



**119 ERIAL ROAD
SICKLERVILLE, NJ 08081
CAMDEN COUNTY
BLOCK 3703 | LOT 6**

INVESTMENT HIGHLIGHTS

- ◆ 5 Year Tax Abatement!
- ◆ Centrally located within comp base
- ◆ Over 11,405 households within 3 miles
- ◆ High water table in the area preventing residents to build homes with basements
- ◆ Poorly managed competition
- ◆ 190+ homes just approved adjacent to property (right next door!)

INVESTMENT OVERVIEW

KD Group is pleased to present Store-N-Go Sicklerville for sale at a purchase price of \$695,000 for the land and approvals.

The site is located in Sicklerville, NJ. Winslow Township just lifted a multi-year restriction on sewer so a burst of residential builders will be investing in the area. Take advantage of Winslow's 5 year tax abatement program. Quick access to Rt. 73 and AC Expressway.

Take advantage of this price drop and currently low mortgage rates. Financing can be arranged with adequate equity down payment.

STORE-N-GO, SICKLERVILLE OFFERING



OFFERING SUMMARY & GENERAL INFORMATION

Price (Land/Approvals)	\$695,000
Lot size	6.70 Acres
Size of building	80,000sf
Parking	5 Spaces (Can add additional)
Construction	Steel (bid by Betco Systems)
Year Built	Ready to start construction
On-Site Living	2 Bedroom apartment
Provisions	Property is approved to be built in 2 x 40,000sf phases
Real Estate Tax (2011)	\$15,690.59 (as is)



CONTACT FOR MORE INFORMATION:

KAPIL INTERNATIONAL, INC.

KENNY PATEL

Tel: (609) 748-2978

Cell: (609) 214-5696

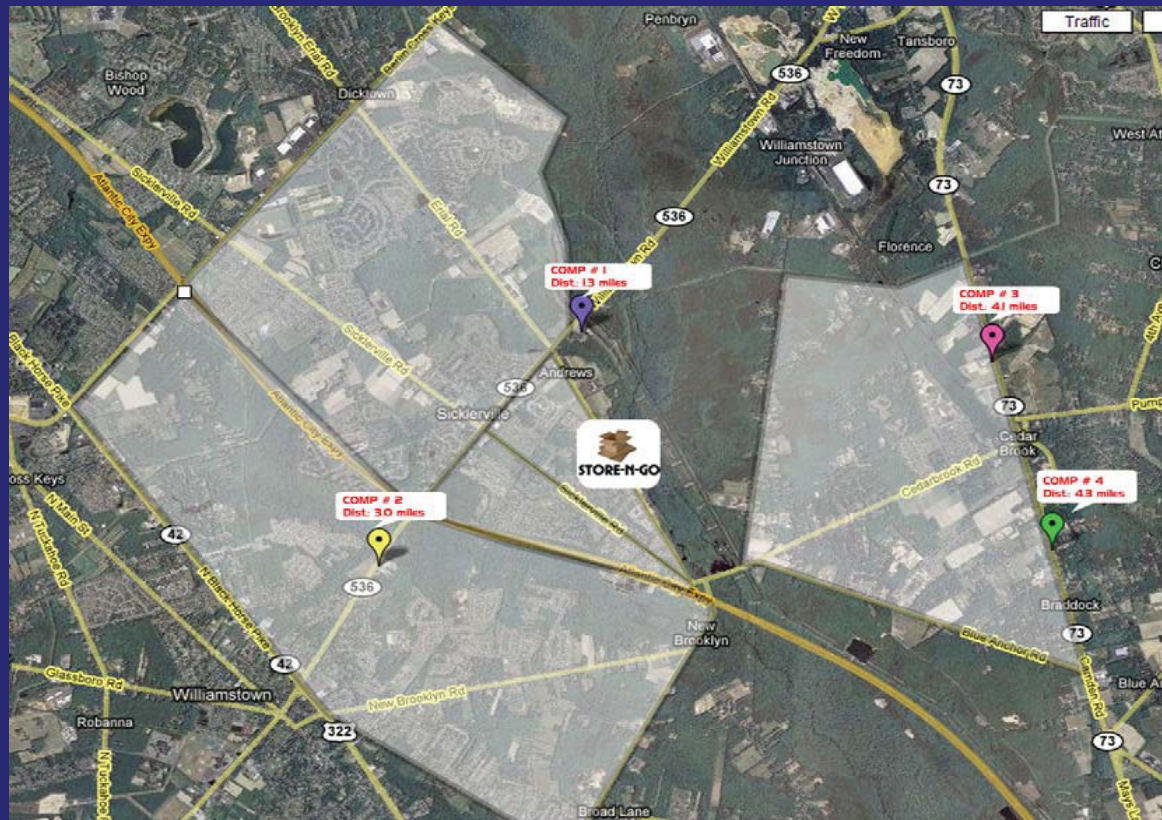
Kenny@kdgroupinc.com

www.kdgroupinc.com

CLIENTELE BASE (11,405 housing units (3-mi) in 2000...rapidly growing since)

STORE-N-GO - WINSLOW, NJ

119 Erial Road, Sicklerville, NJ 08081 | Future Tel: (866) STORE-N-GO



COMPARABLES

COMP # 1
Winslow Court Self Storage
416 Williamstown Road,
Sicklerville, NJ 08081
Distance: 1.3 miles

COMP # 2
South Jersey Storage
856 Sicklerville Road,
Williamstown, NJ 08094
Distance: 3.0 miles

COMP # 3
Cedar Brook Self Storage
59 N. Route 73
Cedar Brook, NJ 08018
Distance: 4.1 miles

COMP # 4
Stowaway Storage Center
106 S. Route 73
Hammonton, NJ 08037
Distance: 4.3 miles

AREA INFORMATION

	1-mi.	3-mi.	5-mi.
Population (2007):	5,748	33,739	87,988
Housing Units (2000):	2,197	11,405	28,566
Avg HH Income (2007):	\$63,997	\$67,305	\$69,929

** TRAFFIC STUDY (Horner & Canter Assoc.)

Daily Average: 4,784 cars (on Erial Road)

Weekday Average: 4,994 cars (on Erial Road)



STORE-N-GO

STORE-N-GO - WINSLOW, NJ

COMPARABLE PROPERTIES' RENTS

UNIT SIZE	COMP # 1		COMP # 2		COMP # 3		COMP # 4	
	P/MTH	SF AVG	P/MTH	SF AVG	P/MTH	SF AVG	P/MTH	SF AVG
5 X 5	n/a	n/a	\$44.00	\$21.12	\$49.00	\$23.52	\$40.00	\$19.20
5 X 10	n/a	n/a	\$64.00	\$15.36	\$69.00	\$16.56	\$60.00	\$14.40
5 X 12	n/a	n/a	n/a	n/a	n/a	n/a	\$65.00	\$13.00
8 X 8	n/a	n/a	n/a	n/a	n/a	n/a	\$60.00	\$11.25
5 X 15	n/a	n/a	n/a	n/a	n/a	n/a	\$70.00	\$11.20
5 X 18	n/a	n/a	n/a	n/a	n/a	n/a	\$80.00	\$10.67
5 X 20	n/a	n/a	n/a	n/a	n/a	n/a	\$85.00	\$10.20
10 X 10	\$90.00	\$10.80	\$85.00	\$10.20	\$99.00	\$11.88	\$95.00	\$11.40
10 X 15	n/a	n/a	\$99.00	\$7.92	\$149.00	\$11.92	\$120.00	\$9.60
10 X 20	n/a	n/a	\$115.00	\$6.90	\$169.00	\$10.14	\$150.00	\$9.00
10 X 25	n/a	n/a	n/a	n/a	n/a	n/a	\$175.00	\$8.40
10 X 30	n/a	n/a	\$209.00	\$8.36	\$219.00	\$8.76	\$200.00	\$8.00

BUSINESS PLAN

After a full day study of storage businesses in the area, we have come up with ideas that can be implemented in our business plan to surpass our competition. Currently, all of the self storage facilities are mismanaged (non-professional operation) except for one (Cedar Brook).

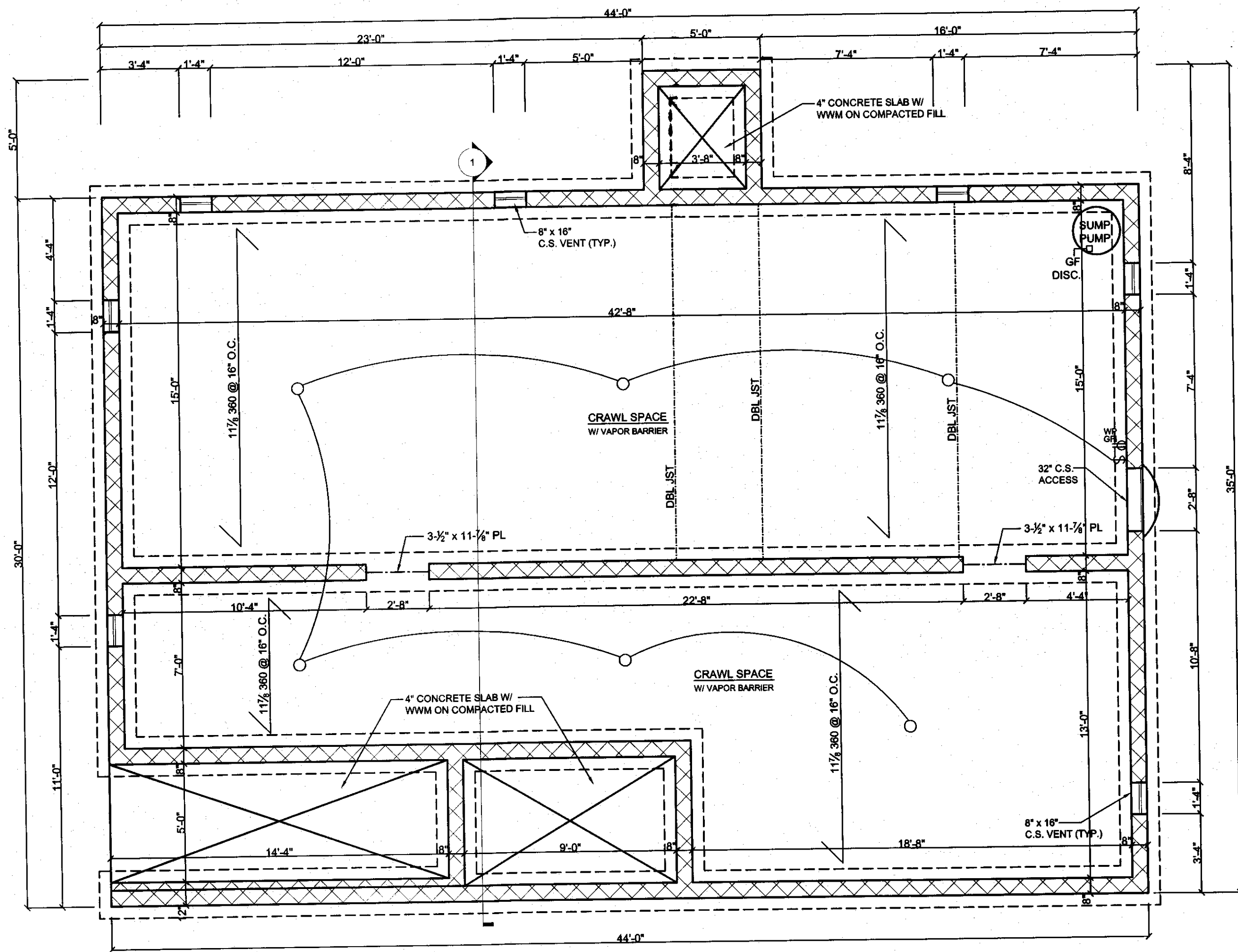
Store-N-Go - Winslow, NJ will offer the following amenities and services:

- ★ No setup fees to start the contract.
- ★ Uniformed, professional staff members that are available 10 hours a day for customers
- ★ Digital surveillance systems at the facility (showing customers their belongings are safe)
- ★ 24-hour access to the site with pad-number entry & state of the art gates
- ★ Professionally landscaped yards with water fountain features
- ★ Extra spacious office with incorporated UPS Store, giving customers other services such as pack and ship services, post office box services, etc... This will also bring in walk-in clientele, that will open up our visibility to current non-renters.
- ★ Currently, competitors are offering 1 month free (2nd month), we will take that a step further...
 - 1 month off (with 3 month contract)
 - 2 months off (with 6 month contract)
 - 3 months off (with 12 month contract)
 - 4 months off (with 18 month contract)
 - 5 months off (with 24 month contract)
- ★ Book and reserve space online services through multiple channels (such as selfstorage.com) opening our facility to Corporate renters such as pharmaceutical companies
- ★ Facility website with virtual tours of different size spaces available
- ★ Climate controlled units
- ★ We will buy a company moving truck which will be offered to renters free of charge for the first 6 hours to assist them in moving in, thus limiting their expenses to move in.
- ★ Toll-free number to contact the office 24 hours a day (via phone) in case of questions or reservations to book a space in the future.
- ★ 3 to 5 units that will be climate controlled and 10X30 in size for car enthusiasts (collectors)
- ★ RV and Boat parking in the rear
- ★ First 6-12 months, advertising with "ADVO: (missing child cards that you receive in the mail weekly) campaigning a 10 mile radius of our services and price match guarantees.



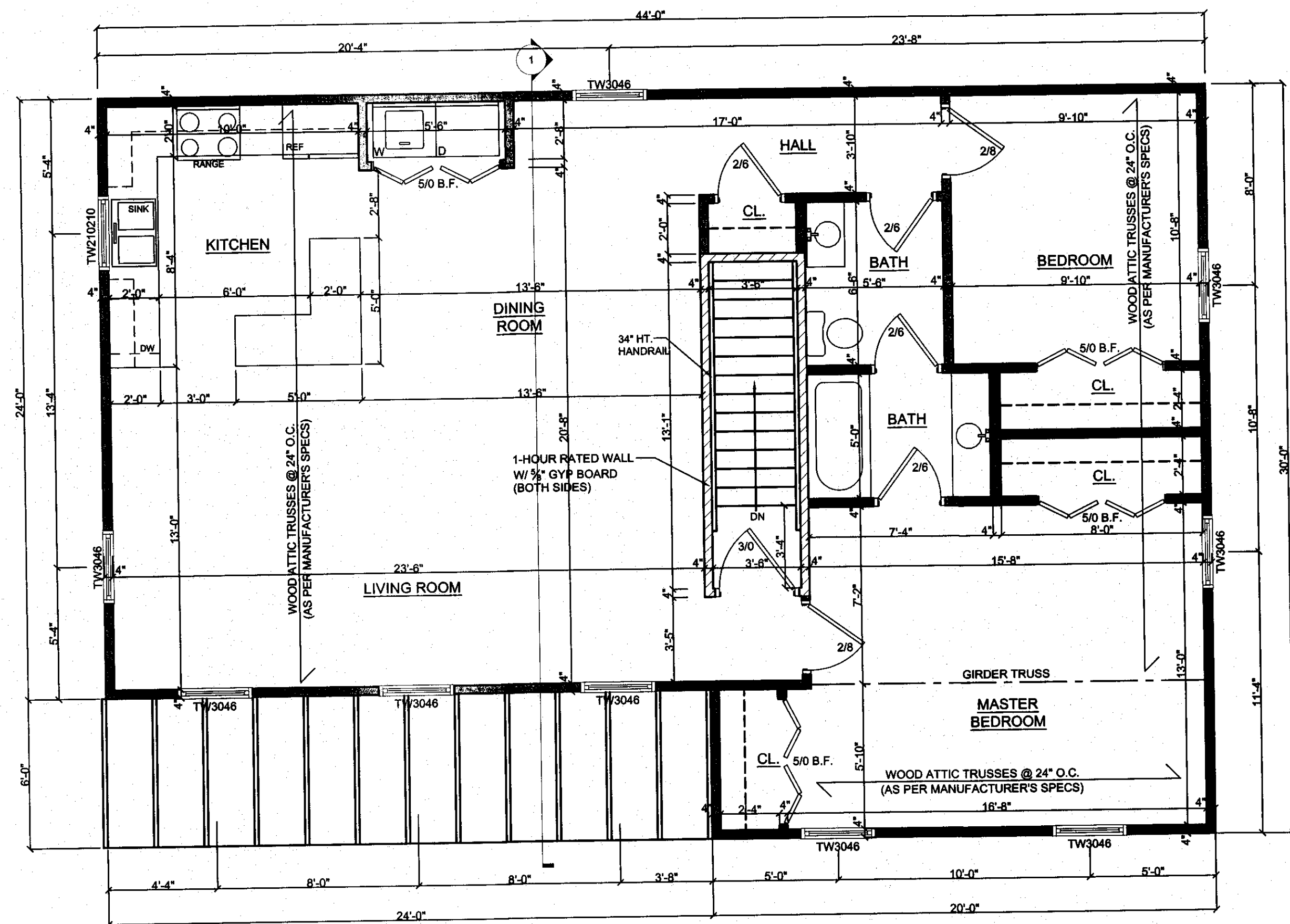
KAPIL INTERNATIONAL, INC.
T/A STORE-N-GO - SICKLERVILLE, NJ
Projections / Units: 779 / Total: 81,500sf

SIZE	SF / UNIT	UNITS	%	RENT	RENT / SF	100% OCC	90% OCC	80% OCC	70% OCC	60% OCC	50% OCC
5' x 10'	50	171	21.95%	\$69.00	\$16.56	\$141,588.00	\$127,429.20	\$113,270.40	\$99,111.60	\$84,952.80	\$70,794.00
5' x 15'	75	2	0.26%	\$79.00	\$12.64	\$1,896.00	\$1,706.40	\$1,516.80	\$1,327.20	\$1,137.60	\$948.00
10' x 10'	100	448	57.51%	\$99.00	\$11.88	\$532,224.00	\$479,001.60	\$425,779.20	\$372,556.80	\$319,334.40	\$266,112.00
10' x 15'	150	86	11.04%	\$149.00	\$11.92	\$153,768.00	\$138,391.20	\$123,014.40	\$107,637.60	\$92,260.80	\$76,884.00
10' x 20'	200	65	8.34%	\$169.00	\$10.14	\$131,820.00	\$118,638.00	\$105,456.00	\$92,274.00	\$79,092.00	\$65,910.00
10' x 30'	300	7	0.90%	\$219.00	\$8.76	\$18,396.00	\$16,556.40	\$14,716.80	\$12,877.20	\$11,037.60	\$9,198.00
779		100.00%				\$979,692.00	\$881,722.80	\$783,753.60	\$685,784.40	\$587,815.20	\$489,846.00
MISC. INCOME BASED ON OCCUPANCY						100% OCC	90% OCC	80% OCC	70% OCC	60% OCC	50% OCC
LATE FEES (Avg 10% of tennants - AMT x \$30)						\$2,337.00	\$2,103.30	\$1,869.60	\$1,635.90	\$1,402.20	\$1,168.50
BUDGET TRUCK RENTAL DEALER (Dealer commissions)						\$9,000.00	\$8,100.00	\$7,200.00	\$6,300.00	\$5,400.00	\$4,500.00
SUPPLIES (Storage & Moving Supplies, net income, after purchases)						\$15,000.00	\$13,500.00	\$12,000.00	\$10,500.00	\$9,000.00	\$7,500.00
MAILBOX RENTALS (Pending approval, with 200 mailboxes)						\$11,800.00	\$10,620.00	\$9,440.00	\$8,260.00	\$7,080.00	\$5,900.00
TOTAL MISC INCOME						\$38,137.00	\$34,323.30	\$30,509.60	\$26,695.90	\$22,882.20	\$19,068.50
TOTAL GROSS INCOME BASED ON OCCUPANCY						\$1,017,829.00	\$916,046.10	\$814,263.20	\$712,480.30	\$610,697.40	\$508,914.50
EXPENSES BASED ON OCCUPANCY						100% OCC	90% OCC	80% OCC	70% OCC	60% OCC	50% OCC
CREDIT CARD COMMISSIONS (Based on 50% credit card payments)						\$8,397.09	\$7,557.38	\$6,717.67	\$5,877.96	\$5,038.25	\$4,198.54
WATER/SEPTIC CLEANOUTS (office/manager's apartment)						\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
ELECTRIC						\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
CABLE TELEVISION & HSI (Sales office and resident manager's quarters)						\$960.00	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00
PHONE SYSTEM (inc. line charges and toll free number access)						\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00
TRASH COLLECTION						\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
ALARM SYSTEM						\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
LANDSCAPING MAINTENANCE & SNOW REMOVAL (inc. pond maintenance)						\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
PAYROLL (Resident manager at \$600/week salary inc. apartment)						\$31,200.00	\$31,200.00	\$31,200.00	\$31,200.00	\$31,200.00	\$31,200.00
PAYROLL DEDUCTIONS (Doubled by employer)						\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00
ACCOUNTING & BOOKKEEPING SERVICES						\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00
INSURANCE (Not for belongings of lessees)						\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
WORKERS COMPENSATION POLICY						\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00
CLEANING SUPPLIES (Maintenance on grounds, golf cart, etc...)						\$1,200.00	\$1,080.00	\$960.00	\$840.00	\$720.00	\$600.00
ADVERTISING (Heavy for only the first two years)						\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
SALES OFFICE SUPPLIES (including property mgt system support charges)						\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
POSTAGE (Late fee notices, eviction notices, etc...)						\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
REAL ESTATE TAXES (Exempt first 5 years)						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LICENSES (Mercantile & other)						\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
DEBT SERVICE (\$3,000,000 @ 6.50% Interest)						\$195,000.00	\$195,000.00	\$195,000.00	\$195,000.00	\$195,000.00	\$195,000.00
GROSS EXPENSES						\$302,007.09	\$301,047.38	\$300,087.67	\$299,127.96	\$298,168.25	\$297,208.54
NET OPERATING INCOME (NOI)						\$910,821.91	\$809,998.72	\$709,175.53	\$608,352.34	\$507,529.15	\$406,705.96
PRE-TAX CASH FLOW						\$715,821.91	\$614,998.72	\$514,175.53	\$413,352.34	\$312,529.15	\$211,705.96



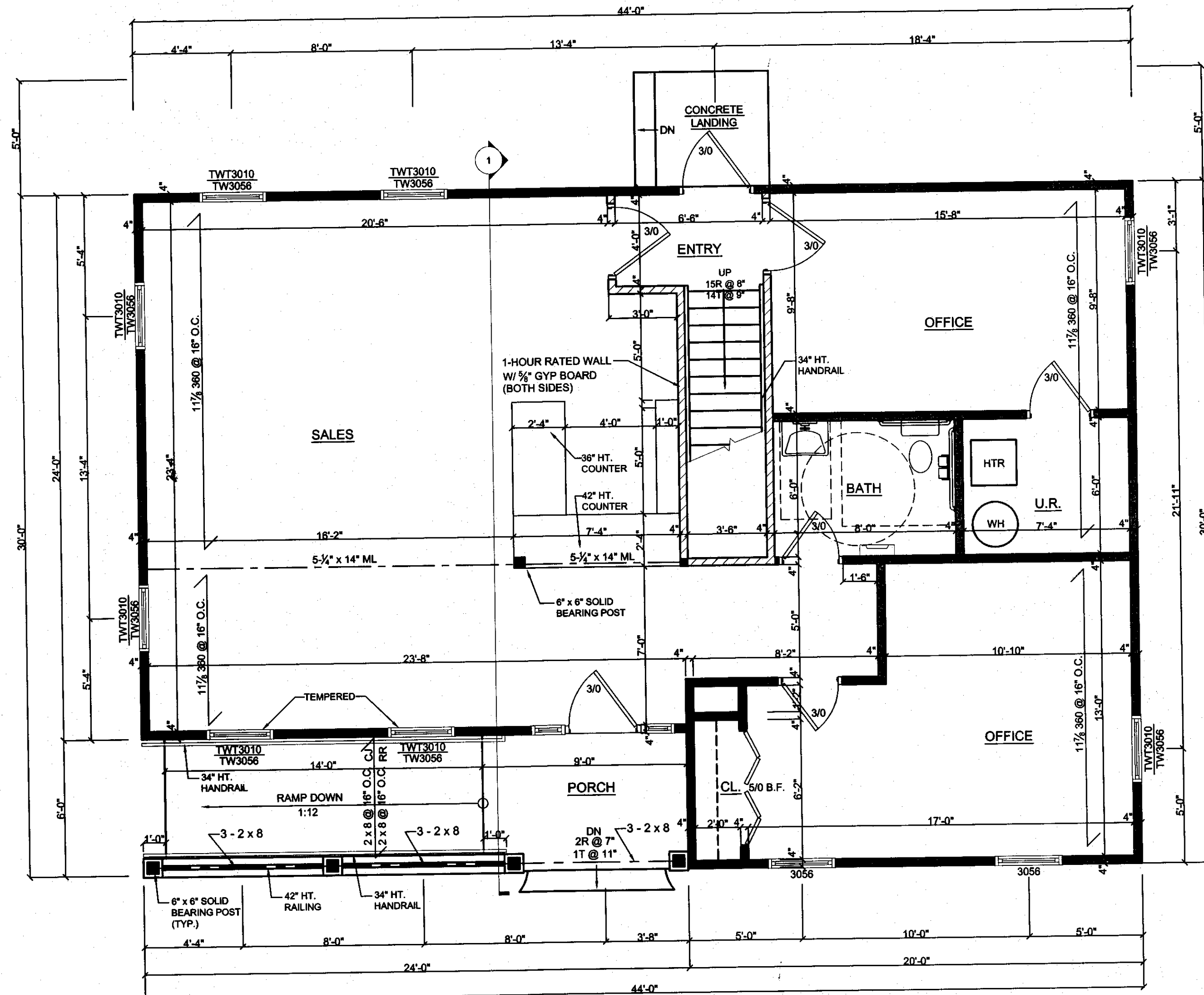
FOUNDATION PLAN

1/4"=1'-0"



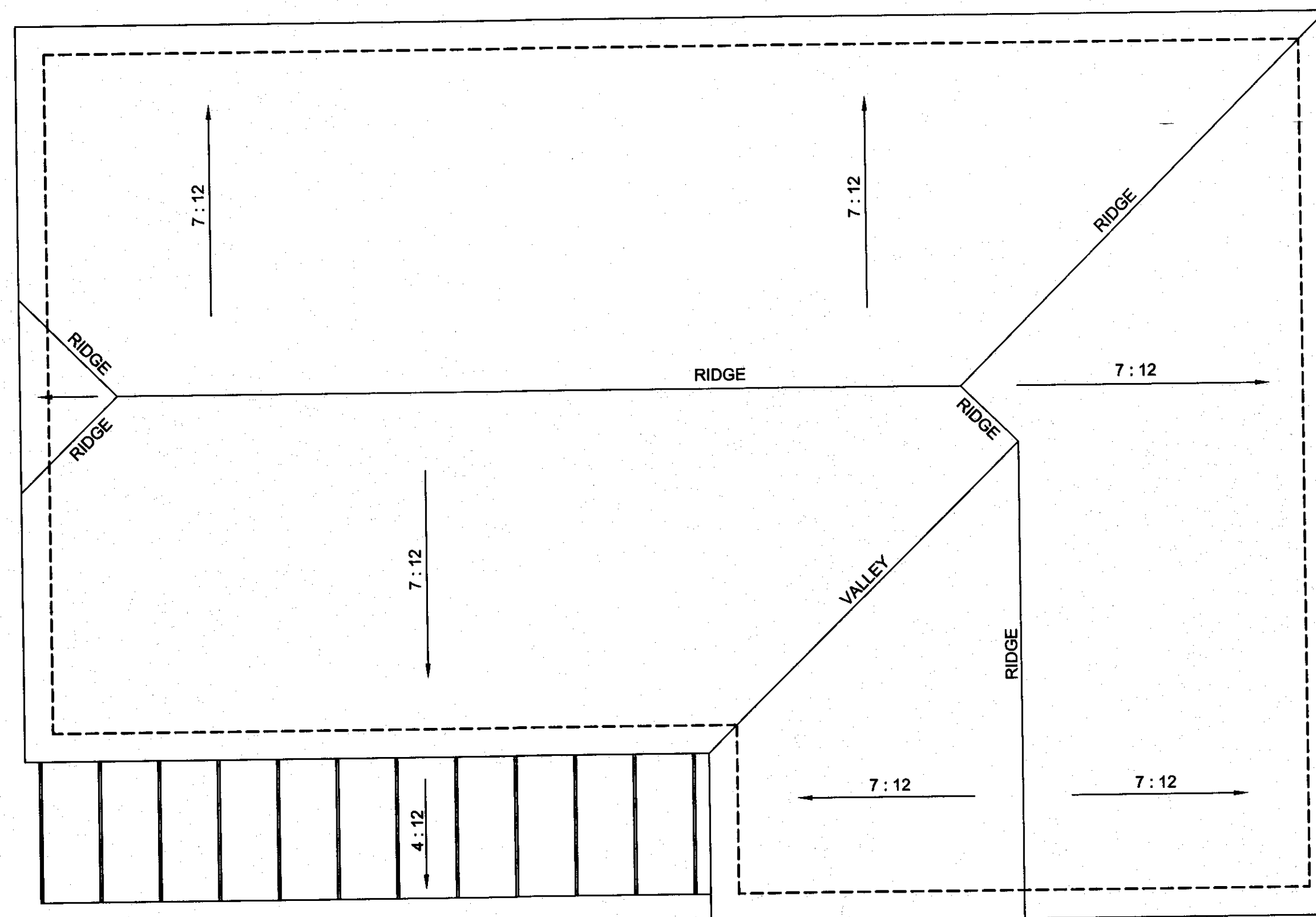
SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"



ROOF PLAN

1/4"=1'-0"

WALL LEGEND	
	EXISTING WALL
	WALL TO BE REMOVED
	NEW WALL
	FIRE PROOF WALL

PROPOSED ADDITION FOR:
WINSLOW SELF STORAGE
WINSLOW TOWNSHIP, NEW JERSEY

REVISIONS	
08/18	JDS/ENK
08/18	H.S.H.
12/18	

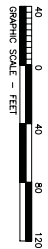
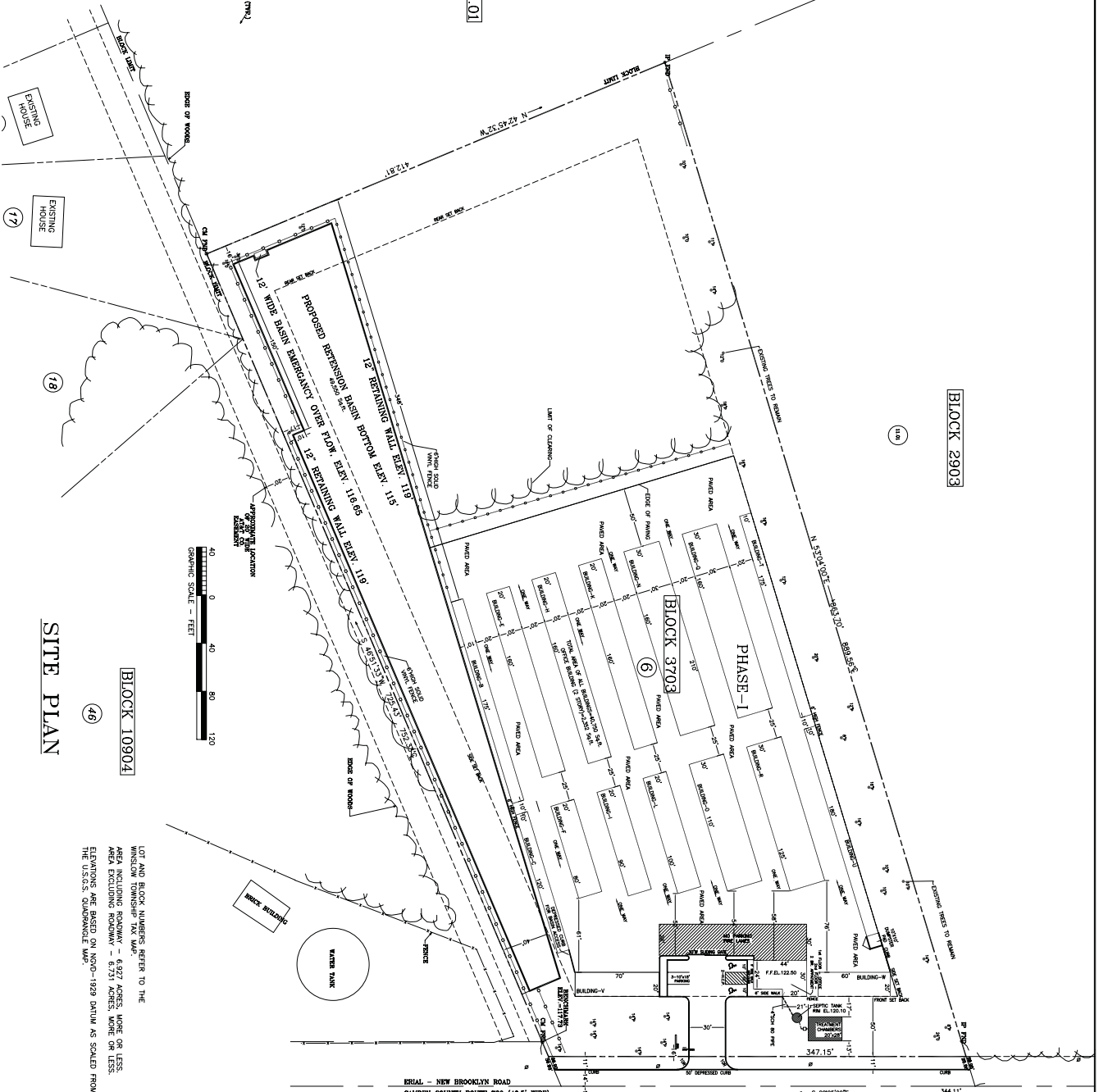
SHEET NO.

BLOCK 2903

118

BLOCK 3703.01

91



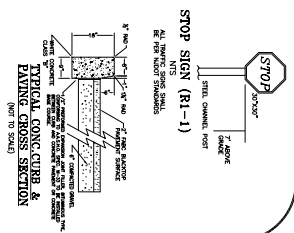
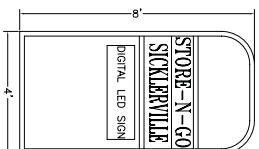
SITE PLAN

BLOCK 10904

46

LOT AND BLOCK NUMBERS REFER TO THE WINSTON TOWNSHIP TAX MAP. AREA INCLUDING ROADWAY - 6.927 ACRES, MORE OR LESS. AREA EXCLUDING ROADWAY - 6.731 ACRES, MORE OR LESS. ELEVATIONS ARE BASED ON NAD-1929 DATUM AS SCALED FROM THE U.S.G.S. QUADRANGLE MAP.

DETAIL OF SIGN



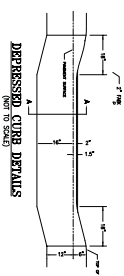
NEW BROOKLYN PARK

CAMDEN COUNTY PARK COMMISSION

BLOCK 3703

1

DEPRESSED CURB DETAILS



ZONING REQUIREMENTS		BLOCK 3703.01 LOT NO. 6, SITUATED IN	
NON-RESIDENTIAL DISTRICT (R-1)		WINSTON TOWNSHIP, CAMDEN COUNTY, N.C.	
ZONING BOARD RESOLUTION # 20 2007-28 DATED NOV. 14, 2007		PLANNING STUDY & 50' WIDENING OF NEW BROOKLYN PARK	
USE	PERMITTED	PERMITTED	PERMITTED
LOT AREA	2 ACRES MIN.	2 ACRES MIN.	2 ACRES MIN.
LOT FRONT	125'	50'	50'
LOT DEPTH	50 FEET MIN.	50'	50'
LOT SIDE	40 FEET MIN.	40'	40'
SETBACK	50 FEET MIN.	50'	50'
HEIGHT	35 FEET MAX.	35'	35'
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	10,000 SQ. FT.	10,000	10,000
MINIMUM LOT DEPTH	100 FEET	100'	100'
MINIMUM LOT WIDTH	100 FEET	100'	100'
MINIMUM LOT AREA	10,000 SQ. FT.	10,000	10,000
MINIMUM LOT DEPTH	100 FEET	100'	100'
MINIMUM LOT WIDTH	100 FEET	100'	100'

ZONING BOARD APPROVAL

(SITE PLAN) APPROVAL

PROPOSED SITE PLAN
STORE-N-GO SICKERVILLE
(PHASE-1)

DATE: 12/24/07
SCALE: 1" = 40'

DWG # W-3A

APPROVAL/NOTES
DATE: 12/24/07
BY: [Signature]
FOR: [Signature]

WINSTON TOWNSHIP

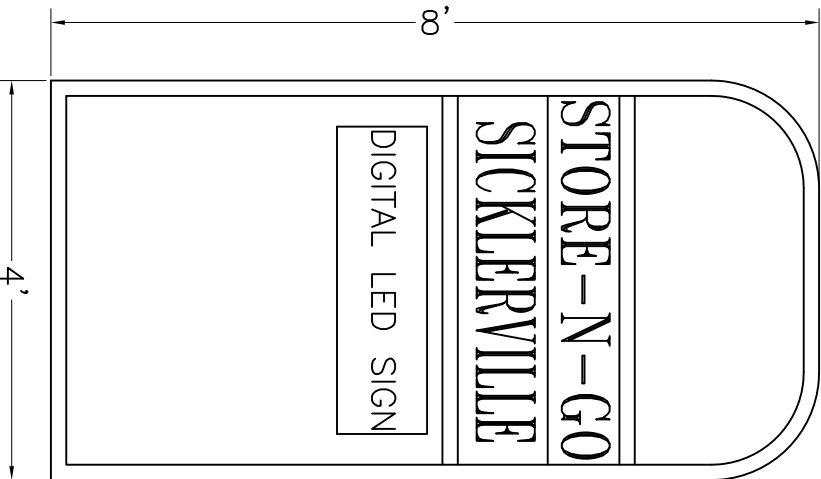
WINSTON TOWNSHIP
1119 E. NEW BROOKLYN ROAD, WINSTON TOWNSHIP
CAMDEN COUNTY, N.C.

BLOCK 2903

1100

STORE-N-GO
SICKERVILLE

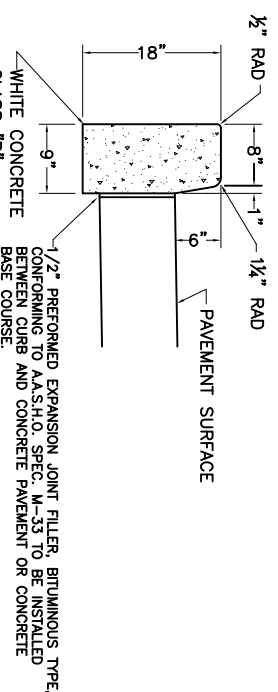
DIGITAL LED SIGN



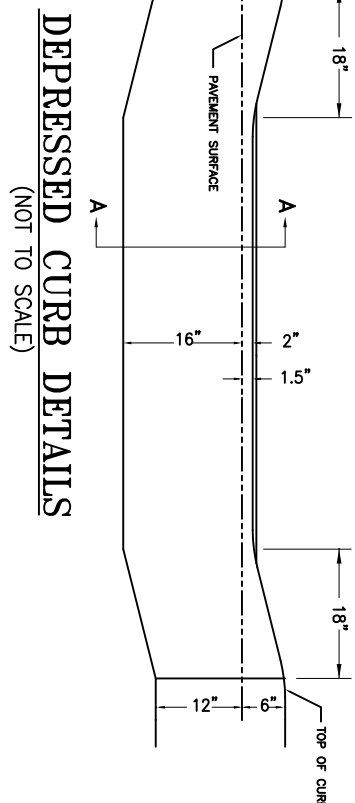
DETAIL OF SIGN

STOP SIGN (R1-1)
N.T.S.

ALL TRAFFIC SIGNS SHALL
BE PER NJDOT STANDARDS



CONCRETE CURB DETAILS
(NOT TO SCALE)



DEPRESSED CURB DETAILS
(NOT TO SCALE)

BLOCK 3703

1

CAMDEN COUNTY
PARK COMMISSION
"NEW BROOKLYN PARK"

ZONING REQUIREMENT									
BLOCK NO. 3703, LOT NO. 6 SITUATED IN NON-INDIANLANDS DISTRICT (RM) MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT ZONING BOARD RESOLUTION # 28 2007-28 DATED NOV.14, 2007 PERMITS "STORE & GO WINNSLOW" SELF STORAGE FACILITY									
DESCRIPTION	REQUIRED (RM)	PROPOSED (29,329.4 S.F. (6.51 ACRES))	VARIANCE IF NEEDED	SETBACK					
LOT AREA	2 ACRES MIN.	29,329.4 S.F. (6.51 ACRES)	NO	LOT WIDTH	125'	34.15'	NO	FRONT	50 FEET MIN.
LEFT SIDE	40 FEET MIN.	40'	NO	RIGHT SIDE	40 FEET MIN.	40'	NO	REAR	50 FEET MIN.
REAR	50 FEET MIN.	54'	NO	PARKING SPACES (TOTAL REQUIRED)	5 SP.	-	NO	PARK STILL SIZE	180 S.F., 8' W MIN
BUILDING COVERAGE	40%	27.8%	NO	SITE COVERAGE	80%	63.54%	NO	BUILDING HEIGHT	35 FEET MAX.
SETBACK	40 FEET FROM SIDE	105 FEET	NO	HEIGHT	8 FEET	12'	NO	AREA	32 S.F.
AREA	32 S.F.	32 S.F.	NO	HEIGHT	8 FEET	12'	NO	AREA	32 S.F.

ZONING BOARD (SITE PLAN) APPROVAL	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE
TOWNSHIP CLERK	DATE
TAX COLLECTOR	DATE
WINNSLOW TOWNSHIP	

PROPOSED SITE PLAN
STORE-N-GO SICKERVILLE

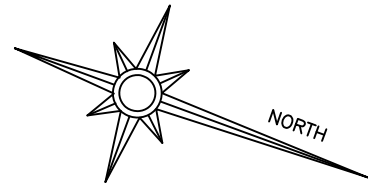
BLOCK NO. 3703 LOT NO. 6
119: ERIAL-NEW BROOKLYN ROAD, WINNSLOW TOWNSHIP
CAMDEN COUNTY, N.J.

DATE: 12/24/07
SCALE: 1"= 40'

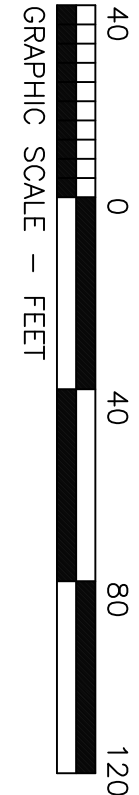
KISHOR L. GHILANI
N.J. LICENSE NO. 21857
609 6TH AVENUE
ARLINGTON, N.J. 08025
PHONE: 609-748-0032

BLOCK 3703.01

91



CONTOUR LINE (FRR.)



GRAPHIC SCALE - FEET

BLOCK 10904

46

SITE PLAN

LOT AND BLOCK NUMBERS REFER TO THE
WINNSLOW TOWNSHIP TAX MAP.
AREA INCLUDING ROADWAY - 6.927 ACRES, MORE OR LESS.
AREA EXCLUDING ROADWAY - 6.731 ACRES, MORE OR LESS.
ELEVATIONS ARE BASED ON NGVD-1929 DATUM AS SCALED FROM
THE U.S.G.S. QUADRANGLE MAP.

APPLICANT/OWNER
DILIP PATEL
KAPIL INTERNATIONAL, INC.
4093 S. 52ND AVE
CAMDEN, NJ 08105
PHONE: 609-748-2979