

# Around self storage

## All About Storage Aids Students with School Supplies



The property managers at All About Storage in Concord, North Carolina, recently collected school supplies for R. Brown Elementary School to ensure that all the students were prepared for the school year. This is the third season that All About Storage has accepted donations for the school.

The property managers delivered all of the donations—which included notepads, pens, pencils and other necessary supplies—to R. Brown Elementary on Labor Day. They love to help the local community and are involved in a variety of drives year round, including coat drives, Toys for Tots, food drives and collecting money for the local animal shelter, Kitty City. More details: [Facebook.com/AllAboutStorageConcord](https://www.facebook.com/AllAboutStorageConcord).

## IREC Awarded Contract for Moove In Self Storage



Investment Real Estate Construction, LLC (IREC) announced construction of phase II at Moove In Self Storage on Shreiner Station Road in Lancaster, Pennsylvania. Moove In Self Storage is located in Lancaster County at the intersection of Route 283 and McGovernville Road (Route 741).

IREC was responsible for obtaining all land development plans and permits in addition to designing and constructing two new single-story buildings as a final addition to the facility. This new addition adds all large, exterior access units to the final mix, offering customers an array

of choices. This expansion gave Moove In Self Storage a total of 75,975 SF of building space equaling 629 units. Dirk Wakeham Joins StorageAhead as CEO

StorageAhead, a wholly owned subsidiary of Red Nova Labs and provider of technology solutions for the self storage industry, announced that Dirk Wakeham will join the company as chief executive officer and as a member of its board of directors. Wakeham has spent the last 20 years leading technology-enabled service companies focused on real estate. He brings to StorageAhead a leadership style that is driven by fanatical customer focus, strategic innovation, and a passionate articulation of a bold future for StorageAhead and the self storage industry.

Wakeham previously served as president of RealPage, a leading provider of SaaS solutions for the rental housing industry. Prior to RealPage, he was founder and CEO of LeasingDesk, a provider of risk mitigation solutions for rental housing.

“Dirk brings a strong record of product leadership, enterprise SaaS experience, and an excellent understanding of the needs of our industry,” said Dan Miller, founder and president of StorageAhead.

“I’m excited to be joining StorageAhead at this point in the company’s lifecycle,” said Wakeham. “I look forward to bringing the company to the next level and addressing the full platform of needs of all store owners, both large and small.”

## Metro Storage Acquires Portfolio in Minneapolis Market



Metro Storage LLC announced the expansion of its presence in the Minneapolis market with the acquisition of the four-store Metro Mini & RV Storage portfolio. The new facilities are located in the Minneapolis suburbs of Bloomington, Eden Prairie, Mound and Orono, and add 208,000 rentable square feet, 1,500 storage units, and 450 RV/parking units to Metro Storage’s existing Minnesota portfolio.

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In the first quarter of 2015, Metro is also scheduled to open a newly converted storage facility in the Minneapolis suburb of Blaine. This will bring the total number of Metro Self Storage stores in the Minneapolis market to six.

“We’ve been in the Minneapolis market with our Maple Grove store for a few years now and welcome this opportunity to expand our presence,” said Metro Storage LLC Chairman Matthew Nagel. “The addition of the Metro Mini stores as well as the Blaine facility fit in well with our current business model and future growth plans.”

The facilities are well-positioned on or near major retail corridors in strong demographic areas. The high-quality facilities feature interior loading bays, climate controlled units, exterior drive-up units, state-of-the-art security systems, computer-coded gate access and RV/boat storage spaces. All four locations will feature Penske truck rentals.

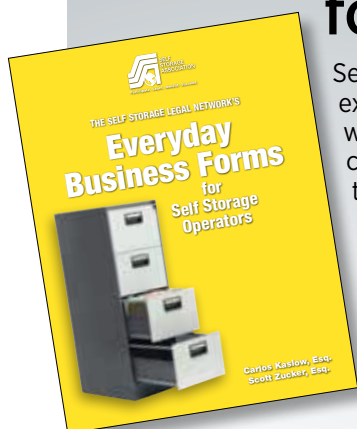
“These stores round out our ability to better serve the storage needs of the surrounding community,” said Blair Nagel, CEO of Metro Storage LLC.

## Storage World LLC Expands Pennsylvania and New Jersey Locations

Locally owned and operated Storage World LLC is nearing completion of two expansion projects that will increase the company’s total rentable square footage by 37,000 sq. ft. One of the projects began in June at the company’s corporate headquarters in Sinking Spring, Pennsylvania, while the other began in July at the Mickleton, New Jersey, site. The expansion projects included the construction of five new buildings by Trachte Building Systems, a Wisconsin-based company. Buildings were constructed on site by Brecknock Builders from Denver, Pennsylvania. ❖

THE SELF STORAGE LEGAL NETWORK’S

## Everyday Business Forms for Self Storage Operators



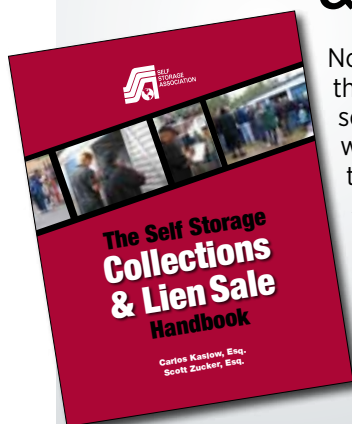
Self storage is the rental of non-residential real estate. Each tenant is required to execute a written rental agreement that typically states that it can only be modified in writing. While a good rental agreement will work well for most customers, you will have customers and situations that require that additional forms be used in conjunction with the rental agreement.

This manual provides addendums and forms to deal with business situations that frequently arise at self storage facilities. The forms provided are models that you will be able to modify to conform to your rental agreement and other documents.

We hope that having these forms will make serving your customers’ needs easier and will allow site personnel to respond properly when requests are made.

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## Self Storage Collections & Lien Sale Handbook



No self storage operator wants to conduct lien sales, but they are a necessary part of the rent collection process. Lien laws in 48 states and the District of Columbia grant to self storage facility operators the legal right to sell delinquent tenant stored property when rent is not paid. The lien laws provide, in reasonably clear language, the steps that storage operators must perform prior to conducting a lien sale. However, the state lien laws do not provide clear guidance on the nuts and bolts requirements of actually holding a distressed property lien sale or public auction. This manual provides some of the forms that every self storage operator should consider as part of the process in conducting a self storage lien sale. They can be used whether you conduct your own sales or retain an auctioneer to assist you.

This publication is sold electronically. | Members \$100 | Not-Yet Members \$150