

RESTORE. REBUILD. REPLACE.



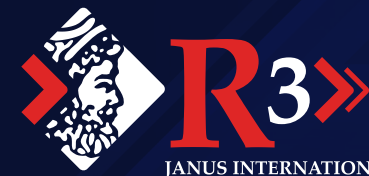
JANUS INTERNATIONAL GROUP

To learn more about how **R3>**
can transform your facility, visit
JanusIntl.com/R3 or call 866-562-2580.



HEADQUARTERS

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R³> RESTORE. REBUILD. REPLACE.

Retain current customers and attract new tenants by remaining relevant in an increasingly competitive self-storage landscape.



WHAT IS R³>?

The Janus International R³> Program is designed to **Restore, Rebuild, and Replace** the dilapidated elements of your self-storage facility. From door replacements to advanced security technology, this program will refresh your store and equip you with the tools to bring your business to the next level. The team of experts at Janus are equipped with years of experience in the self-storage business, and they are dedicated to making sure your facility reaches its highest potential.



MOVABLE ADDITIONAL STORAGE STRUCTURES (MASS)

By optimizing all possible space at your self-storage facility, you'll add significantly to your bottom line. Janus International's MASS units are the ideal solution for owners/operators who are looking to transform their underutilized exterior spaces into profitable, fully functioning self-storage additions. MASS units are movable by forklift, and are typically installed and ready to rent within 48 hours of delivery. They can easily integrate into your current property if you've been dealt an irregular sized lot—with their adjustable base, there's no need to go through the headache and time-consuming process of pouring a concrete slab to install these units.

These MASS units offer unique benefits such as a one year depreciation time frame, 100% deductibility on your taxes after the first year of ownership, the ability to skip obtaining building permits (since the units are counted as equipment), and more. They have the ability to be transformed into climate controlled storage spaces instantly, just by running power to the units. Some storage business owners prefer to eliminate their interior hallway systems in favor of stocking their property just with MASS units!

"The Janus R³> program gave me the tools to bring out the best in my facility. Their professional crews, attention to detail and mindfulness of my budget created an exceptional experience throughout the process. The R³> program considerably increased our bottom line, and we're very excited to continue working with the Janus team as we expand to the next phase of our project!" - *Brinks Storage Solutions, Scottsdale, AZ*



DOOR REPLACEMENT

The importance of door replacement goes beyond purely aesthetics. The simple fact is this: a malfunctioning door is an unsafe door. If it's difficult to push open the roll-up door, this means there are significant problems with the drum, which can lead to tenants getting injured or worse. No one wants a lawsuit on their self-storage business! The good news is that Janus can make the door replacement process easier than ever before. With every replacement project, Janus provides security onsite and records the entire process with a video camera, takes note of every item inside the units that has to be moved for the installation, replaces the existing lock, and hand delivers the key to the front office in a signed envelope. The burden of liability is lifted from your shoulders as the owner/operator, and you can have up to 25 doors replaced in the span of a single day. You may also be able to cash in on partial insurance discounts and some potential cost segregation tax benefits.



RETROFIT WITH NOKĒ

With the Nokē™ Wireless Smart Entry System, you have the opportunity to provide top of the line self-storage security and ultimate peace of mind to your tenants. The smart locks operate with an app through cloud technology, and enable both site managers and tenants to grant and restrict access when deemed necessary. Tenants can unlock gates, elevators, man-doors and unit doors by simply pressing a button on their smart phones (or key fob) thanks to Bluetooth technology. Motion and heat sensors inside each unit ensure that no tenant will have the misfortune of getting trapped inside - nor will an intruder be able to maliciously sneak inside without an alert being sent to a 24-hour monitoring center.

It's no secret that dingy and unsafe self-storage facilities pose a special threat to women and anyone else wary of visiting an unsecure business alone. With Nokē Wireless, your tenants can feel safe knowing that they aren't really alone with the constant monitoring of the facility through cloud technology. There are also visual cues from the lights on the unit locks themselves: if the light is green and closed, someone is inside the unit. If it's red and closed, the unit is empty.