

MINI MALL

STORAGE PROPERTIES



Consolidating Self-Storage Properties Across Canada and the U.S.

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Investment Strategy

Mini Mall Storage Properties (MMSP) focuses on acquiring self-storage assets and enhancing profitability through institutional-grade operational strategies and technological improvements, including: 24/7 access, SEO-enabled websites, seamless mobile rentals, state-of-the-art security, and dynamic pricing models. These enhancements elevate the service standard in a traditional “cash and paper” industry.

Spanning Canada and the U.S., MMSP utilizes a hub-and-spoke operating model that enables efficient expansion in new regions, consistently identifying growth opportunities thanks to favorable market conditions such as the demographic shift towards an aging population, a decrease in square footage of new office and housing construction, and a limited supply of self-storage per capita relative to consumer demand.

2020

INCEPTION DATE



SELF-STORAGE



MUTUAL FUND TRUST



CANADA/U.S.

12-15%

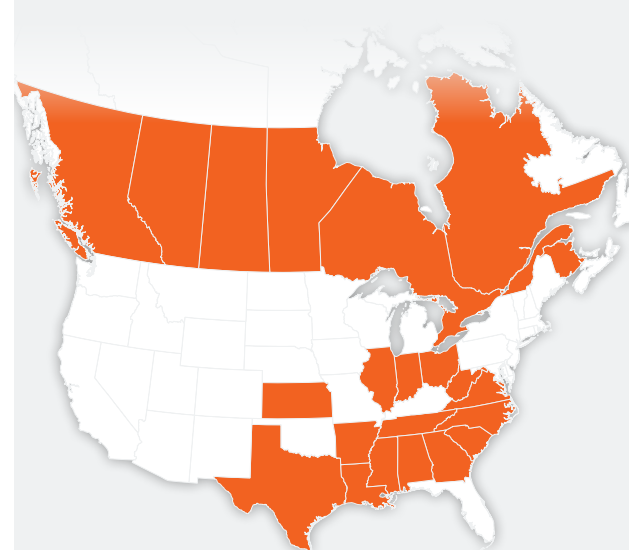
10-YEAR TARGET TOTAL RETURNS PER ANNUM (NET OF FEES)



Investing in the Everyday

MULTI-FAMILY | SELF-STORAGE | FARMLAND

Avenue Living Asset Management Ltd. is an asset manager with over \$8.5 billion in assets under management across various markets in Canada and the United States. We focus on long-term investments in asset classes that touch the lives of everyday North Americans. We have strategically built a proprietary platform that differentiates us from our peers and enables a customer-centric management model which drives value for our customers, investors, and employees.



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