



How Self Storage Investing Fits Into A Well Balanced Portfolio

Overview

The Momentum Wealth Fund, a self-storage private investment vehicle, offers a compelling addition to a well-balanced portfolio. With its emphasis on stable cash flow, low correlation to traditional markets, and long-term growth potential, it aligns with the goals of diversification, risk mitigation, and wealth preservation.

Who Is the Best Fit for Passive Self-Storage Investments ?

Ideal Client Profile

Risk-averse investors, high-net-worth individuals (tax planning), or those diversifying concentrated equity holdings. Accredited investors looking to invest at least \$100,000

Allocation

Investors looking for a 10-20% alternative asset slice. The fund complements stocks (growth), bonds (income), and cash (liquidity). It replaces or supplements riskier real estate, such as retail or residential with a resilient niche.

What Are The Key Portfolio Benefits?

Risk-Return Profile

With a 15-20% IRR, we strive to double out clients investment within a 5 -7 year investment horizon. We blend bond-like stability with equity-like upside, but with illiquidity trade-offs (5-7 year lockup) Nationwide diversification and conservative leverage dodge oversupply or regional risks, enhancing reliability..

Diversification via Low Correlation

Self-storage valuation, the asset class of the Momentum Wealth Fund, moves independently of equities and bonds. Value is driven by localized demand, such as moves, downsizing, family changes, rather than market cycles. The low correlation to equities as highlighted by its resilience during stock market volatility (Dotcom Bubble 2001-2002), Great Financial Crisis 2008, COVID 2020)—reduces portfolio risk, smoothing returns when traditional assets falter. With a 5-7 year investment horizon and tangible real estate backing, the fund sidesteps short-term market noise that plagues stocks. Its conservative underwriting cushions against interest rate hikes, making it a stabilizing anchor for clients wary of equity swings.

Recession-Resistant Cash Flow

The fund targets steady rental income from self-storage facilities, a sector that thrives across economic conditions. Demand often rises in downturns (consolidation and foreclosures) and persists in growth periods (more assets to store and relocations).

Momentum Wealth's value-add strategy—upgrading undervalued properties—enhances cash flow, offering clients a reliable income stream to offset equity dividend cuts.

Targeting high-growth Sun Belt markets (e.g., Phoenix, Dallas) and new builds, Momentum Wealth leverages self-storage's 4-6% annual demand growth. Data-driven site selection ensures properties appreciate, balancing income with capital gains. AI-driven pricing and operations boost margins, aligning with tech trends in self-storage.

Tax-Advantaged Growth

Structured for self-directed IRAs, the fund defers capital gains taxes or shelters returns (Roth IRA), amplifying long-term wealth. This tax efficiency suits high-net-worth clients or retirees seeking to maximize after-tax outcomes.

Considerations

Investment Horizon

Long-term commitment of 5-7 years suits retirement or legacy goals, not short-term needs.

Fees

Management costs may exceed index funds.

Climate Risk

Weather risks, such as hurricane/ tornado, require monitoring and are mitigated by the fund's strategy.

Overbuilding

Too many self-storage facilities within a region. Our data-driven model ensures that we don't build or purchase in area that is oversaturated.

Recommendation

In a balanced portfolio, the Momentum Wealth Fund fills the alternative asset slot with a rare mix of stability, income, and growth. It's a strategic hedge for uncertain markets, appealing to clients valuing downside protection and tax efficiency. Pair it with equities for growth and bonds for liquidity, adjusting allocation based on risk appetite.

Contact Momentum Wealth for more information

<https://www.momentumwealth.fund/>
investor@momentumwealth.fund