



Issue No.2020007

Completion of the Fund II Capital Raise Ahead of Schedule

On June 30, 2020, the Fund closed successfully with \$27.5 million total capital raised. Before the release of the Fund III, which is anticipated in January of 2021, there are very limited quantities of transferable units available, only to qualified preferred investors. Please contact us for more information on these limited investor units.

Brief Updates on Renovation

The sponsor continues to renovate. The Valdosta property has finished its paving process. The renovation of the DeSoto, TX property completed its painting and signage process. Please see attached before and after photos for more details:



Covid-19 Has Minimum Effect on MG Self Storage Fund

The pandemic has affected almost all economic sectors across the board and companies large and small have been hurt tremendously. This includes commercial real estate, but it has had only a slight effect on the MG Self-Storage Fund. According to our latest data, rents and occupancy are stable and lenders are still willing to lend, especially to our fund and specifically to acknowledge our investment strategy. Property acquisition is still ongoing and more details are included in the newsletter below.

Updates on Property Acquisition

The sponsor successfully closed a property located in Winston-Salem, NC for \$900,000 with 346 units.

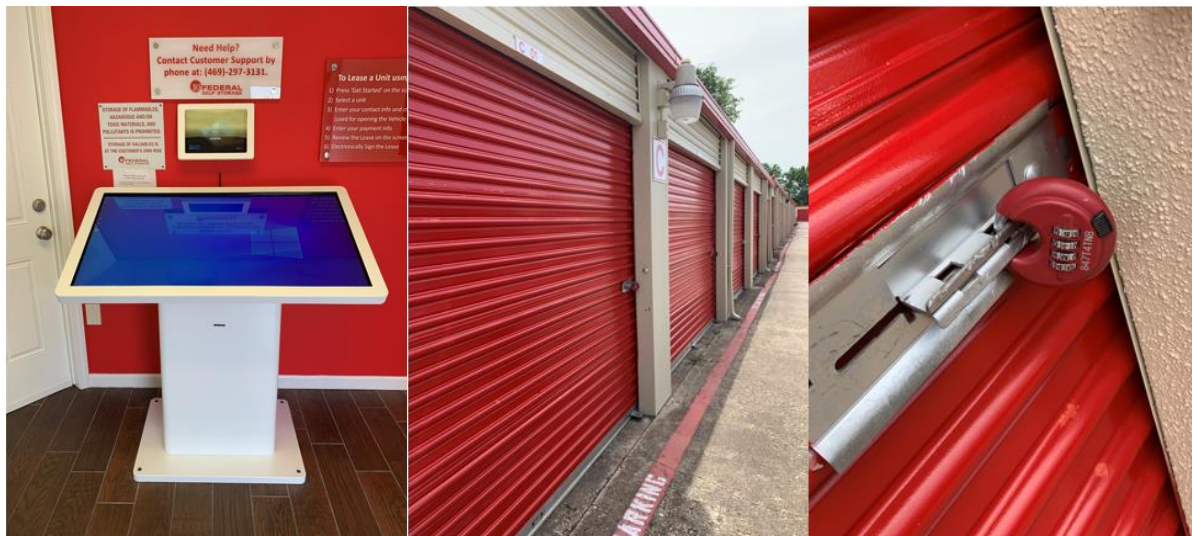


(Fund's newly acquired property in Winston-Salem, NC)

The sponsor is also under contract for \$5.6 million to acquire a large self-storage facility in Jefferson City, MO. Not only is it the only facility with a significant number of climate-controlled units in its trade area, it also offers the added amenity of the ability for the customers to drive their vehicle into the facility.

Mainstay Global's CEO Dandan Zou Visited the DeSoto Property

Dandan Zou, senior partner and CEO of Mainstay Global, took a tour at the newly renovated property located in DeSoto, Texas, located at the south of the DFW metro area. As mentioned in the previous newsletter, the kiosk has been upgraded to the Windows Surface tablets. "The screen is so big and impressive in person, even for a property-tech driven operation like ours, it feels really cool up close., This is in addition to all its convenience for existing and potential renters," said Dandan, "The high-tech applied to a low-tech industry such as self-storage is definitely a remarkable improvement and I am glad that our operations team is the one with the capability to lead the entire self-storage industry." The Covid-19 pandemic has negatively impacted many companies, and Mainstay Global knows many of our investors are concerned about the status of the fund and renovating processes., CEO Dandan Zou's Desoto facility site tour is just one of the many things we do to perform our ongoing due diligence and keep you informed through timely and direct communications like these.



(Fund's newly renovated property in DeSoto, TX)

Fund Timeline 2020

Early Fund Raising Completion

