

RETHINK SELF STORAGE FUND 2

COMPANY OVERVIEW

Gamma Income is a private equity firm founded by Patrick Traynor, specializing in commercial real estate investments. The general partners have raised more than \$1.1 billion in capital markets over the last 15 years.

Capital appreciation and capital preservation are the dual mandate across a diversified product mix; Self storage, apartment complexes and hotels. Gamma Income has been involved in the ownership of 13 properties totaling more than \$50 million in transaction volume.

RETHINK SELF STORAGE FUND 2

- This offering is a 506B and is open to accredited and 35 non-accredited investors.
- Diversifying 2-3 assets across multiple states to allow a lower risk profile by investing in a fund.
- Focusing on value-add projects that have low physical occupancy or low economic occupancy. Conversion projects and land acquisition opportunities at attractive prices.



COMPETITIVE ADVANTAGES

Margin of Safety - Assets are acquired below replacement cost at \$20–\$40 per sq. ft. vs. industry average of \$100–\$120 per sq. ft., creating day-one value.

Accessibility & Transparency - We maintain an open-book policy and offer direct access to general partners, ensuring clear communication and accountability.

Cost-Effective & LP-Focused Firm - Gamma Income prioritizes lean operations to maximize cash-on-cash returns for investors.

Strict Underwriting - Gamma Income underwrites investments based on “in-place” rental rates and market conditions, not projections.

Tax Advantages - Investors benefit from accelerated depreciation, cost segregation, and construction-related tax incentives that enhance after-tax returns.

Investor-First Structure - Investors receive their preferred return and return of capital before GPs participate in cash flow, ensuring alignment of interests.

Diversification - Targeted approach to geographic locations and product type reduces risk.

Co-Investment Commitment - Gamma Income’s general partners invest alongside LPs in every offering, demonstrating confidence and shared risk.

INVESTMENT STRATEGY

Capital Raise

\$3,400,000

Purchase Price

\$9,300,000 - 3 Assets - 16.7 Acres

Asset Types

Car Dealership Conversion into Self Storage & Two Land Development Projects

Business Plan

- Convert Car Dealership to 350+ Self Storage Units.
- Develop Land to 60K sq ft, Multi-Story, Class A Self Storage.
- Develop Land to 72K sq ft, Single-Story, Class A Self Storage.

Locations

Albany, GA & 2 assets in Charlotte, NC

TARGET RETURNS AND HOLD PERIOD

Preferred Returns

8% annually, paid via quarterly distributions

Target IRR

15%–25% over a 5-year hold period
Projected Equity Multiple: 2.0x - 2.9x

Exit Strategy

Stabilize, refinance, or sell to institutional buyers

Closing Date

3rd Quarter, 2025

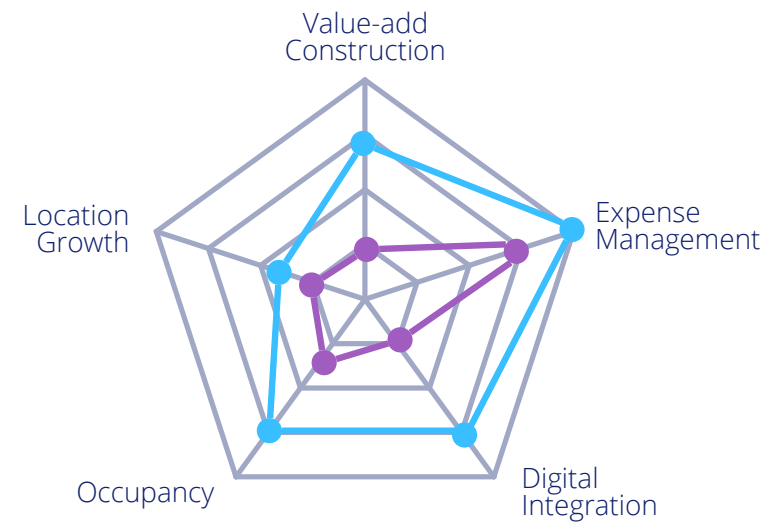
CALL PATRICK TRAYNOR AT (518) 253-2468 | PTRAYNOR@GAMMAINCOME.COM

DISCLAIMER: The purpose of this presentation is to share conceptual and basic information on a new investment opportunity from Gamma Income. As such, this presentation is based on the information gathered to date and does not purport to be complete. The information contained herein should not be relied on by anyone reading it as the basis for their decision to invest in this opportunity. Gamma Income has prepared a confidential Private Placement Memorandum (“PPM”) that will be provided to all interested parties, which is the only document provided by Gamma Income that investors can review in order to determine whether to invest. This presentation is intended to be used for informational purposes only and it is not a solicitation or offering to the recipient. The use of this material is authorized only for those to whom it was originally provided. The funding of the investment is subject to Gamma Income completing its due diligence and underwriting processes in order to examine the physical and financial information associated with the investment. After reviewing the information herein, investors that wish to receive a PPM should contact Gamma Income and request a PPM, which, as indicated above, is a formal document that outlines all of the details of the transaction, projected cash flow and returns on investment.

ALBANY GEORGIA



PROPERTY OVERVIEW



LEGENDS:

● Today ● After stabilization

Address	1001 S. Slappey Blvd, Albany GA 31701
Size/Density	58,062 Sq.Ft
Land Area	10.10 AC
Purchase Price	\$750,000 = \$12.50 / Sq. Ft
3 Year Lease w/ Option To Buy	\$3,000/mo

CAR DEALERSHIP CONVERSION

1001 S. Slappey Blvd, Albany, GA, offers an excellent investment opportunity in a high-visibility area with 14,500 vehicles per day (2023).

This location has great curb appeal, previously having been a Chevrolet car dealership for 30+ years. Located in a busy business district with great road frontage and parking.

With retailers like McDonalds, Subway, Burger King, Popeyes and Piggy Wiggly grocery chain, its prime location ensures steady traffic. making it a valuable asset for investors targeting Albany's growth.

BUSINESS PLAN

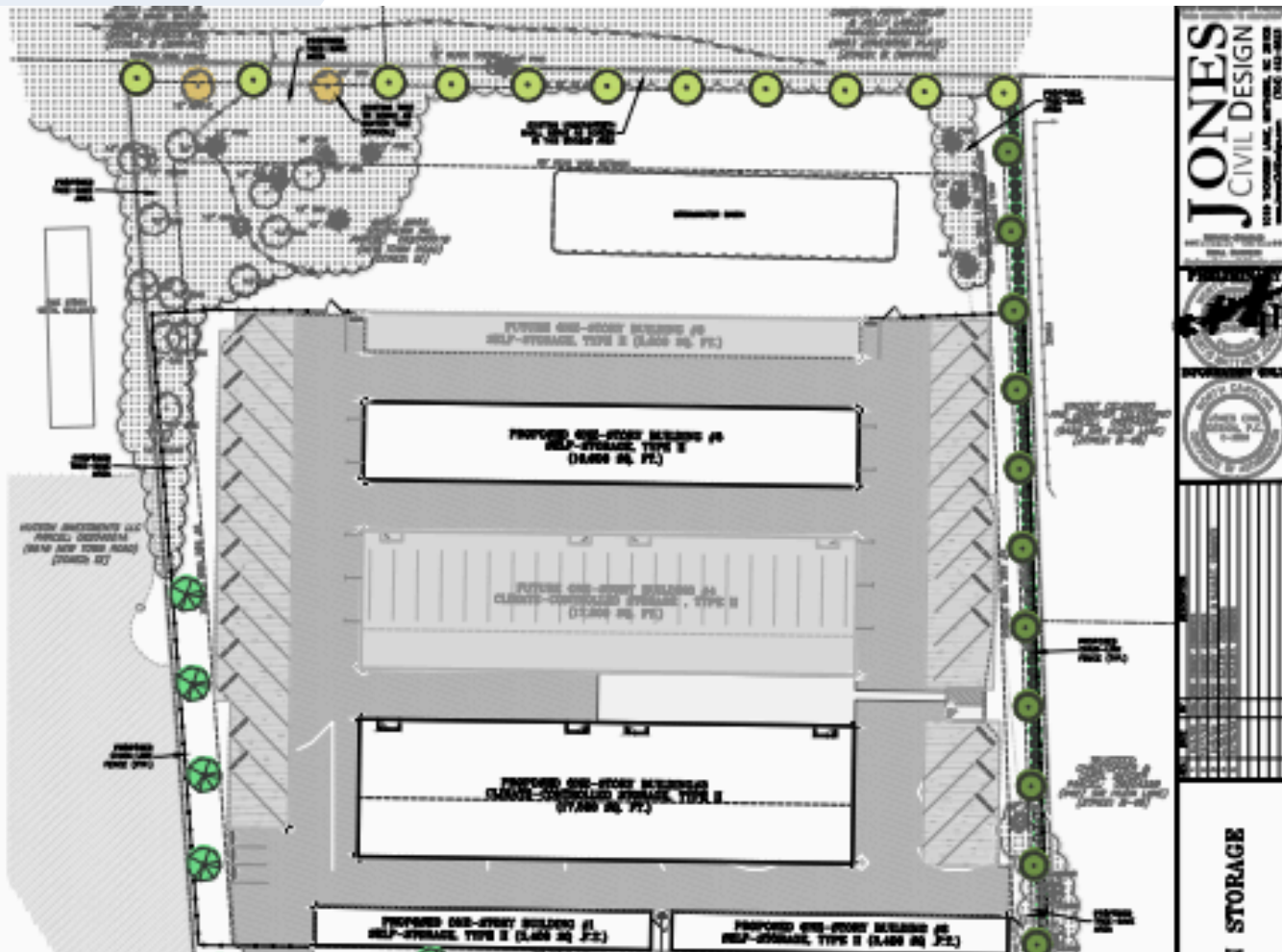
- **Development Plan** : Convert 3 empty warehouses in the center of the land parcel to self storage. This includes demolition and upfitting spaces with new offices & increasing curb appeal for new customers.
- **Market Demand:** 350+ storage units will be built to support the growing 5-mile population. With limited climate controlled self storage, secured storage options make this the ideal opportunity.
- **Financial Potential:** Low operating costs, affordable and economical construction budget allow this site to be stabilized at approximately 30% occupancy. Leaving a large margin for profit potential.
- **Pre-Plan** - LEASE with Option to Buy at \$3k/Mo- Sale Price \$12.50 per square foot. Future build out approximate \$30 per square foot. Our asset breakeven is \$42.50 vs. Self Storage Nationwide approximately selling at \$100/ per square foot.
 - Year 1 - Demolition, Upfit facility for Self Storage, Build 300+ Units
 - Year 2 - Lease 200 units.
 - Year 3 - Build 200+ units
 - Year 4 - Lease 150 units.
 - Year 5 - Stabilize occupancy, Sell



CALL PATRICK TRAYNOR AT (518) 253-2468 | PTRAYNOR@GAMMAINCOME.COM

DISCLAIMER: The purpose of this presentation is to share conceptual and basic information on a new investment opportunity from Gamma Income. As such, this presentation is based on the information gathered to date and does not purport to be complete. The information contained herein should not be relied on by anyone reading it as the basis for their decision to invest in this opportunity. Gamma Income has prepared a confidential Private Placement Memorandum ("PPM") that will be provided to all interested parties, which is the only document provided by Gamma Income that investors can review in order to determine whether to invest. This presentation is intended to be used for informational purposes only and it is not a solicitation or offering to the recipient. The use of this material is authorized only for those to whom it was originally provided. The funding of the investment is subject to Gamma Income completing its due diligence and underwriting processes in order to examine the physical and financial information associated with the investment. After reviewing the information herein, investors that wish to receive a PPM should contact Gamma Income and request a PPM, which, as indicated above, is a formal document that outlines all of the details of the transaction, projected cash flow and returns on investment.

MARVIN NORTH CAROLINA



AFFLUENT COMMUNITY LAND DEVELOPMENT

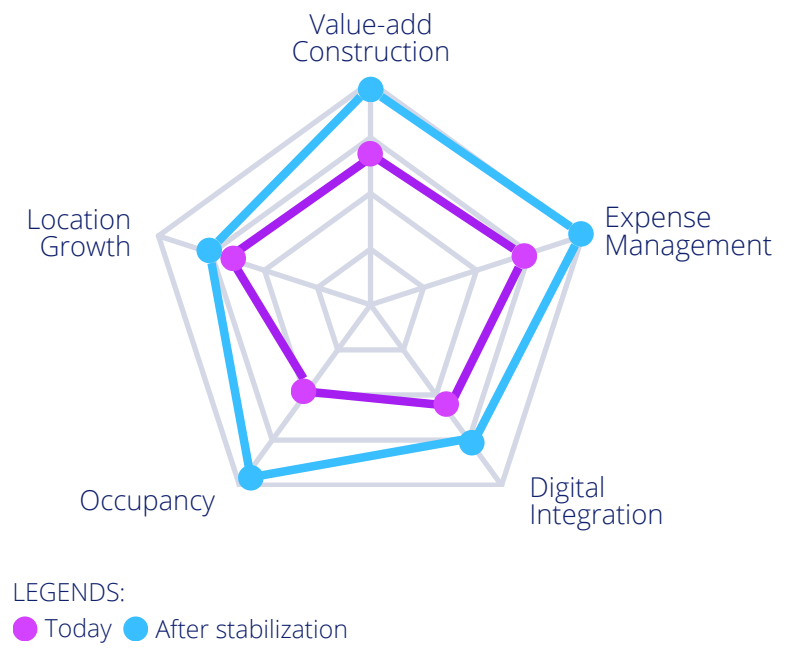
The property at 9510 New Town Rd, Marvin, NC, presents a prime opportunity for development into a modern self-storage facility. Located in an affluent, highest home values in the Charlotte MSA. This site offers excellent market demand and long-term potential for stable cash flow.

9510 New Town Rd is a prime location for a self-storage facility in an underserved market. This acquisition supports our strategy of developing high-quality storage facilities with strong returns.

BUSINESS PLAN

- **Development Plan** : Build 72,000 sq. ft. of climate controlled, class A self storage in a prime location with strong residential growth, high incomes, and demand for storage. Easily accessible from major roads.
- **Market Demand**: 5 mile radius shows a 4.57 sq.ft. per person vs the national average of 9 sq.ft. Limited competition and growing population creates strong self-storage opportunity.
- **Financial Potential**: Affluent area requires higher upfront building costs and upgrades. This community today supports rents that are 50% higher than national averages. Construction loan will support 75% of project costs, leaving a large margin for potential profit.
- **Pre-Plan** - Zoning & Permitting, expected to align with commercial use; due diligence ongoing, architect and engineer plans are approved. Weekly meetings are ongoing to ensure the site is shovel ready as we raise assets.
 - Year 1 - Zoning, Planning, Building 72,000 Sq. Ft.
 - Year 2 - Complete construction, begin leasing 100 units
 - Year 3 - Leasing 220+ Units
 - Year 4 - Leasing 340+ Units
 - Year 5 - Leasing 460+ Units, Stabilize occupancy, Sell

PROPERTY OVERVIEW



Address	9510 New Town Rd, Marvin NC
Size/Density	72,000 Sq Ft.
Land Area	5.10 AC
Purchase Price	\$1,589,000
Construction Loan	\$3,159,000



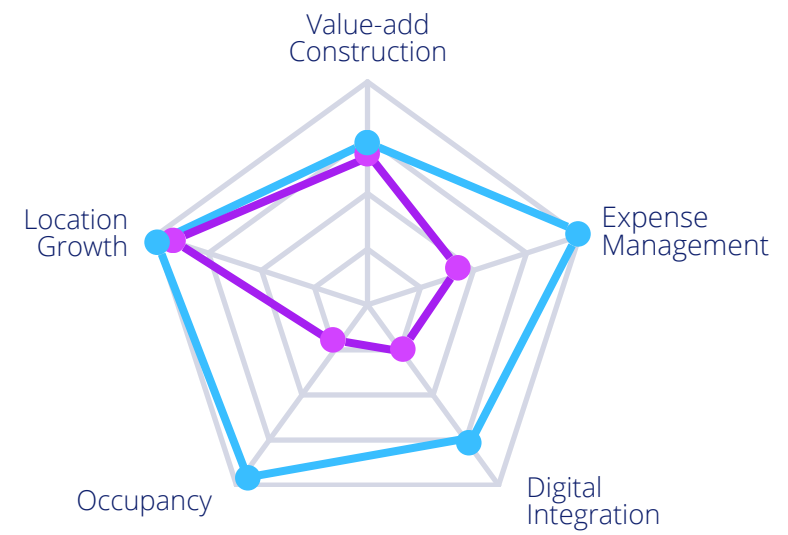
CALL PATRICK TRAYNOR AT (518) 253-2468 | PTRAYNOR@GAMMAINCOME.COM

DISCLAIMER: The purpose of this presentation is to share conceptual and basic information on a new investment opportunity from Gamma Income. As such, this presentation is based on the information gathered to date and does not purport to be complete. The information contained herein should not be relied on by anyone reading it as the basis for their decision to invest in this opportunity. Gamma Income has prepared a confidential Private Placement Memorandum ("PPM") that will be provided to all interested parties, which is the only document provided by Gamma Income that investors can review in order to determine whether to invest. This presentation is intended to be used for informational purposes only and it is not a solicitation or offering to the recipient. The use of this material is authorized only for those to whom it was originally provided. The funding of the investment is subject to Gamma Income completing its due diligence and underwriting processes in order to examine the physical and financial information associated with the investment. After reviewing the information herein, investors that wish to receive a PPM should contact Gamma Income and request a PPM, which, as indicated above, is a formal document that outlines all of the details of the transaction, projected cash flow and returns on investment.

MOORESVILLE NORTH CAROLINA



PROPERTY OVERVIEW



LEGENDS:
● Today ● After stabilization

Address	115 Limerick Road, Mooresville, NC
Size/Density	60,000 Sq Ft.
Land Area	1.68 AC
Purchase Price	\$935,000
Construction Cost	\$2,853,000

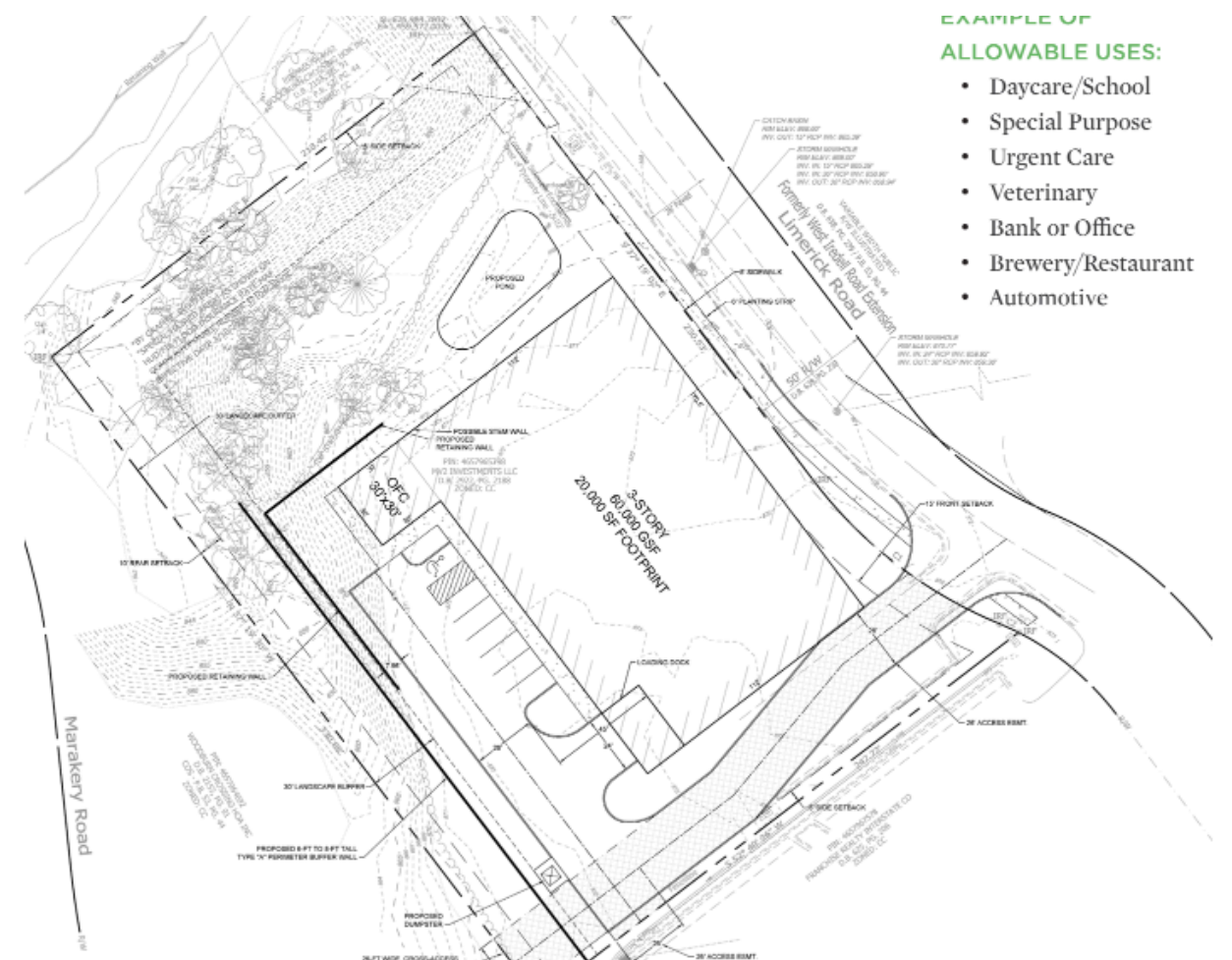
5-YEAR TOWN GROWTH 42%

Mooresville, NC is one of the fastest growing towns in NC, with a 42% growth rate over the last 5 years. This property at 115 Limerick Road, Mooresville, NC, presents a strong opportunity for developing a modern self-storage facility.

Positioned in a high-income, high-traffic corridor with 30,000+ vehicles daily, this site sits at the intersection of residential growth and commercial activity—driving strong, predictable cash flow and premium rental rates.

BUSINESS PLAN

- **Development Plan** : This is the only "By-Right" self-storage site in town, avoiding lengthy zoning approvals. Mooresville has frozen new self-storage & residential developments due to rapid growth, but this project is pre-approved. Future self-storage requires two zoning approvals, making competition unlikely.
- **Market Demand**: 30K vehicles per day paired with fast residential development allows this site to build occupancy faster than other facilities in this portfolio. Class-A 3 story building will occupy 60K sq ft.
- **Financial Potential**: Located near Lake Norman's high-income, recreation-driven economy, this facility will command premium rental rates. With a 75% construction loan covering project costs, investor equity is leveraged for maximum returns.
- **Pre-Plan** - Zoning & Permitting, expected to align with commercial use; due diligence ongoing, architect and engineer plans are approved. Weekly meetings are ongoing to ensure the site is shovel ready as we raise assets.
 - Year 1 - Zoning, Planning, Building 60,000 Sq. Ft.
 - Year 2 - Complete construction, begin leasing 100 units
 - Year 3 - Leasing 250+ Units
 - Year 4 - Leasing 350+ Units
 - Year 5 - Leasing 400+ Units, Stabilize occupancy, Sell



- EXAMPLE OF ALLOWABLE USES:**
- Daycare/School
 - Special Purpose
 - Urgent Care
 - Veterinary
 - Bank or Office
 - Brewery/Restaurant
 - Automotive



CALL PATRICK TRAYNOR AT (518) 253-2468 | PTRAYNOR@GAMMAINCOME.COM

DISCLAIMER: The purpose of this presentation is to share conceptual and basic information on a new investment opportunity from Gamma Income. As such, this presentation is based on the information gathered to date and does not purport to be complete. The information contained herein should not be relied on by anyone reading it as the basis for their decision to invest in this opportunity. Gamma Income has prepared a confidential Private Placement Memorandum ("PPM") that will be provided to all interested parties, which is the only document provided by Gamma Income that investors can review in order to determine whether to invest. This presentation is intended to be used for informational purposes only and it is not a solicitation or offering to the recipient. The use of this material is authorized only for those to whom it was originally provided. The funding of the investment is subject to Gamma Income completing its due diligence and underwriting processes in order to examine the physical and financial information associated with the investment. After reviewing the information herein, investors that wish to receive a PPM should contact Gamma Income and request a PPM, which, as indicated above, is a formal document that outlines all of the details of the transaction, projected cash flow and returns on investment.