**Speaker 0:**

More smart.

**Speaker 1:**

This is mark.

**Speaker 0:**

It is mark.

**Speaker 1:**

Mark I'm Dennis Wiley with precision global corporation or you.

**Speaker 0:**

Know okay good.

**Speaker 1:**

Evening here are your name came to me as a guy who looks at real estate deals on occasion is that still the case.

**Speaker 0:**

In one now so my real estate sectors probably full.

**Speaker 0:**

**Speaker 0:**

Well she does something really exciting.

**Speaker 1:**

I think it is.

**Speaker 0:**

Okay.

**Speaker 1:**

When do you ever invest in self storage.

**Speaker 0:**

Get a good one independently back in the nineties it is custom attributes in a great way to hold land in good revenue come in in the in the yearly basis.

**Speaker 1:**

Probably been the number one real estate venture over the last ten years the last twenty years me give you a quick overview this company is triple a storage I've been doing it for thirty years seventy nine properties average return just on the sale of the property for our investors is two hundred and sixteen percent you combine that with the net operating income and realistically over a forty five year period you're looking at about two hundred fifty percent on your money.

**Speaker 1:**

Time in and time out okay make it a hundred percent track record passive income so you don't have to worry about the tenants are the.

**Speaker 1:**

You know you and any other management you just kind of put the money in N. ng and reap the rewards yes I like some you'd be open to looking at.

**Speaker 0:**

I would that five year windows a little long for me these days.

**Speaker 1:**

The nice thing though in year three they do a cash out refi so you get your money back.

**Speaker 0:**

Okay so that's that's within the time frame.

**Speaker 1:**

Warriors.

**Speaker 0:**

Is this specific project or is it a meeting and what state I'm investing in or hundred percent yeah I've got one that said.

**Speaker 1:**

Construction started just outside of Tampa Florida we started the equity raise a while back and I've only got a little a little over one full position left one wonderful position costs two hundred eleven thousand two hundred.

**Speaker 1:**

I've got about three hundred thousand left on this project and then it's over so you're guaranteed five percent return on investment while it's being constructed after that you partake in the net operating income your average return is going to be twenty percent a year that and during that time frame but what you can when you include the sale of the property you're realistically looking at like I say about two hundred fifty percent on your money.

**Speaker 1:**

Your.

**Speaker 1:**

Your three thank you.

**Speaker 0:**

Version.

**Speaker 1:**

Pardon me.

**Speaker 0:**

Is is the sale a conversion to sell the plant and the strip mall or is the sale a movie franchise model is Kohler.

**Speaker 1:**

So what happens online okay so this this is what we've been bought out by a public or CubeSmart seventy nine times in the past Graham and so we have a relationship with them a lot of times what we'll do is build the storage facility get up and running they'll come along make us an offer we can't refuse we sell it to okay they've already made an offer on this property and it's not even completed yet they wanted first right of refusal and we told him look we only offer that to our partners and so they're actually partners in this project as well so this one's gonna sell and I think it's going to snow fairly quickly it's just a matter for how much but if you look back over the seventy nine properties that triple a storage is done over the last thirty years the average return for you a partner just on the sale this two hundred sixteen percent.

**Speaker 0:**

Okay.

**Speaker 1:**

So it's real.

**Speaker 0:**

I will I will only look at it I'm I'm heavy into a real estate deal right now that.

**Speaker 1:**

**Speaker 0:**

Kind of flogging its way through everyone's blame in the freaking cold it for everything first yeah Dorridge however if there's there's little safety net there so.

**Speaker 1:**

What's your me to say well let me ask a question I mean I'll send everything to you obviously I want you to look at it I can point out the highlights kind of a win over the the the the you know thousand foot but version here but what's your liquidity like I mean if you look at this and and liked it which I'm sorry.

**Speaker 0:**

That's fine.

**Speaker 1:**

Yeah okay I would recommend you look at the information I Spanien do some due diligence find out who I John music is a triple a storage check out the track record I'll run it.

**Speaker 0:**

All right.

**Speaker 1:**

You know I mean these guys these guys are good so if you're interested in in that type of thing it'll it'll it'll treat you right so let me have your email address I.

**Speaker 0:**

Yeah right you have what you have one otherwise send it to market may RC.

**Speaker 0:**

Add in W. B. B. I. dot com.

**Speaker 0:**

North west business builders incorporated and W. B. B. eye doctor just M. A. R. C..

**Speaker 1:**

At.

**Speaker 0:**

Yep.

**Speaker 1:**

Okay.

**Speaker 0:**

At N. W. B. C. dot com.

**Speaker 1:**

In WBBL that camp it's going to come from my assistant his name is Ian Sullivan it'll say precision global corporation on the email and.

**Speaker 1:**

Look at it soon and and and the only reason I say this because this is gonna be gone it'll be gone by the.

**Speaker 1:**

Early part of next week.

**Speaker 0:**

I'll try to look at it today if not there's a there's a gap tomorrow.

**Speaker 1:**

That's fine and if you like it in you decide Hey I'd I'd like to be a part of it let me know I don't need the money the same day but we can get the paperwork started and I'll show you everything that you need I mean you're gonna that's smart enough to figure it out.

**Speaker 0:**

Before.

**Speaker 1:**

Yeah it.

**Speaker 0:**

Is Miller what I'm doing now so yeah yeah just get up let's take a look at it.

**Speaker 1:**

Okay mark I appreciate your time.

**Speaker 0:**

All right thank you but.