in a high-growth corridor of Huntsville, Alabama, with recently completed and under-construction single-family homes within just a few miles.

The Business Plan

- › Our business plan is to increase rental rates to market levels, implement revenue management systems, lease up to stabilized occupancy, integrate our sophisticated digital marketing platform, and install Reliant's robust management platform. Reliant will benefit from leveraging existing market knowledge and economies of scale via our hub-and-spoke strategy.

The Advantages

- › For Reliant, this purchase adds to our strong market presence in northern Alabama. We own and operate one facility in this market, a mere 8-minute drive from this location. Additionally, we have two facilities in nearby Athens, one south of those in Tanner, and five more in Florence.

Number of Properties:	1
Year Built:	2005
Current Total SF:	19,422/180 Units
Current Occupancy:	71%
Target Loan to Value:	55%

Portfolio Return Summary	
Projected Hold Period:	6 Years
Projected Avg Annual Return:	17.17%
Projected IRR:	13.51%
Projected Equity Multiple:	2.03x
Projected ROI:	103.04%

CLOSED

AL09A – MGSS Harvest

2543 Old Railroad Bed Rd Harvest, AL 35749



Lease-Up Strategy

The Facilities

- › Stephens City opened in August 2023 and has leased 196 of 471 units, totaling 62,325 square feet, and will be rebranded as Midgard Self Storage, leveraging our operational expertise.
- › Penn Laird, with 88,300 SF of rentable space and 720 units (637 climate-controlled), recently received a certificate of occupancy and will be branded as Midgard Self Storage.

The Business Plan

- › Both properties will be on our virtual manager platform, installed in all Midgard Self-Storage locations. Since both properties were recently built, we anticipate low cap-ex investment during our hold period.

Their Advantages

- › The Median income and population growth around Stephens City exceed national averages, and 77% of homes within 3 miles are owner-occupied. The market around Penn Laird shows strong growth, high income, and low supply, with just one competitor within three miles.

	Stephens City	Penn Laird
Number of Properties:	1	1
Year Built:	2023	2024
Current Total SF:	62,325	88,300
Current Unit Total:	471	720
Current Occupancy:	39%	0%
Target Loan to Value:	65%	65%

Portfolio Return Summary	
Projected Hold Period:	6 Years
Projected Avg Annual Return:	17.64%
Projected IRR:	13.21%
Projected Equity Multiple:	2.06x
Projected ROI:	105.82%

CLOSED

Virginia Portfolio

4 Rockingham Park Way, Penn Laird, VA 22846
741 Warrior Drive, Stephens City, VA 22655



Lease-Up Strategy

The Facilities

- › This two-property portfolio combines World Storage in Warner Robins GA and Castaway Self Storage in nearby Byron GA. The two properties are just under 5 miles apart. World Storage has a strong occupancy history over 90-100%. Castaway was also well occupied prior to a substantial expansion in 2023 with current occupancy over 70%. In addition, there is a retail building with 12 tenants that is currently 100% occupied. World Storage does include an additional 2.19-acre parcel for possible expansion in the future.

The Business Plan

- › Both properties will be on our virtual manager platform, which will be used to lease the properties up to stabilization. Since both properties were recently built, we anticipate low cap-ex investment during our hold period.

Their Advantages

- › The area has a wealth of new commercial and residential development underway . Robins Air Force Base (24,000 personnel) is the largest employer, while other large corporations such as Amazon, Pratt & Whitney, Frito-Lay / PepsiCo, and Houston Healthcare have been drawn to the area as well.

	Warner Robins	Byron
Number of Properties:	1	1
Year Built:	2001 & 2017	2001 & 2023
Current Total SF:	132,320	132,625
Current Unit Total:	960	716
Current Occupancy:	93%	72%
Target Loan to Value:	55%	55%

Portfolio Return Summary	
Projected Hold Period:	6 Years
Projected Avg Annual Return:	16.99%
Projected IRR:	13.86%
Projected Equity Multiple:	2.0x
Projected ROI:	101.95%

CLOSED

Georgia Portfolio

1549 Russell Parkway, Warner Robins, GA 31088

3528 US-41, Byron, GA 31008



Reliant Self-Storage Fund V

Overview

Reliant Self-Storage Fund V is an opportunity to generate superior, risk-adjusted returns by capitalizing on the stable and growing self-storage sector. Our proven value-add strategy and operational expertise drive returns through strategic acquisitions in high-growth markets.

Fund V is an equity fund available to accredited investors to acquire and develop a diversified portfolio of properties across secondary and tertiary markets in the United States.

Reliant will focus our investments on all types of self-storage opportunities including but not limited to development deals, value-add opportunities, and stabilized properties.

Target Returns

Equity Multiple **1.8-2.0X**

ROI **80-100%**

Average Annual Return **13-16%**

Fee Structure

Acquisition	2%
Development	6% (of planned capex)
Investment Management	1%
Property Management	6%
Disposition	1%

Fund V At a Glance

Projected Hold Period **6 Years**

Target Fund Size **\$100 Million**

Manager Commitment **3% Minimum**

Minimum Investment **\$100,000**

Preferred Return **8%**

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Performance *Review*



Previous Fund Performance

Reliant Self-Storage Fund I

- › Launched: May, 2019
- › Closed: March, 2020
- › Projected Hold Period: 6 Years
- › Projected Returns:
 - 15% Average Annual Return
 - 90% Total ROI over 6 Years
 - 1.9x Equity Multiple After 6 Years
 - 11 Properties Closed in Fund I Portfolio



Realized Returns

37.12% Annual ROI | 75% Total ROI
1.75x Equity Multiple | 2.02 Year Hold Period
Returns Based on Class A,B,C investors

Reliant Self-Storage Fund II

- › Launched: April, 2020
- › Closed: October, 2021
- › Projected Hold Period: 6 Years
- › Projected Returns:
 - 12-15% Average Annual Return
 - 72-90% Total ROI over 6 Years
 - 1.72x-1.9x Equity Multiple After 6 Years
 - 11 Properties Closed in Fund II Portfolio



Realized Returns

12.12% Annual ROI | 40% Total ROI
1.40x Equity Multiple | 3.30 Year Hold Period
Returns Based on Class A,B,C investors

Reliant Self-Storage Fund III

- › Launched: November, 2021
- › Closed: September, 2022
- › Projected Hold Period: 6 Years
- › Projected Returns:
 - 12-15% Average Annual Return
 - 72-90% Total ROI over 6 Years
 - 1.72-1.9x Multiple After 6 Years
 - 30 Properties Closed in Fund III Portfolio



Current Performance

Executing Value-Add Strategy: Focus on
Expansions
4 of 30 Properties Sold in July '24

Reliant Self-Storage Fund IV

- › Launched: October of 2022
- › Closed: April of 2024
- › Projected Hold Period: 6 Years
- › Projected Returns:
 - 13% Average Annual Return
 - 80% Total ROI over 6 Years
 - 1.8x Multiple After 6 Years
 - 11 Properties Closed in Fund IV Portfolio



Current Performance

Executing Value-Add Strategy: Focus on
Expansions

Prior performance is not indicative of future results. Historical performance results presented herein were obtained during market, economic, and other conditions that may or may not be similar to that experienced

Why *Self-Storage*



Why Invest in Self-Storage?



Low Operating
Costs



Short Duration
Leases



Portfolio
Diversification in
Unique Asset Class



Limited
Capex



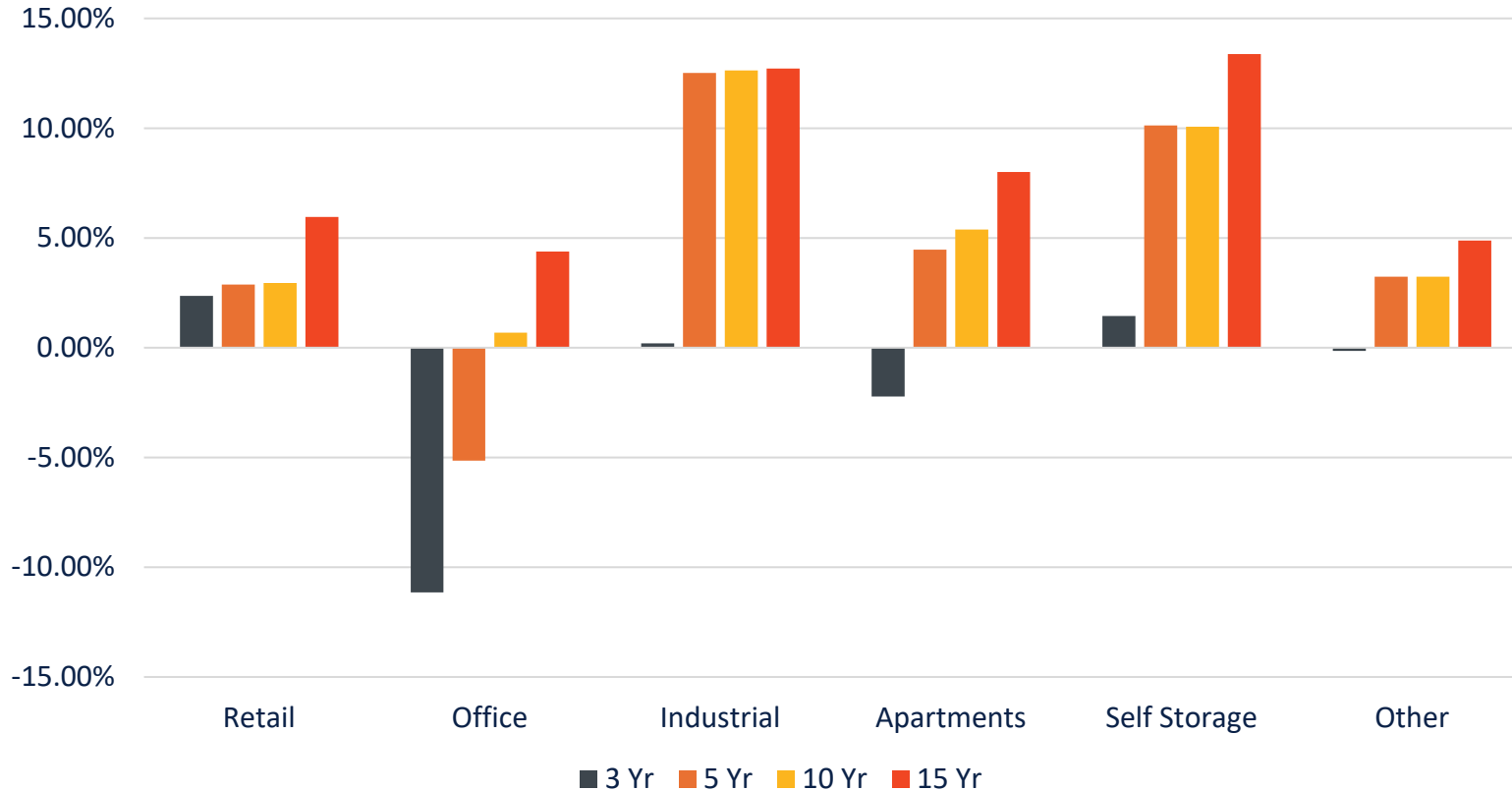
Recession
Resistant



Dynamic
Pricing

Why Self-Storage?

Returns by Industry



Source: MSCI/PREA.

Competitive Returns

Consistently delivers higher returns than retail, office, and apartments.

Consistent Growth

Outperformed during both economic expansions and downturns.

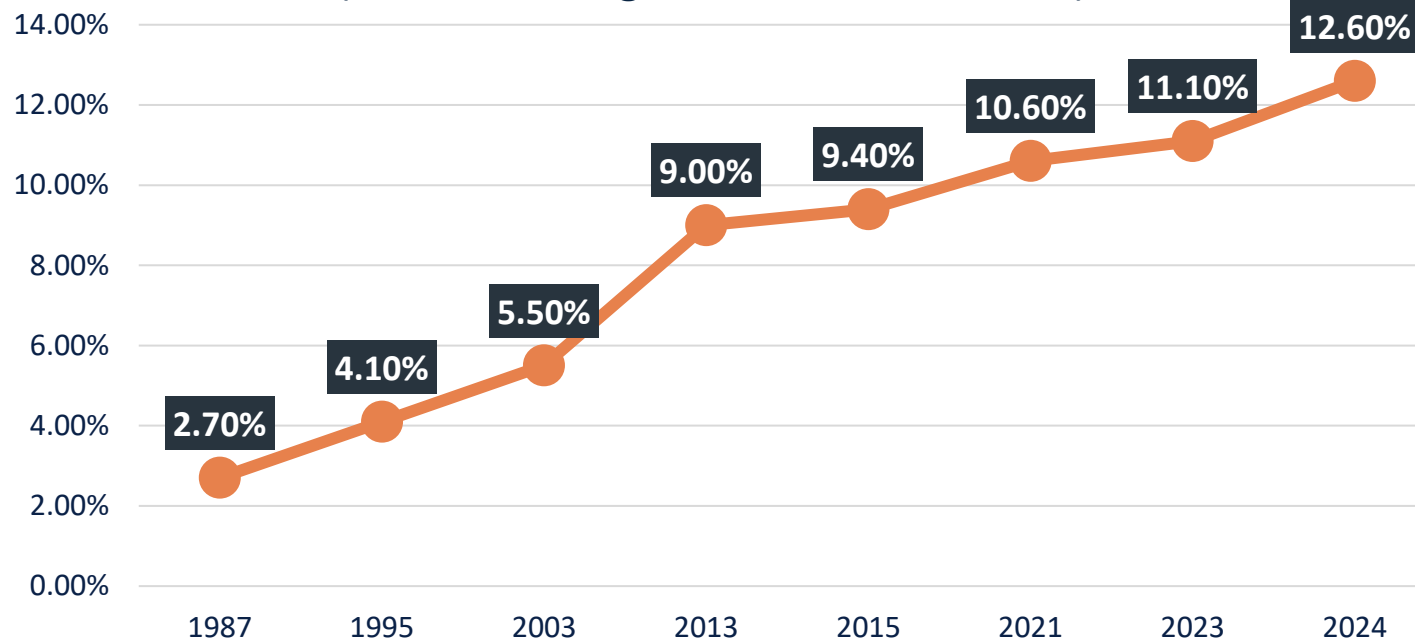
Resilient Demand Drivers

Supported by life transitions and housing market trends.

Why Self-Storage?

Steady Demand Growth

Percentage of U.S. Households Utilizing Storage
(as a Percentage of Total Households)



Source: Extra Space Storage, Company Presentation – September 2025.

Available at: <https://ir.extraspace.com/news-and-events/presentations>. Accessed on September 17, 2025.

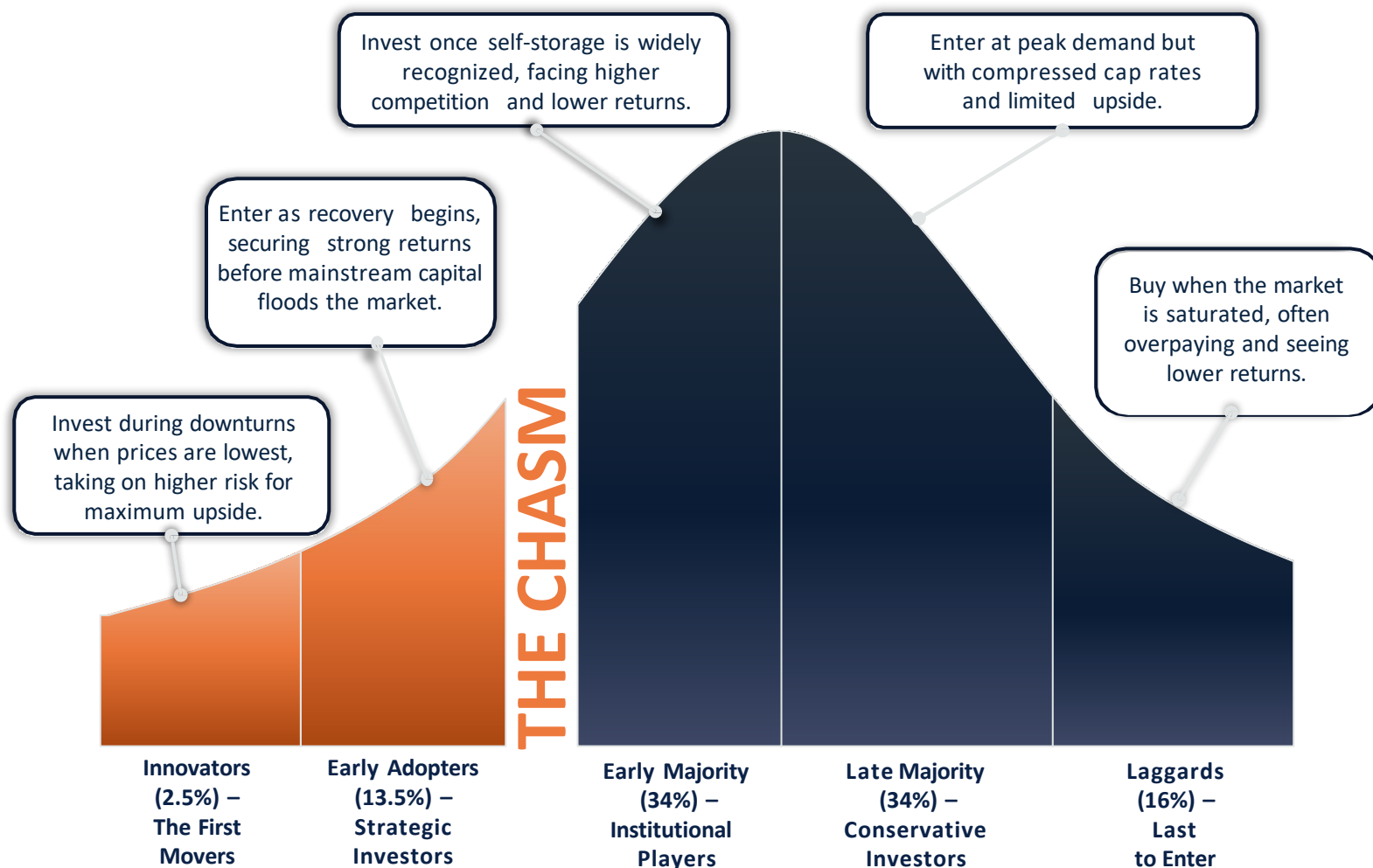
Customer Segmentation of Storage Demand:

- › **Lifestyle:** Personal storage for downsizing, decluttering, or seasonal needs.
- › **Commercial:** Business storage for inventory, archives, or operations.
- › **Transitional:** Temporary storage during moves, renovations, or life changes.

Drivers of Transitional Demand:

- › Population Growth
- › Home Sales
- › Increase in regional migration

Why Invest Today



Self-storage follows real estate cycles and trends, with the **chasm** in the Rogers Adoption Curve representing the gap between **Early Adopters** and the **Early Majority**—where trends either grow or leave you behind, impacting returns. **In investing, timing matters.** Right now, self-storage is at a pivotal stage in the current cycle, and **Fund V** offers the chance to invest before the broader market catches up.

The Chasm in Self-Storage Investing

Self-storage is moving from an early-mover advantage to a cycle with broader, institutional-backed trend. By investing in **Fund V**, you enter at a time when the market is still accessible at favorable pricing—before the **Early Majority** floods in. Waiting too long means facing higher competition, inflated prices, and diminished returns.

Why it Matters:

Investing during this cycle allows you to capitalize on early pricing advantages, enhanced returns, and a chance to lead in a market poised for growth. By joining **Fund V**, you're positioning yourself in a window of opportunity that will soon close as self-storage becomes mainstream.

Source: Extra Space Storage, Company Presentation – November 2024.

Available at: <https://ir.extraspace.com/news-and-events/presentations>. Accessed on December 10, 2024.



RELIANT

Real Estate Management, LLC

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