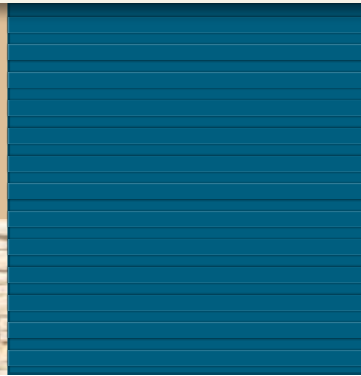




“Why Store Anywhere Else?”

The LONE STAR in Franchise Storage Opportunities



Room at the Top

The self-storage industry has changed vastly from its initial inception. Now a favorite of real estate investors and developers, self-storage has moved out from the back corners of industrial parks to main streets in urbanized settings and the suburbs.¹ Amazing Spaces® Storage Center is a beautifully designed, upscale store, providing individuals and businesses with multi-faceted storage solutions. Our well-appointed property takes storage to a new level of design and amenities, with features that include enhanced security and one-stop-shopping convenience.

Driven by customer satisfaction, Amazing Spaces is dedicated to our mission to provide the best in customer service and create a memorable storage experience. An exceptional business in the fast-growing storage industry, Amazing Spaces presents a singular opportunity for the discriminating investor.



Profile of Performance

Self-storage has survived good and bad economic conditions to become a popular investment that maximizes both the business and real estate aspects of the industry.² For the past 30 years, it has experienced the fastest growth rate of the entire commercial real estate industry in the U.S.³ The year 2006 saw massive self-storage revenue growth—to over \$22 billion⁴—with a total market capitalization value of the industry well in excess of \$220 billion! And its growth is projected to continue at record rates.⁵

Today, nearly one (1) in ten (10) households currently rent a self-storage unit, representing a 65 percent increase over the last twelve (12) years in utilizing self-storage.⁶ Keeping abreast of this highly competitive marketplace requires a new level of sophistication in choosing a location and developing your project for maximum profits.⁷

¹ 2007 Self-storage Almanac

² "An Introduction to Self-storage." Accessed 14 Sept. 2007. <<http://www.selfstorage.org/downloads/IntroToSS2000.pdf>>.

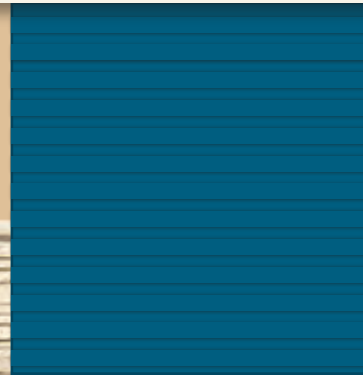
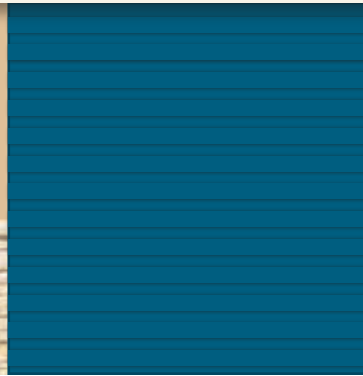
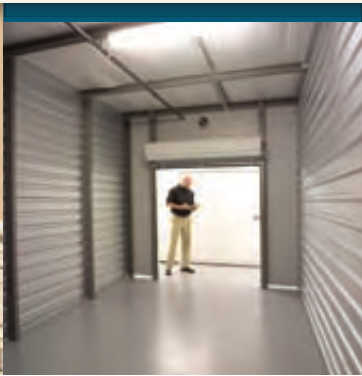
³ "Self-storage Industry." Accessed 14 Sept. 2007 <<http://www.selfstorages.net/storage/guide/self-storage-industry.html>>.

⁴ "Self-storage Industry Fact Sheet (as of 4/19/2007)." Accessed 9 Sept. 2007 <<http://www.selfstorage.org/pdf/FactSheet.pdf>>.

⁵ "Self-storage Industry." Accessed 14 Sept. 2007 <<http://www.selfstorages.net/storage/guide/self-storage-industry.html>>.

⁶ "Self-storage Industry Fact Sheet (as of 4/19/2007)." Accessed 9 Sept. 2007 <<http://www.selfstorage.org/pdf/FactSheet.pdf>>.

⁷ "An Introduction to Self-storage." Accessed 14 Sept. 2007. <<http://www.selfstorage.org/downloads/IntroToSS2000.pdf>>.



Gaining the Edge

An increasing share of the self-storage market dollar is going to more sophisticated, aesthetically pleasing facilities.⁸ Aesthetics not only draws more customers, it maintains a better long-term value for the property's owners.⁹ Today's consumers demand products and services that are operated by professionally run companies. Additionally, newer properties are advised to blend into the "retail" nature of the areas they serve and create a stable, secure, upscale image that develops a strong perception of trust.¹⁰

State-of-the-art Amazing Spaces Storage Centers fit the sharpened profile of self-storage today. It's the result of careful planning and execution, designed around a vision for overall excellence.



Building on Experience

The Amazing Spaces franchise model evolved out of experience and a desire to create a self-storage property that would be the best in its class. The model also creates a property that helps to relieve the stress of moving and storing which is one of the five most stressful times during a person's life.

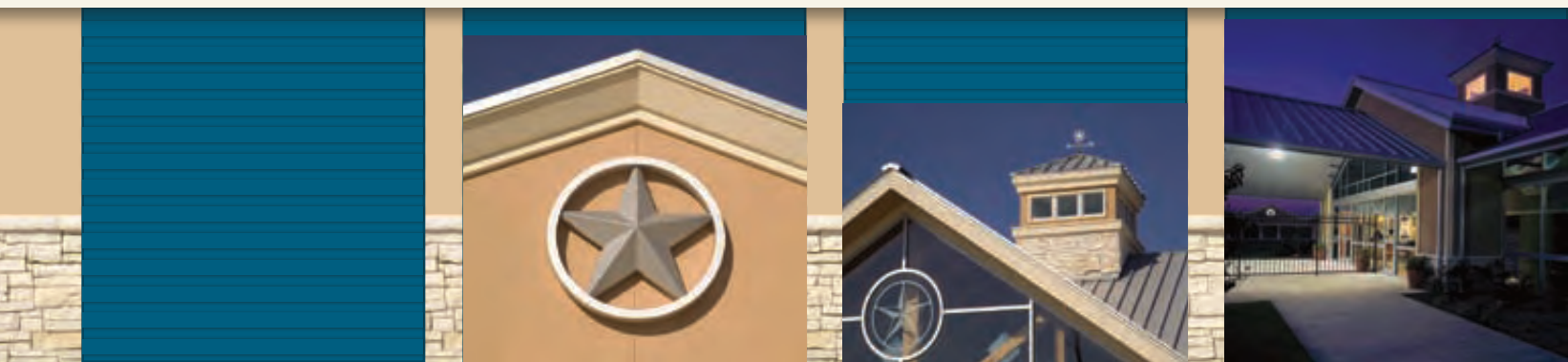
Founders and owners, Scott and Kathy Tautenhahn began their journey in the industry with a property that was completed in 1998. Seeing a market for a high-end storage property, they planned the impressive, second Amazing Spaces Storage Center. Scott and Kathy chose the finest features of their original location, incorporated ideas gained from customer feedback, and added still more extraordinary features of their own. The center opened in 2001 and soon earned recognition as the Mini-Storage Messenger 2002 Facility of the Year Overall Winner. This highly coveted award from the voice of self storage is awarded every year to the industry's top property that stands out above the competition and showcases the latest innovations and trends in the industry.

Now with three Amazing Spaces Storage Center locations, Scott and Kathy are ready to share their inspired business concept through franchising, enabling more people to benefit from their outstanding system of operation. You'll use this unsurpassed system, if you are awarded an Amazing Spaces Storage Center franchise.

⁸ Ibid.

⁹ Lange, Nolan. "A New Angle on Roofing." 1 Sept. 2007. Accessed 14 Sept. 2007. <<http://www.insideselfstorage.com/articles/331/78h1315494726040.html>>.

¹⁰ "An Introduction to Self-storage." Accessed 14 Sept. 2007. <<http://www.selfstorage.org/downloads/IntroToSS2000.pdf>>.



Multifaceted Business System

The Amazing Spaces business system is the result of insightful planning and response to customer needs and desires. It's a flexible system that places an unparalleled emphasis on customer satisfaction. In your Amazing Spaces franchise, your professional management skills will make customers confident that their possessions are well-placed in a clean, safe, and secure "home away from home."

Impressive Showplace

Your exceptional Amazing Spaces property makes a spectacular first impression. The average Amazing Spaces franchise operation will range in size from 60,000 to 120,000 gross square feet. Your property's distinctive lines and beautiful facade will communicate, even to the most casual observer, that this is truly a first-class operation.

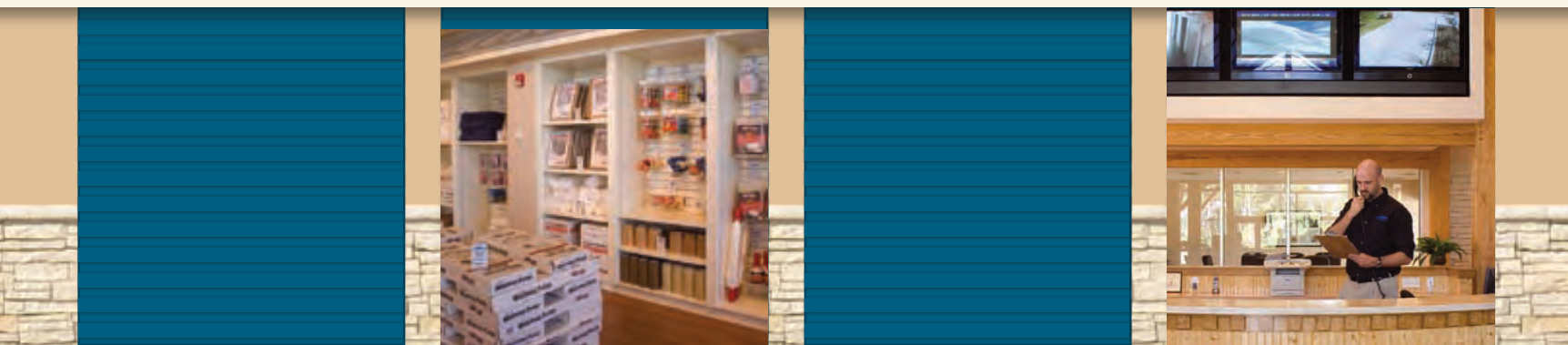
The main retail office and storage buildings are defined by architectural peaks, emblazoned with your highly identifiable logo, featuring a star inside



a circle. Stone and stucco exteriors are tastefully finished in natural light tones, accented with rich, dark blue and forest green trim. More details include wrought iron, expansive storefront windows, night-time illumination and professional landscaping.

The spacious leasing office and retail sales area feature a soaring ceiling, 30-foot windows, wood and tile flooring and an earth-tone color scheme. Above the attractive counter area, tastefully mounted flat panel displays show your cutting-edge security system at work. You'll take prospective customers on tours through actual size model storage units, where you can demonstrate many of your exceptional security features, including: monitored individual door alarms, automatic lighting, and colored digital surveillance cameras.





Going the Extra Mile

Amazing Spaces' one-stop-shopping convenience underscores our motto, Why Store Anywhere Else? Packing and storage supplies will be right at your customers' fingertips in an attractively arranged retail area, where they can purchase logoed moving boxes, packing and shipping boxes, packaging tape and other items. You'll further assist their storage experience by providing truck rental services through an affiliation you'll develop with an approved truck-rental company. Most stores will also carry over 100 retail moving supplies and can accept deliveries at no additional charge.

As additional customer considerations, you'll offer a variety of flexible payment plans and long term discounts, plus optional insurance protection.





Spectacular Storage

Increasing numbers of people are turning to self-storage, and they're seeking control over what, where, when, and how they store.¹¹ Your customers will be able to find exactly what they want and need from your vast array of up to 30 different size storage options ranging from 5 × 5 to 15 × 30. Most Amazing Spaces properties will even feature covered driveways for unloading capabilities to provide protection from the elements, and you'll offer free use of moving carts and dollies. A plus for all customers, is that storage areas are 18-wheeler accessible.

Depending on the size of your location and market demand, you may also offer several sized enclosed storage spaces for recreational vehicles, travel trailers, and boats. Amenities include electrical outlets, dump station and wash area, sealed and treated concrete floors, and monitored alarms. Your 11 × 40 outdoor concrete parking spaces will provide an economical alternative to enclosed storage and will include access to a wash and dump station.

Incomparable Security

Your customers can rest assured that their belongings will be well protected. Security is one of Amazing Spaces' top priorities, with measures that include individually monitored alarms on all storage units, color surveillance cameras that are motion activated and recorded 24 hours a day, computerized gate access system, automatic lighting in all hallways, and additional outdoor lighting in public access areas. All of this reinforces customer security and provides better camera views to increase the property's security. Your central DVR camera system provides you with the ability to monitor your store and employee activity when you're not at work. All franchise locations will require customers to use top of the line security locks that will provide customers with extra security measures.

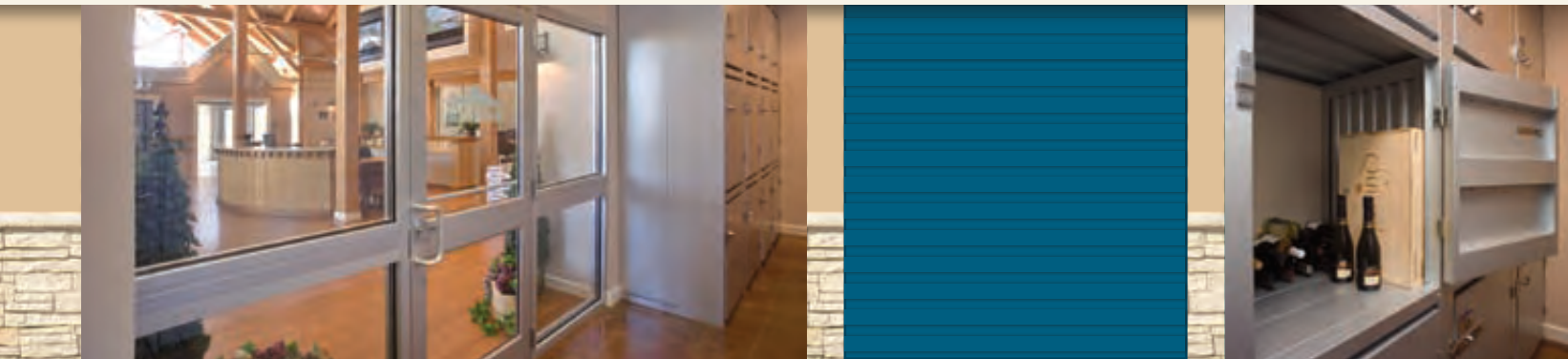


Comprehensive Website

Our website provides you with superb exposure and is a key component of Amazing Spaces' marketing and brand building! This extensive, informative and highly attractive site contains detailed information about all of Amazing Spaces' exceptional features and offerings. For customer convenience, an interactive chart assists in determining what size space they'll need to rent, and then another area allows them to rent their space online any time, no matter if your store is open or closed. After the customer rents a space, online bill pay, address changes, and billing changes are available 24 hours a day. Among many other features are a wine



¹¹ Accessed 14 Sept. 2007 <<http://www.self-storage-facilities.com/index.htm>>.



cellar tour, stunning property photographs, helpful links, and glowing testimonials from your customers.

Proprietary Software

You'll use our proprietary software, Amazing Spaces Office®, specifically designed to make running your Amazing Spaces franchise much easier. It includes opening and closing procedures, money tracking, customer call reminders, customer call tracking, competitors' information and rates, inventory keeping, and office record storage organization.

The customer-point-of-view practices, inherent to the dynamic Amazing Spaces Storage Center business system, distinguish this franchise from the competition. This state-of-the-art business is a jewel in the self-storage industry, offering built-in flexibility for your customers and for you, as you plan your investment.

Climate Control

Many of your units will feature air-conditioning and heating to maintain a year-round temperature. These spaces have individual air ducts and are ideal for such items as electronics, antiques, books, and cloth or wood furniture. Amazing Spaces educates their customers about the importance of climate control options. All interior units are maintained for optimum climate controlled conditions at a temperature between 68 and 78 degrees year round. Our system offers customers a true climate controlled storage experience so their items will be preserved for future use.

Items that customers currently store in an attic or garage can be safely stored in non-climate controlled units. Features include sealed and painted floors to help lower

dust levels along with insulated ceilings for decreased heat.

Wine Storage

Depending on your market, your Amazing Spaces franchise may include wine storage. Entrance to this area is gained through a handsomely decorated door, which leads to professionally-designed individual wine vaults. As functional as they are beautiful, Amazing Spaces' wine vaults were designed in conjunction with wine consultants, temperature specialists, and security experts to meet the highest standards for wine preservation.



Business Center

Your property will be fully equipped with a conference room that will benefit all your storage customers. It will be fully complete with Wi-Fi, complimentary coffee, and an all in one copier/fax machine in a modernly appointed meeting room space.





The Amazing Spaces Franchise Edge

Amazing Spaces Storage Center is as responsive to the needs of our franchisees, as we are to those of our customers.

Adaptable Investment

We believe in building what the market area will demand, so our business concept allows you flexibility in determining your property's size and offerings. These adjustable variables combine with our unparalleled business system to make Amazing Spaces an ideal investment in just about any geographic location!

Cost-Effective Staffing

One attractive advantage of an Amazing Spaces Storage Center franchise is staffing. One store can operate on just 2-3 full-time employees. Compared to hotels, restaurants and other high staffed franchise opportunities, low staffing makes operating multi-units more efficient.

Pre-Leasing

Even before construction has been completed on your property, you'll be allowed the opportunity to start your revenue stream through pre-leasing (where zoning allows). We'll provide you with advice and assistance for exciting, pre-lease promotions.



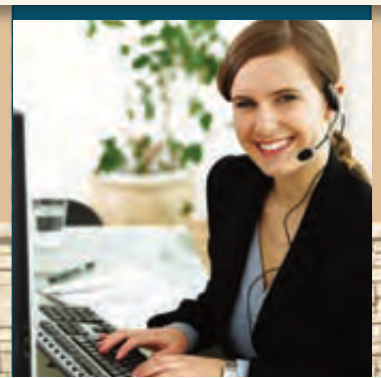
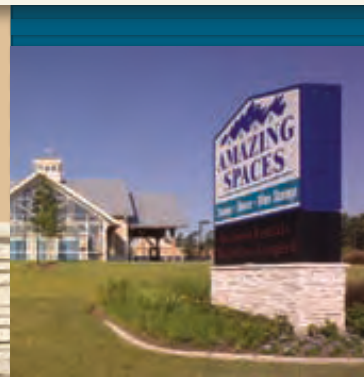
Flexible Business Plan

Amazing Spaces' business plan is easily adapted for smaller land sizes, different shaped land or a variety of different regions of the country.

Real Estate Investment

Despite a sluggish economy, a credit squeeze and slowing fundamentals, investors this year are plowing money into funds that invest in real estate investment trusts, reversing a long trend of outflows. A total of \$1.23 billion flowed into domestic REIT funds in the first three months of the year, according to a recent research note from Keefe, Bruyette & Woods. An investment into an Amazing Spaces franchise puts this growing trend into play.





Superb Support

We apply the same high standards, found in our customer-service philosophy, to the support services we've designed for you. You'll benefit from the expertise and guidance of an experienced team of storage professionals with services that include the following:

In-depth Training. You'll receive extensive classroom instruction on site selection and all aspects of site development. Additionally, instruction will be given on our administrative, operational, and customer-service procedures, including how to use our proprietary software. On-the-job training will take place at one of our locations, providing you with valuable experience in the daily operations of an Amazing Spaces franchise.

Marketing. In addition to the pre-leasing assistance mentioned previously, we'll share our effective marketing approaches and methods with you. We'll also provide you with marketing plans and professionally-produced advertising materials. And, of course, you'll have full use of our distinctive logo and the exclusive Amazing Spaces Storage Center brand name.

Site Selection. Prior to choosing a location for your Amazing Spaces Storage Center franchise, you'll be given guidelines for selecting one that will be suitable. Among these considerations are good visibility and a location positioned on a high traffic thoroughfare within proximity to a medium to high-end residential area. Amazing Spaces' hands-on site selection processes is an instrumental part in the overall growth of the

company.

Operations Manual. Every detail of your franchise operation can be readily accessed in your extensive operations manual. This invaluable tool will provide you with information at a glance, as you start your business and in the years that lie ahead. Also included is a full appendix detailing architecture, signage, color, fixtures and much more.

Ongoing Service and Support. We stand by our franchisees with open lines of communication and assistance, whenever it is needed. Our goal is to help you create and maintain a superior self-storage property that lives up to the respected Amazing Spaces Storage Center name.

Website for Franchisees. A fully integrated website for franchisees that includes marketing layouts, manuals, online help, ordering information, quarterly newsletters, FAQs and plenty more.





How to Qualify

An Amazing Spaces franchise represents the investment of a lifetime for the right individuals. In order to maintain the high standards of this exceptional business, we've identified specific qualifications that we'll be looking for in franchisee candidates.

We're seeking resourceful, self-motivated problem-solvers with a team orientation. You should possess strong sales and customer service abilities, in addition to well developed people skills. Additional requirements include maturity, stability, and values that embrace excellence, honesty, and integrity. Prior business, retail sales, property management and storage business experience will be considered a plus but are not mandatory.

Capture your Share of an Amazing Opportunity

Today's customers aren't satisfied with "good enough," and quality products are bringing self-storage success.¹² Amazing Spaces Storage Center has carved an exclusive niche in the evolving self-storage industry, with unmatched customer orientation, unequivocal service, and enhanced options. If you've been seeking a business investment that stands out among the crowd, this upscale franchise model is the one for you!

For more information, please refer to the contact information located on the following page. We're looking forward to hearing from you soon!



¹² Curtis, Dan. "Building for Money or 'How to Marry Rich Customers.'" 1 Sept. 2007 <<http://www.insideselfstorage.com/articles/331/78h1316144715396.html>>.



Amazing Spaces Storage Center
9595 Six Pines, Suite 6320
The Woodlands, TX 77380
Phone: 281-370-9982
Fax: 281-378-7919

Email: sales@amazingspaces.net
www.AmazingSpacesFranchise.com

