



WENTWORTH STORAGE



Who we are

Wentworth Property Company, founded in 2005, currently has 28 employees who are dedicated to development, acquisitions, construction management, property management, and accounting.

The Self-Storage division, formed in 2015, has proven successful in their mission of adding value through acquiring, developing, converting and asset-managing storage facilities throughout the nation.



Our Management Partners



A Tradition of Excellence & Integrity



Wentworth Property Company

For over 40 years, the Wentworth name has been a consistent presence in the Arizona commercial real estate market, honoring a tradition of excellence and integrity. Wentworth Property Company's team of seasoned professionals has been involved in over 9 million square feet of development and acquisition transactions under widely varying economic conditions. From this experience, WPC has cultivated a wealth of unique local market knowledge. The principals are residents of the Valley and have spent their careers developing and owning local real estate. Our mission is to build long-term relationships with our tenants, partners and the communities in which we are involved.

Our team is built around knowledge, expertise and the passion for executing deals and seeing innovative projects develop. Wentworth is an employee-owned firm, ensuring a high pride of ownership in everything we do. Our senior team possesses a robust background in each development discipline and is involved in every aspect of the development process including site selection, acquisition, entitlements, design, construction, leasing, property management, finance, accounting and disposition.



James R. Wentworth
Principal



Tim Chester
Principal



Dan Postal
Chief Operating Officer



Wentworth Property Company

STORAGE



Dave King
Managing Director,
Self Storage

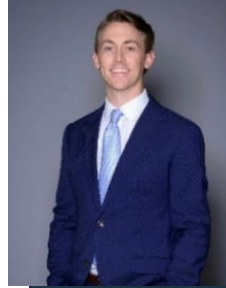
Mr. King is the Managing Director of Self-Storage for Wentworth Property Company, LLC, focusing on all things related to self-storage. Mr. King has over 17 years experience in the self-storage industry. He joined WPC in 2015 to help drive the company's desire to grow into self-storage. Before joining WPC, Mr. King was the Vice President of Business Development at Westport Properties, Inc., a self-storage owner operator out of Irvine, CA.



David Brown
Managing Director,
Development

Mr. Brown is the Managing Director of Self Storage Development for Wentworth Property Company, focusing on Development and Acquisitions.

Mr. Brown's expertise is seen in the many difficult entitlement, zoning and environmental projects that he has undertaken and successfully completed. In addition to Storage, Mr. Brown has experience in adaptive re-use and historic projects.



Jimmy Wentworth
Director,
Acquisitions

Mr. Wentworth is the Director of Self Storage Acquisitions for Wentworth Property Company, focused on sourcing self-storage acquisitions nationwide.

Prior to joining WPC, Mr. Wentworth was an Analyst at Crow Holdings Capital Partners in Dallas, TX. In this capacity, Mr. Wentworth was responsible for underwriting over \$4.5 billion in real estate transactions.



Jake Nolte
Director,
Asset Management

Mr. Nolte is the Director of Asset Management for Wentworth Property Company, focusing on self-storage asset management.

Prior to joining Wentworth, Mr. Nolte worked for PricewaterhouseCoopers, where he worked closely with an array of companies, both privately held and publicly traded.



Tanner Bryson
Associate,
Self Storage

Mr. Bryson joined Wentworth Property Company as a Financial Analyst, focused on underwriting acquisitions and developments across all asset classes.

Mr. Bryson has transitioned into the role of Associate expanding his involvement in deal origination and contributing to the execution of investment strategies.





STORAGE Services

Development

Wentworth's storage development projects include ground-up and conversion opportunities. Wentworth has successfully developed over 1.5 million rentable square feet of self-storage facilities in high-barrier to entry markets across the country.

Acquisitions

Wentworth Storage has partnered with quality capital partners to successfully acquire nearly 50 self-storage properties in 11 states. We seek out opportunities, carefully evaluating the potential of every project and putting together a plan to maximize returns.

Asset Management

Wentworth Storage's asset-management team oversees all facets of a project, including property operations, budgeting, expense analysis and capital improvement plans.



Wentworth STORAGE

Since the inception of the self-storage group, Wentworth Property Company has acquired or developed more than \$900 million of self storage assets in multiple states.

These projects include ground-up developments, acquisitions, and conversion opportunities in primary and secondary markets across the United States.



Over \$100M
in Active
Development



National
Presence
with a Focus
on Top 50
MSAs



Track Record of
\$900M in Self-
Storage
Acquisitions &
Development



Recent Representative Projects



San Diego Chula Vista

GROUND-UP DEVELOPMENT

109,925 RSF
2022 Year Built
\$39M Value/ Price

Background:

Wentworth developed this ground-up, multi-story, climate-controlled self-storage facility in San Diego's Chula Vista submarket. Located on the I-5 freeway, this project's infill location and unique product offering meet the market's demand.

Investment Objectives:

- Strategic Location
- Value-Add Opportunity
- Portfolio Diversification



Scottsdale Pima & Thomas

CONVERSION

119,631 RSF

2016 Year Built

\$29M Value/ Price

Background

Wentworth Property Company led a significant conversion project of the Pima & Thomas Storage facility located in Scottsdale, Arizona. The project transformed a warehouse building into a state-of-the-art, climate-controlled storage facility. This conversion was part of a larger trend of repurposing existing commercial buildings for self-storage, a market in high demand due to Scottsdale's growing population and limited storage space.

Investment Objectives

- Maximized Revenue per Square Foot
- Implement Cost-Efficient Design
- Generate Consistent Cash Flow and Long-Term Income



Scottsdale Raintree

CONVERSION

58,400 RSF
2020 Year Built
\$15M Value/ Price

Background:

Previously a Sports Chalet, Raintree offered an opportunity for Wentworth to re-purpose a previous retail space into self-storage.

Located in an infill location with superb supply and demand fundamentals, the project was fully leased in four months.

Investment Objectives:

- Maximized Property Value and ROI
- Market Differentiation
- Align with Scottsdale's Economic Growth



Phoenix 20th & Northern

GROUND-UP DEVELOPMENT

91,344 RSF
2020 Year Built
\$18.8M Value/ Price

Background:

Climate controlled units and a uniquely designed drive-thru storage component drove strong tenant demand.

This ground-up self storage development is located within an undersupplied submarket of Phoenix.

Investment Objectives:

- Maximize Site Utilization and Revenue per Square Foot
- Differentiate Through Premium Amenities and Technology
- Leverage Phoenix Market Demand



Sunbelt Portfolio

AZ, CO, ID, TX, UT

1,283,680 RSF
18 Properties
\$143M Value/ Price

Background:

Wentworth was able to draw on its years of value-add storage experience to strategically inject capital into these undermanaged assets and subsequently drive significant rental rate increases, while maintaining occupancy.

The Portfolio consisted of 18 properties located throughout Arizona, Colorado, Idaho, Texas, and Utah markets.

Investment Objectives:

- Maximize Sale Price and Realize Market Value
- Optimized Timing for Market Conditions
- Enhance Portfolio Appeal through Value-Added Positioning



