

#### Malakoff, TX

Construction is underway in Malakoff, TX, which is on the south end of Cedar Creek Lake in the southern path of growth of the Dallas-Fort Worth Metroplex. The Malakoff facility will consist of 319 self-storage units and approximately 100 parking spaces. The self-storage units will include 156 climate-controlled units and 163 non-climate-controlled units. There will be 62,860 square feet of net rentable area. Longer term, we anticipate building a Phase 2 self-storage facility on the existing parking spaces.



Malakoff Rendering

#### Pilot Point, TX

Pilot Point will be a new build facility in Pilot Point, TX, just east of Lake Ray Roberts in the northern path of growth of the Dallas-Fort Worth Metroplex. Site plans for the Pilot Point facility have been finalized. We currently anticipate the facility will have approximately 380 climate-controlled units, totaling approximately 56,000 net rentable square feet.



Pilot Point Rendering

#### Justin, TX

In Q3 2023, Vortex invested in an existing facility located in Justin, TX, a secondary market located just north of Fort Worth. The facility currently consists of 127 drive-up units (non-climate-controlled) and 56 RV/trailer spaces totaling 15,500 net rentable square feet. Approximately 1.7 acres of the property are currently being used mainly as surface parking, with a small structure containing storage units near the road. The anticipated plan is to tear down the existing structure and convert this space and the surface parking into 26 large contractor units within the next 12 months.



Justin Facility

#### Maybank / Kemp, TX

This facility will be located approximately 30 minutes from downtown Dallas on the north end of Cedar Creek Lake and lies directly in the southern path of growth of the Dallas-Fort Worth Metroplex. Site plans have not yet been finalized, but we currently anticipate the facility will have 532 units, with 277 climate-controlled units, 196 non-climate-controlled units, and 59 boat/RV units totaling approximately 120,000 net rentable square feet.



Kemp Rendering

#### Deals Under Negotiation

**Crossroads, TX:** New construction, approximately 350 units

**Caney City, TX:** Existing newly constructed facility (81 climate-controlled units & 22 RV/Boat spaces) with great lease-up and expansion opportunities.

**Sherman, TX:** New construction of approximately 350 units in close proximity to Lake Texoma