



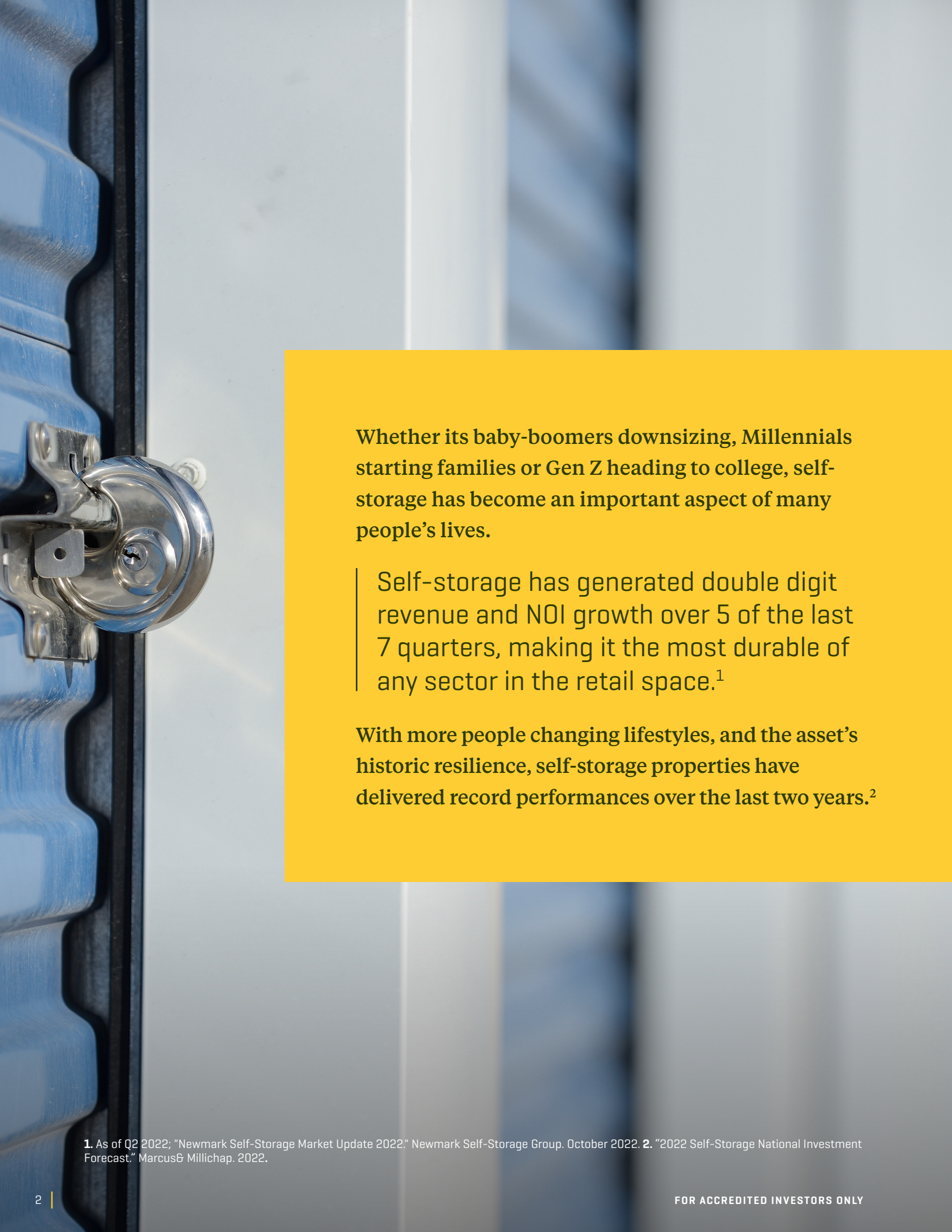
FLATIRONS SELF-STORAGE V DST

Invest in 33 Self-Storage Facilities
Across the South and Midwest

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Only the Private Placement Memorandum makes such an offer. This literature must be read in conjunction with the Private Placement Memorandum to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the Private Placement Memorandum in its entirety before investing for complete information and to learn more about the risks associated with this offering.

Securities are offered through Orchard Securities, LLC Member FINRA/SIPC. Orchard Securities and Flatirons Asset Management are not affiliated.

FOR ACCREDITED INVESTORS ONLY



Whether its baby-boomers downsizing, Millennials starting families or Gen Z heading to college, self-storage has become an important aspect of many people's lives.

Self-storage has generated double digit revenue and NOI growth over 5 of the last 7 quarters, making it the most durable of any sector in the retail space.¹

With more people changing lifestyles, and the asset's historic resilience, self-storage properties have delivered record performances over the last two years.²

¹. As of Q2 2022; "Newmark Self-Storage Market Update 2022." Newmark Self-Storage Group. October 2022. ². "2022 Self-Storage National Investment Forecast." Marcus& Millichap. 2022.

FLATIRONS SELF-STORAGE V DST (the “Trust”)

is the fifth self-storage Delaware statutory trust (“DST”) from Flatirons Asset Management. The Trust owns 33 automated self-storage facilities in geographically diverse locations across the South and Midwest, each operated by Red Dot Storage, an established self-storage owner and operator. The Trust is offering to sell up to \$74.5 million in interests to accredited investors.

Given Flatirons’ experience as an investment firm specializing in tax-advantaged real estate offerings, and Red Dot Storage’s expertise as a fully-automated self-storage operator, the Trust believes there is an attractive opportunity to lease the facilities in a manner which may provide regular distributions to investors and maximize return of capital.³

THE TRUST OFFERS MANY POTENTIAL BENEFITS:

➤ **OPPORTUNITY TO INVEST IN SELF-STORAGE**

Self-storage is a historically resilient asset class with limited expense needs and the opportunity for an attractive yield.

➤ **EXPERIENCED PROPERTY MANAGEMENT**

Red Dot Storage utilizes cutting-edge proprietary technology and owns and/or operates 195 properties in 18 states.⁴

➤ **KIOSK PLATFORM**

In lieu of an onsite property manager, each property features a fully-automated kiosk, helping the Trust to reduce expenses and allowing for 24-hour leasing capability.

➤ **GEOGRAPHIC DIVERSITY**

With properties in eight states across the South and Midwest, the Trust includes units located in multiple regions.

➤ **DST STRUCTURE**

Utilizing the Delaware statutory trust (DST) structure, the Trust may have the opportunity to take advantage of the potential tax benefits of a 1031 exchange, such as the deferral of capital gains tax.

³. There is no guarantee that the Trust will achieve these objectives. ⁴. As of September 1, 2022.

WHY SELF-STORAGE?

Today, the self-storage sector's annual revenue is approximately \$39.5 billion with approximately 52,786 self-storage facilities in the U.S. – more than every Starbucks, McDonald's, Dunkin' Donuts, Pizza Hut and Wendy's combined.⁵ A large and geographically diverse asset class, self-storage offers many potential benefits, including:



INCREASING DEMAND

With a nearly 50% increase in revenue since 2010, self-storage is one of the fastest growing sectors in the U.S. economy.⁵



UNCORRELATED DEMAND DRIVERS

The largest demand drivers—death, divorce and dislocation—are uncorrelated with macroeconomic fundamentals.⁶



HISTORICALLY RECESSION RESILIENT

Self-storage has shown great durability during the Great Financial Crisis and the Covid-19 Pandemic.^{7,8}



GENERATIONAL SHIFTS

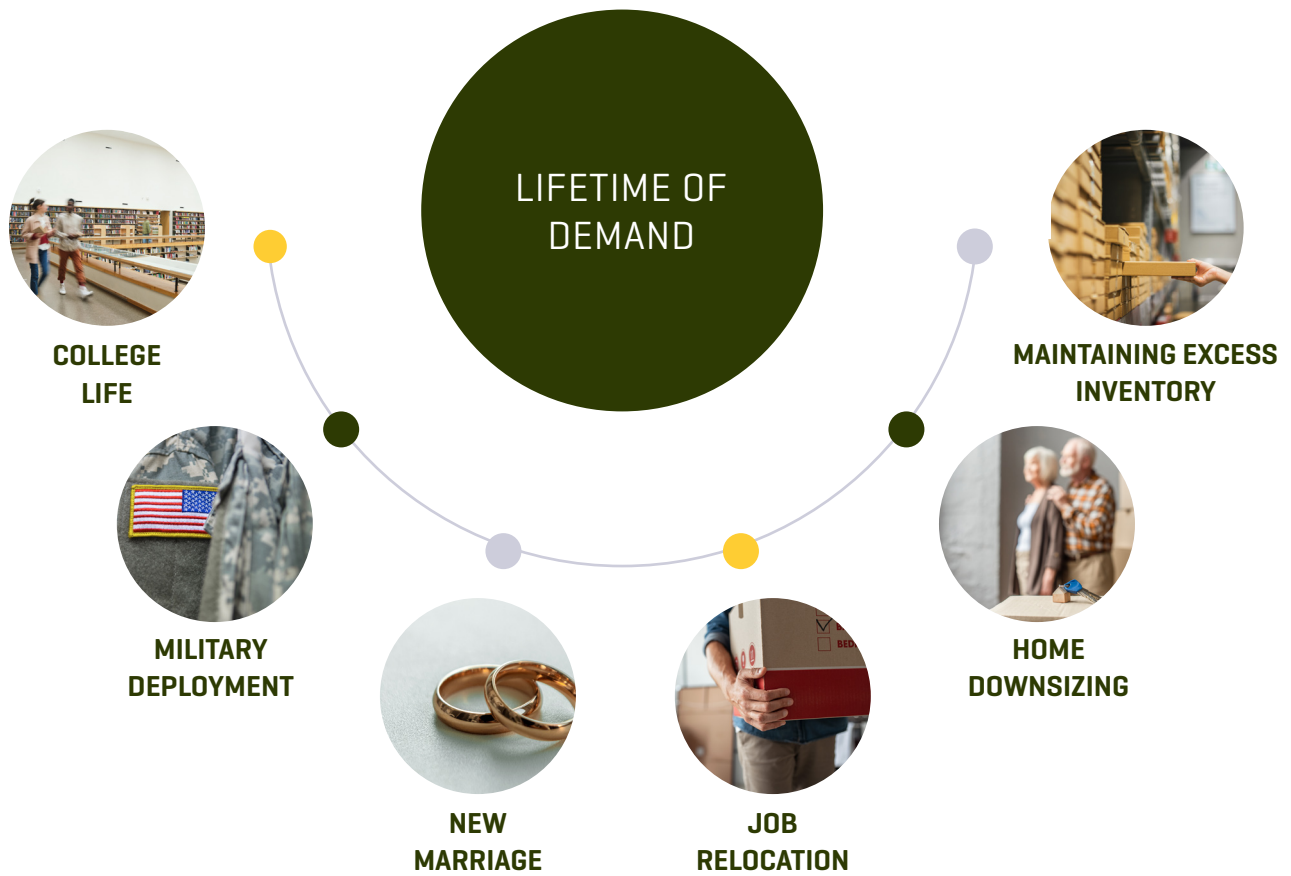
Among other shifts, Millennials, America's largest generation, have integrated offsite storage into their lifestyle choices.⁹

5. "Self-Storage Industry Statistics [2022]." Neighbor. May 6, 2022. <https://www.neighbor.com/storage-blog/self-storage-industry-statistics/> **6.** Marcus & Millichap Research Services: Self Storage Association 2020 Demand Study [2020]. **7.** CMBS Default and Loss Study: Defaults Slow, Losses Grow. Kroll Bond Agency [2016]. **8.** National Self-Storage Outlook – Third Quarter 2020, Marcus & Millichap [2020]. **9.** Fry, Richard. "Millennials Overtake Baby Boomers as America's Largest Generation." Pew Research Center. April 28, 2020. <https://www.pewresearch.org/fact-tank/2020/04/28/millennials-overtake-baby-boomers-as-americas-largest-generation/>



LIFE DEMANDS. STORAGE ANSWERS.

Whether its personal or business use, individuals turn to self-storage for many reasons.

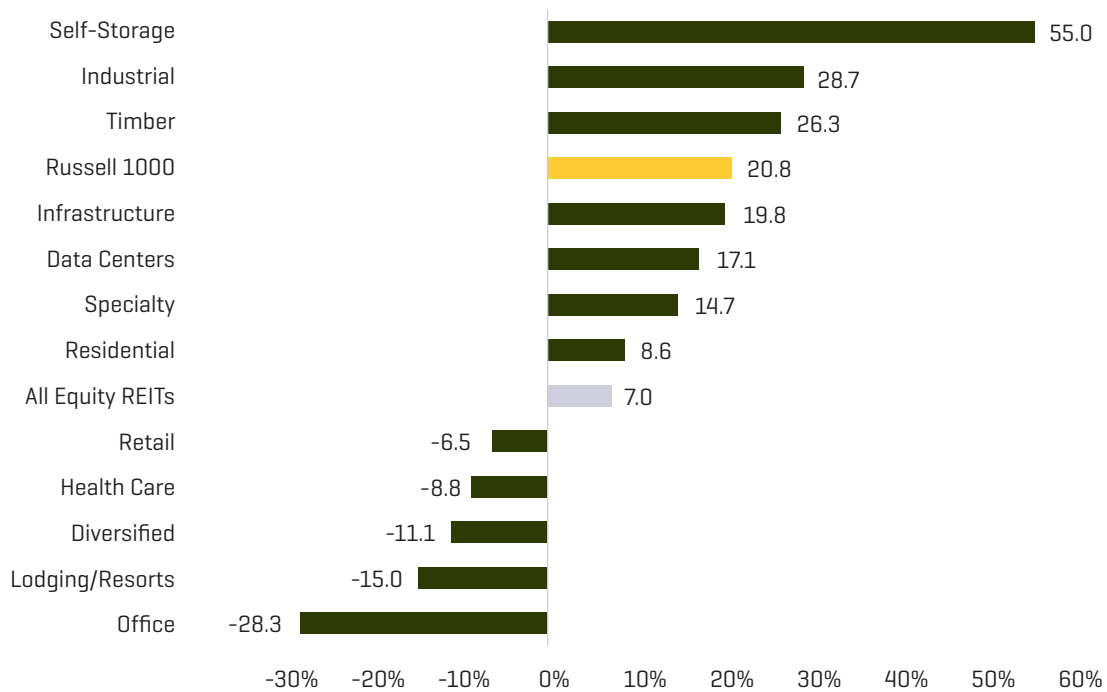


DESPITE MARKET CONDITIONS, A CONTINUED POSITIVE TREND.

Historically, self-storage has shown itself to be a resilient segment of the commercial real estate asset class, evidenced most recently during the global pandemic when self-storage REITs outperformed all other property REITs. Today, the sector’s annual revenue is approximately **\$39.5 billion** with more than **50,000 self-storage facilities nationwide**.¹⁰


SELF-STORAGE OUTPERFORMED DURING THE PANDEMIC (2019-2022)

U.S. REIT Property Sector Performance
Pandemic-Era Total Returns through June, 30 2022



Source: FTSE, FactSet, Nareit

10. "Self-Storage Industry Statistics [2022]." Neighbor. May 6, 2022. <https://www.neighbor.com/storage-blog/self-storage-industry-statistics/>



In up markets, individuals and businesses spend money on items that often need to be stored. During downturns, both individuals and businesses may require storage for lifestyle and business strategy changes. Further, housing market volatility and record-high mortgage rates may cripple the buying power of home shoppers, forcing them into smaller residences for longer transitional periods. This dynamic historically drives demand for self-storage.

38%

of Americans declare themselves self-storage users¹¹

1.6B+

square feet of self-storage space in the U.S.¹²

258.9M

square feet built in the last five years, equal to **16.1%** of total inventory¹²

2.4M+

self-storage related internet searches per month¹²

6.7%

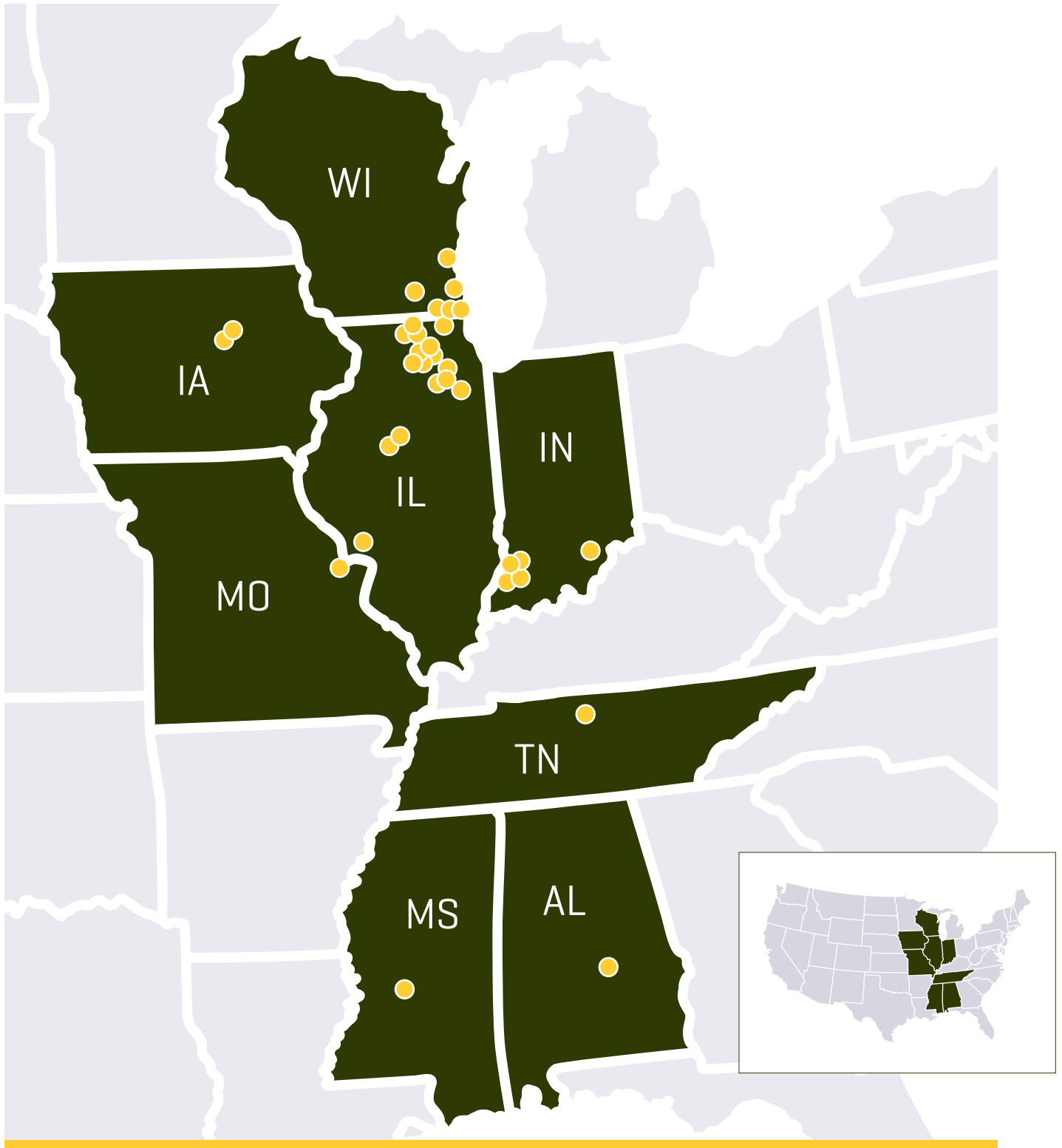
rental rate increase nationally, year-over-year, for self-storage¹²

¹¹. Mohan, Mirela. "More Than a Third of Americans Rent Self-Storage, With Furniture the Most Stored Item." StorageCafe. March 15, 2022. <https://www.storagecafe.com/blog/self-storage-use-and-main-demand-drivers/> ¹². "Self-Storage Industry Trends." StorageCafe. July 2022. <https://www.storagecafe.com/self-storage-industry-statistics>

PORTFOLIO OVERVIEW

The Trust owns 33 properties across the South and Midwest, which comprise a total of 9,125 units with more than 1.3 million rentable square feet. Red Dot Storage will brand and operate all properties. Each property has a history of increasing same-store growth under Red Dot.

PROPERTY	LOCATION	TOTAL NET RENTABLE SQUARE FEET	STORAGE UNITS	RENTABLE PARKING SPACES	YEAR BUILT
1 ROCKFORD PROPERTY #1	Rockford, IL	25,400	167	-	1996
2 MACHESNEY PROPERTY	Machesney Park, IL	31,050	177	-	2006
3 YORKVILLE PROPERTY	Yorkville, IL	30,000	194	6	1995
4 JANESVILLE PROPERTY	Janesville, WI	45,750	238	1	1993
5 WOODSTOCK PROPERTY	Woodstock, IL	47,750	332	-	1999
6 OSWEGO PROPERTY	Oswego, IL	60,600	419	-	2001
7 MOSSVILLE PROPERTY	Mossville, IL	43,300	188	88	1990
8 ROCKFORD PROPERTY #2	Rockford, IL	39,950	255	-	1999
9 GENOA CITY PROPERTY	Genoa City, WI	55,450	278	-	2006
10 ZION PROPERTY	Zion, IL	41,425	408	-	1987
11 PEORIA PROPERTY	Peoria, IL	70,050	592	60	1977
12 NEW LENOX PROPERTY	New Lenox, IL	20,250	133	-	1990
13 DEKALB PROPERTY #1	Dekalb, IL	96,800	622	-	2003
14 DEKALB PROPERTY #2	Dekalb, IL	25,300	160	-	2000
15 SYCAMORE PROPERTY	Sycamore, IL	45,250	290	-	2005
16 MALTA PROPERTY	Malta, IL	15,700	131	-	1983
17 CORTLAND PROPERTY	Cortland, IL	60,050	358	-	1998
18 STURTEVANT PROPERTY	Sturtevant, IL	49,200	284	-	2003
19 NORTH AURORA PROPERTY	North Aurora, IL	57,475	407	-	1985
20 ANTIOCH PROPERTY	Antioch, IL	29,200	242	86	1984
21 GALLATIN PROPERTY	Gallatin, TN	65,650	479	-	1994
22 MILWAUKEE PROPERTY	Milwaukee, WI	41,700	211	7	2001
23 HIGHLAND PROPERTY	Highland, IL	21,500	121	-	2005
24 CHARLESTOWN PROPERTY	Charlestown, IN	54,875	408	-	2015
25 EVANSVILLE PROPERTY #1	Evansville, IN	25,100	158	-	1984
26 EVANSVILLE PROPERTY #2	Evansville, IN	23,050	229	24	1994
27 EVANSVILLE PROPERTY #3	Evansville, IN	25,850	201	-	2001
28 EVANSVILLE PROPERTY #4	Evansville, IN	35,400	297	-	1995
29 CEDAR FALLS PROPERTY #1	Cedar Falls, IA	26,900	194	-	1992
30 CEDAR FALLS PROPERTY #2	Cedar Falls, IA	50,375	276	-	2005
31 BRECKENRIDGE HILLS PROPERTY	Breckenridge Hills, MO	26,150	156	-	1986
32 MONTGOMERY PROPERTY	Montgomery, AL	57,500	325	-	1988
33 JACKSON PROPERTY	Jackson, MS	32,700	195	7	1989
TOTAL		1,376,700	9,125	279	



33
properties

9,125
units

8
states

1.3M+
rentable square feet

SPONSOR OVERVIEW

Flatirons Asset Management is a private investment firm that specializes in sponsoring tax-advantaged real estate offerings, including Delaware statutory trusts. By locating and developing its varied high-quality investment opportunities, Flatirons seeks to provide:



Reliable Income



Downside Protection



Upside Potential Through Skillful Management & Strategic Exits

PROPERTY MANAGER OVERVIEW

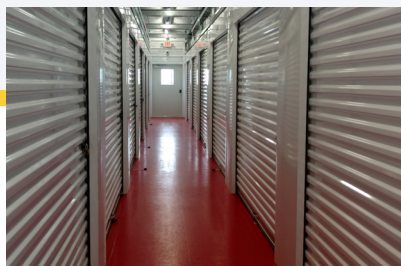
Founded in 2013, Red Dot Storage is a fully-automated self-storage operator with 195 properties across 18 states, comprising 7.6 million net rentable square feet and 58,000 units, as of September 1, 2022. Red Dot leverages technology—including automation and proprietary management software—in order to deploy its people more efficiently, enhance its customers' satisfaction and dramatically reduce its cost of operations. Red Dot's fully-integrated business model allows it to operate in a more cost-effective manner, as compared to REITs and other large institutions.

195
properties

58,000
units

18
states

7.6M
net rentable square feet



OFFERING SUMMARY

Flatirons Self-Storage V DST (the “Trust”) is a newly-formed Delaware statutory trust and the fifth self-storage DST from Flatirons Asset Management. The Trust owns 33 self-storage facilities across the South and Midwest, which comprise a total of 9,125 storage units, encompassing an excess of 1.3 million rentable square feet. All properties are operated under the Red Dot Storage brand.

INVESTMENT OVERVIEW

INVESTMENT	33 self-storage facilities with a history of increasing same-store growth, located across the South and Midwest and operated under the Red Dot Storage brand.
TRUST OBJECTIVE¹³	[1] Lease the properties to the master tenant with the intent that it operates the properties to realize their maximum operating performance [2] Pay regular distributions to investors [3] Preserve the intrinsic value of the properties [4] Complete a sale of the properties that maximizes the investors’ return of capital.
STRUCTURE	Delaware statutory trust
LOAN PROCEEDS	\$43,216,000
TOTAL OFFERING	\$74,523,000
LOAN TO PURCHASE PRICE	36.7% [of fully-loaded price]
LOAN	5.93% fixed, 10-year term, 5-year interest only
MINIMUM INVESTMENT	1031: \$100,000 Cash: \$25,000
TARGETED HOLD PERIOD	10 years
OFFERING PERIOD	Upon the earliest of (i) the sale of all of the interests, (ii) the first anniversary of the date of the conversion notice or (iii) a determination by the Parent Trust to terminate the offering.
SUITABILITY	Accredited investors only

13. There are no assurances that these objectives will be met.

Contact us for copies of the Private Placement Memorandum and other information pertaining to Flatirons Self-Storage V DST.

Phone: 720.799.041 | Email: hello@flatironsam.com

IMPORTANT RISK FACTORS

This is a brief and general description of the offering (the "Offering") of beneficial interests ("Interests") in Flatirons Self-Storage V DST, a Delaware statutory trust (the "Trust"). The Offering is a private placement securities offering. Private placements are speculative and lack liquidity, and carry a high degree of risk—including the loss of the entire investment. This material does not constitute an offer to sell Interests or a solicitation of offers to purchase Interests and is authorized for use only when accompanied or preceded by the confidential private placement memorandum for the Offering (the "Memorandum"). Reference is made to the Memorandum for a more complete statement of risks and terms of the Offering. The information set forth herein is qualified in its entirety by the Memorandum. All prospective investors in the Interests ("Investors") must read the Memorandum, and no person may invest without acknowledging receipt and complete review of the Memorandum.

- Each Investor should consult with his, her or its own legal, investment and other appropriate professional advisors regarding a prospective investment in the Interests. Moreover, because each Investor's tax situation is different, prospective Investors should consult with their own tax advisors regarding an investment in the Interests.
- The Trust and its related entities (including the master lessee that is affiliated with Flatirons and will lease the Trust properties from the Trust) are newly formed and have limited capital and no operating history.
- Interests are offered in reliance on an exemption from the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), and are not required to comply with specific disclosure requirements that apply to registered securities under the Securities Act. As such, investment in the Interests is suitable only for accredited investors, as defined in Regulation D promulgated under the Securities Act.
- The Securities and Exchange Commission has not passed upon the merits of or given its approval to the Interests, the terms of the Offering, or the accuracy or completeness of any offering materials.
- No public market currently exists, and one may never exist, for the Interests, and there are significant restrictions on the transfer of Interests. The purchase of Interests is suitable only for persons who have no need for liquidity in their investment and who can afford to lose their entire investment.
- There is no guarantee that the investment objectives of the Offering or the Trust will be achieved. In the event that this material or the Memorandum contain any projections or other forward-looking statements, Investors should be aware that actual results may diverge materially from such projections or statements.
- The actual amount and timing of distributions paid by the Trust, and the returns and investment performance of the Trust, cannot be guaranteed and may vary. There can be no guarantee that investors will receive distributions or a return of their invested capital.
- Investments in real estate are subject to varying degrees of risk, including, among other things, local conditions such as an oversupply of space or reduced demand for properties, an inability to collect rent, vacancies, inflation and other increases in operating costs, adverse changes in laws and regulations applicable to owners of real estate and changing market demographics. Self-storage in particular is a highly-competitive industry and is sensitive to fluctuations in local housing markets and economies.
- The Trust will be controlled by its trustees and the properties of the Trust will be controlled primarily by a master tenant affiliated with Flatirons, to which the properties will be leased. Investors in the Trust will have no voting or control rights and must be willing to rely upon the trustees and master tenant to control the Trust and the properties of the Trust, including the making of any decision to dispose of such properties.
- The Trust depends on its tenants (including the master tenant) for its revenue and may suffer adverse consequences as a result of any financial difficulties, bankruptcy or insolvency of such tenants (including the master tenant).
- There are certain important risks associated with the Trust's use of debt financing. A decrease in the rental revenues of the Trust could adversely affect the Trust's cash flows and, in turn, the Trust's ability to make payments when due pursuant to the terms of the debt financing, which could result in a loan default. Additionally, the inability of the Trust to repay the remaining principal amount of the debt upon maturity would result in a loan default and could have a materially adverse effect on the performance of the Trust.
- Past performance is no guarantee of future results. The prior performance of other offerings and investments sponsored by Flatirons and Crosstimbers should not be used to predict the results of the Offering.
- Certain arrangements relating to the Offering, including the terms of the trust agreements and any master leases, were not negotiated at arm's length.
- The Trust will pay significant commissions, fees and other compensation to Flatirons, its affiliates and certain third parties, including in connection with the syndication of the Interests and the ongoing operation of the Trust properties. Such commissions, fees and compensation will affect the amount of income Investors earn on their investments.
- Red Dot Storage is an affiliate of Flatirons. Red Dot Storage performs property management services for other property owners, including other owners affiliated with Flatirons, and will face competing demands for its time and service.
- Flatirons and its affiliates will be subject to certain conflicts of interest in connection with the Offering and the operation of the Trust, including, without limitation, conflicts of interest relating to (i) the acquisition of the Trust properties from an affiliate of Flatirons and Red Dot Storage, (ii) the affiliation of Red Dot Storage, the master lessee and Flatirons, and (iii) the lack of arm's-length negotiation of the terms of the Trust and related arrangements (including the master leases pursuant to which the Trust properties are being leased to an affiliate of Flatirons).
- The acquisition of interests in the Trust may not qualify under Section 1031 of the Internal Revenue Code of 1986, as amended for tax-deferred exchange treatment. Additionally, changes in tax laws may occur and may adversely affect an investor's ability to defer capital gains tax in connection with an investment in an Interest. It is important that each Investor consults with such Investor's own tax advisors.
- The DST structure is inflexible and, in certain events, may be converted to an LLC structure, which would have a significant tax impact on investors.

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