

**UPGRADE YOUR
STORAGE FACILITY**



R3»»

BY JANUS INTERNATIONAL

RESTORE > REBUILD > REPLACE





R³> RESTORATIVE PROGRAM

Maximise your revenue with a R3> makeover. Our R3> program takes aging self storage facilities and helps owners and operators maximise their space, all while improving the safety, aesthetics and functionality of older facilities.

The concept of R3> itself is very straightforward: replacing your unit doors, optimising your unit mix and idle land, adding a more robust security solution all help you to compete with modern self storage facilities and charge higher rental rates.

RESTORE

The first stage of the R3> Program is to restore your competitive advantage by optimising your unit mix to meet local market demand and expectations. We will work with your team to consider the challenges and opportunities in your surrounding market.

The insights gained through this review form the basis of a proposal to reconfigure your unit mix for optimal performance. This strategy may include superior locker solutions, larger workspaces and other innovative ideas from Janus Australia's arsenal of restorative options.

REBUILD

The next stage of the R3> program is to rebuild aspects of your facility and enhance your asset value with top-up or build-over solutions. These seamless strategies utilise space above existing units or buildings to increase rentable space without dramatically changing the property's footprint.

Every R3> rebuild solution will also explore portable storage units that can be used in areas where permanent constructions are infeasible, such as over easements. This approach is also an ideal option to manage immediate and short-term demand.

REPLACE

After any rebuilding works, the next step is to replace all key aspects of the facility that require modernisation. Even the simplest of aesthetic changes can completely transform the appearance of a self-storage facility, making it feel newer, brighter and more appealing to potential tenants.

This facelift can include new doors, lighter hallways, improved security and smart access solutions.

The improved customer experience from these upgrades is often more cost effective than the immediate return from significant upgrades.





R³> PROGRAM BENEFITS

The program helps existing brands compete with new high-tech operators, with more resources, recognition and more capabilities.

More tenants are gravitating towards modern facilities, making it harder for older locations to remain competitive. With the help of R3>, traditional sites can capitalise on their existing amenities to keep up with their competitors.

What may seem like a complex process can be broken down into three simple elements.

1/ Be more competitive

2/ Charge higher rental rates

3/ Utilise space more effectively

COMPETE WITH NEWER FACILITIES

Part of being an excellent Self Storage owner/operator is taking constant stock of your competitor close by. Everyone is trying to market themselves as the best and brightest facility, so how do you stack up? Make your facility the most competitive it can be through the R3> program.

HIGHER RENTAL RATES

Upgrading the appearance and function of your facility makes it more appealing to potential customers, enhances their storage experience and influences their decision where to store. We help owners achieve higher rental rates than previously possible, maximising your return.

DOOR REPLACEMENT AND HALLWAY SYSTEM

Having a facility filled with bright and attractive hallway systems, including well-functioning swing and roll-up doors, positions you to market your business as the best option for new tenants.

UNIT REMIX AND LOCKERS

It can be easy to get stuck in one mode of thinking when it comes to a unit mix. Whether you've owned a self storage facility for years or purchased your first site, it's important to recognise how trends are shifting in your area.

Are you near a university? Locker storage could be a great addition to your mix.

Close to a retirement home? Bigger units may be the right inclusion.

TOP UPS AND PORTABLE STORAGE UNITS

If you have idle land, need more revenue or have reached capacity, we have the answer. Top Ups utilise otherwise wasted space above your existing Self Storage facility, increasing your rental capacity.

Portable Storage Units are designed to seamlessly blend into your current storage setup both functionally and aesthetically.

UPGRADE SECURITY SOLUTIONS

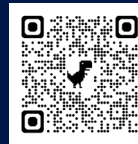
While replacing doors we recommend you upgrade your locks and access security system. The value of the right security upgrades is evident through increased rental rates and reduced insurance premiums.

Our Nokē™ Smart Entry System has revolutionised self storage access control. Nokē™ is a Bluetooth electronic lock and access control system allowing customers to easily enter your self storage facility and their unit using their smartphone. An easy-to-use application for tenants and operators with enhanced security features and operational efficiencies.





GLOBAL LEADERS
in self storage
and smart entry
access technology



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