










Issue No.2019003

## Updates on Property Acquisition for Fund II

MG Self-Storage Fund (“the Fund”) is pleased to announce that 4 more self-storage properties in Georgia have been closed for Fund II on August 28, 2019, adding an additional 987 units to the portfolio. The rehab for these four properties has already begun. As of today, Fund II has acquired 8 properties with a total of 2298 units. One additional property is under contract and is expected to close in early October 2019.

### List of Acquired Properties for Fund II

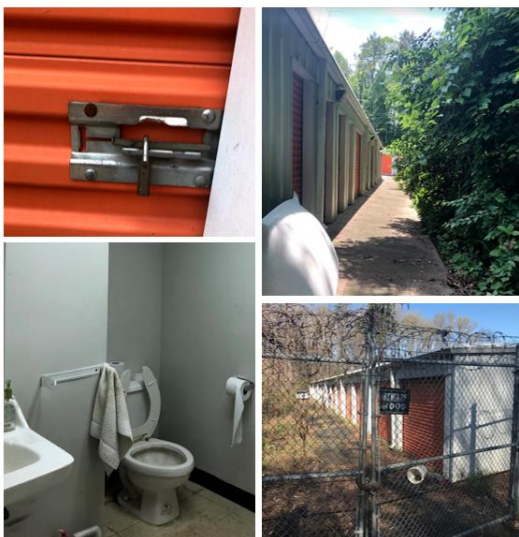
	Locations	Units	Acquisition Date	Purchase Price	Status
	Loganville, GA	287	8/28/2019	\$2,650,000	Recently Acquired
	Auburn, GA	178	8/28/2019	\$850,000	Recently Acquired
	Monroe, GA	283	8/28/2019	\$2,450,000	Recently Acquired
	Bethlehem, GA	239	8/28/2019	\$2,500,000	Recently Acquired
	Charlotte, NC	130	7/10/2019	\$750,000	Rehab
	Elgin, IL	385	7/23/2019	\$2,950,000	Rehab

	West Columbia, SC	338	7/25/2019	\$1,500,000	Rehab
	NE, Leland, NC	458	7/31/2019	\$4,200,000	Rehab

## Updates on Renovation

The four ongoing renovation properties have completed upgrade of signage, painting and technology equipping. Next Step: Rehab the road and the manager office (including remove the bathroom).

**Before**



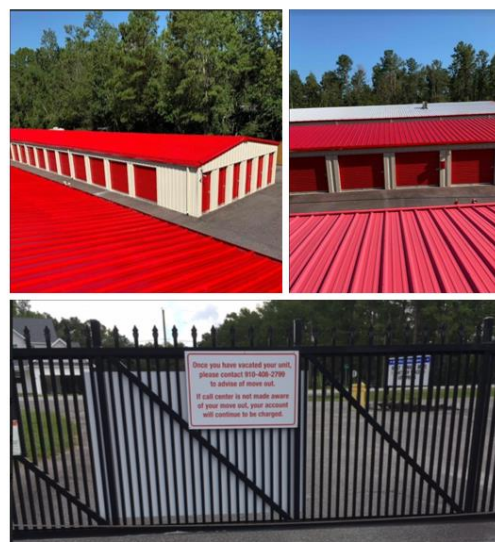
**After**



**Before**



**After**





**Before**



**After**



**Before**



**After**

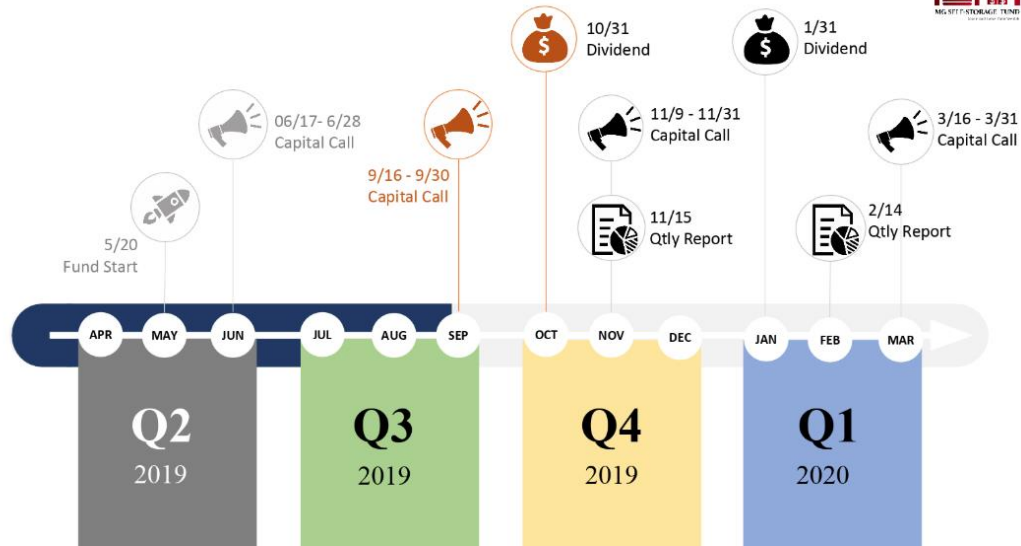


## Important Dates for Investors

Next Capital Call Window: September 16, 2019 - September 30, 2019

Dividend Distribution: October 31, 2019

Quarterly Investor Report: November 15, 2019



## Upcoming Introductory Webinar for New Investors

Topic: Investing in Recession-Resistant Self-Storage  
Language: English

Date: Tuesday, September 10th, 2019 6 P.M.(CDT)  
and  
Wednesday, September 11th, 2019 7 A.M. (GMT+8/Beijing Time)

RSVP link: <https://www.eventbrite.com/e/investing-in-recession-resistant-self-storage-registration-71530526731>

