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## **Executive Summary:**

24hrstorage.net, a division of Jiratech, Inc. will service self storage facilities by hosting a central website and/or host the facility's website. 24hrstorage.net will allow customers of storage units to pay storage fees online, rent storage units in real time, and receive a password, and in most cases, allow the customer to enter the facility immediately. The customer may also call a 1 800 telephone number to order a storage unit in real time. 24hrstorage.net will allow storage facilities to streamline billing by offering automatic withdraw from the customer's debit/credit card guaranteeing payment and maximize sales. 24hrstorage.net will eliminate customer's problems of finding a storage unit that meets their needs and eliminate the frustration of spending hours searching for an available unit. Offering a total management service that would lower the cost of employees, web hosting, website building, with platform included for under the cost of one employee a month. 24hrstorage.net will have one merchant account that would service all facilities and track automatic bill pay to keep rent current and up to date. The purchasing process is easy and relaxing for the customer, as well as, the owners of the storage facilities. 24hrStorage.net eliminates all the stress and hassle that comes with finding and renting a unit.

The storage industry is a 220 billion a year Capitalization market Nationwide. Primary self-storage facilities gross revenues for 2006 were approximately \$22.6 billion or a national average of \$441,208 per facility, which does not include secondary facilities. It is almost impossible to get a maximum revenue count. The exact number of secondary (privately owned) storage unit facilities is unknown. In a maximized market, primary facilities alone will produce an annual gross income of \$678,000,000 a year based on the three percent (3%) transaction fee processed under the 24hrstorage.net website. The gross annual income does not include the three percent (3%) transaction fee on secondary facilities, or monthly fees of \$49.95 for Gold level service and \$300 for Platinum level service.

- Growth rate of new self storage facilities being added to the industry, year-to-year, has been an average of 9.5% for the last 20 years.
- It took the self storage industry more than 25 years to build its first billion square feet of space; it added the second billion square feet in just 8 years (1998-2005).

- In the 21st century, (from 2001-2005) 17,923 new self storage facilities and 770.7 million square feet (71.6 million square meters) of space has been added, and increase of 36% in the five-year period.

This industry has been ignored when it comes to advertising and innovative technology. Opportunities are endless with the right marketing plan and/or advertising campaign. 24hrstorage.net will take the storage industry to the next level in E-commerce by providing innovative ideas and networking to businesses that everyone takes for granted. Occupancy levels are at an average of 80% per primary facility. 24hrstorage.net will take those levels higher than ever expected due to its unique platform and advertising campaign. Expectations for primary facilities are estimated to reach to 95% or higher occupancy rate with advertisement and convenience alone. Secondary facilities will benefit as well, with the trickle down effect that takes place for being part of this cutting edge network.

Supply and demand is also an issue of concern in this industry, 15% of the market is under built. Over supply is resting at 50% of the nation while 35% hang on to equilibrium.

Emove.com stands alone as the only competition 24hrstorage.net will face at the present time. They have successfully gained 9% of the industry in four years of actively seeking clients with their reservation only platform. With Emove.com breaking ground in facility networking, 24hrstorage.net will focus on Emove's clients and harvest the fruits of their labor.

Low cost base is an advantage of 24hrstorage.net. The start up fees are lower than \$250,000 to implement and generate the designed software, website, rent office space and supplies, purchase computers and get our servers online for business. Very rarely do you find a Company or business plan that could produce such great levels of gross revenue and profit for such minimal start up fees in such a short period of time. An investment of \$500,000 could jump start 24hrstorage.net and setup this company for broader horizons in Venture Capitalist firms and move towards the IPO strategy of going public. Going public is a five year goal for Jiractech, Inc., however with the growth rate of the industry, market being over supplied with owners fighting for renters and the demand for convenience by the customer, target date could be sooner rather than later.

24hrstorage.net's founders are very open to suggestions, mentoring and learning about what it takes to have a successful company. The founders are as follows: Robert Lincoln (creator of platform discussed), David Adams, (Business relations and lives in NJ) and Greg Maloney (20 years of IT experience). Mr. Greg Maloney has direct contacts in the REIT industry. His first cousin *John P. Hayes, Ph. D.* is President and CEO of [www.Homevestors.com](http://www.Homevestors.com). A very successful franchise that services REIT buying and selling formats. We are in the process of contacting him for further advice and mentoring on our endeavors.

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***24hrStorage.net***  
*A Division of*  
***Jiractech, Inc.***

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