

INVESTMENT OPPORTUNITY IN CO-WAREHOUSE FACILITY



INVESTMENT OPPORTUNITY



Welcome! Our proven track record of success in the “space as a service” business has opened investment opportunities with its first Kefi Spaces location.

Kefi Spaces, a Co-Warehouse facility in Houston directly in the “DESIGN DISTRICT” of the Heights, is located in a premier location, and we have one of the only climate-controlled facilities in the area.

As we plan multiple additional locations throughout Houston, across the state of Texas, and other NFL Cities, now is the time to invest in the future of Space as a Service.

Additionally, we are planning a major upgrade with 2 buildings on our existing 9-acre property in Sugar Land, Texas, and will very likely bring investors into this entire project, allowing them to invest in the entire business park.

Our business park has excellent returns today and better after the additional buildings are built and leased up!

A great and future model for a future franchise and/or REIT.

ABOUT THE INVESTMENT OPPORTUNITY



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For accreditor investors only. PPM available upon request.

We are looking for investors, and if you are interested in this opportunity, I'd love to share our pitch deck.

We are raising a fund to acquire warehouses, renovate, and generate 3 - 5X the monthly revenue over traditional leases while providing income and equity for our investors.

Above market rents, but with the ultimate flexibility for the small business entrepreneur.

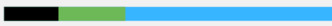
We have **three open investor positions.**

Total of: \$525,000 for NEW and EXISTING investors.

Min. \$50,000 per accredited investor

*See the chart in the following pages

FACTS ON SPACE AS A SERVICE



Self-Storage has always been a phenomenal investment opportunity and is considered "recession-proof." Long before Covid, Co-Working was changing the way people office, and now, post Covid, Co-working has taken off. E-Commerce has taken a foothold long before Covid and is growing at the rate of 22% per year (according to Morgan Stanley). E-Commerce entrepreneurs need to move out of their garages, out of mini-storage, out of small warehouses...

Shared Warehouse space has never been something new. Yet co-working is all the rage; it is transforming office space usage. Shared office space has never been something new. Again, co-warehousing is all the rage; it is transforming warehouse usage.

The key differentiator is that they are both "Space as a Service" and not your traditional NNN Lease.

Kefi Spaces is setting up Co-Warehouses in Houston with Climate Controlled, and Non-Climate Controlled warehouses providing all of the amenities of Co-Working (secure high-speed internet, 24-hour access, printing, warehouse and office equipment, coffee, vending, etc.).



KEFI SPACES NOW OPENED IN THE HEIGHTS



At 7055 Old Katy Road, leasing up at better than 10% a month!

Added to it, we will take advantage of the following:

1. Mail services (fee-based)
2. Package storage (fee-based)
3. Co-working (fee-based)
4. Virtual office (fee-based)
5. Ready labor (fee-based)
6. 3PL – picking, packing and shipping (fee-based)
7. Pallet short-term storage (fee-based)
8. Conference room rental (fee-based)



The services we offer exceed what a normal warehouse would offer.

- 24-hour access
- Cameras throughout
- Loading docks
- Dedicated docks available
- Private warehouse spaces (rented per sq. ft.)
- The other benefit to our offering is that we have this first location in the Heights right next door to the Range Rover Dealer and Jaguar Dealers and across the street from Star Motors & Aston Martin. It is an upscale area; it is called “the Design District.”
- Easy access to I-10 & 610 on the Northeast side.



FACTS ABOUT THE LOCATION



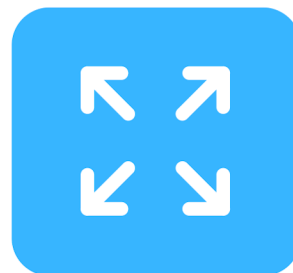
\$12,300,000 Appraised Value

The carrot is 30 days after we signed our lease (10 years with two 5-year options); Tesla offered \$12,800,000. (I have verified this from JLL). This was significant as the appraised value in December 2021 was \$8,500,000. So they offered 150% over the then appraised value! They did not take it as our deal was already signed.



Exit Plan

We plan to sell the building at the end of our lease or one of the extended periods, and the profit will be distributed to all investors. By then we will have multiple locations throughout the city.



Expansion

We are planning on expanding this to our current Sugar Land "revenue generating" business Park, Imperial Business Park, And locations North, South, East, and Katy... then venture to other NFL cities. Existing investors will have the first right to invest in future developments.



kefi
SPACES

LET'S MEET!



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