DXD.CAPITAL
REAL ESTATE. DRIVEN BY DATA.

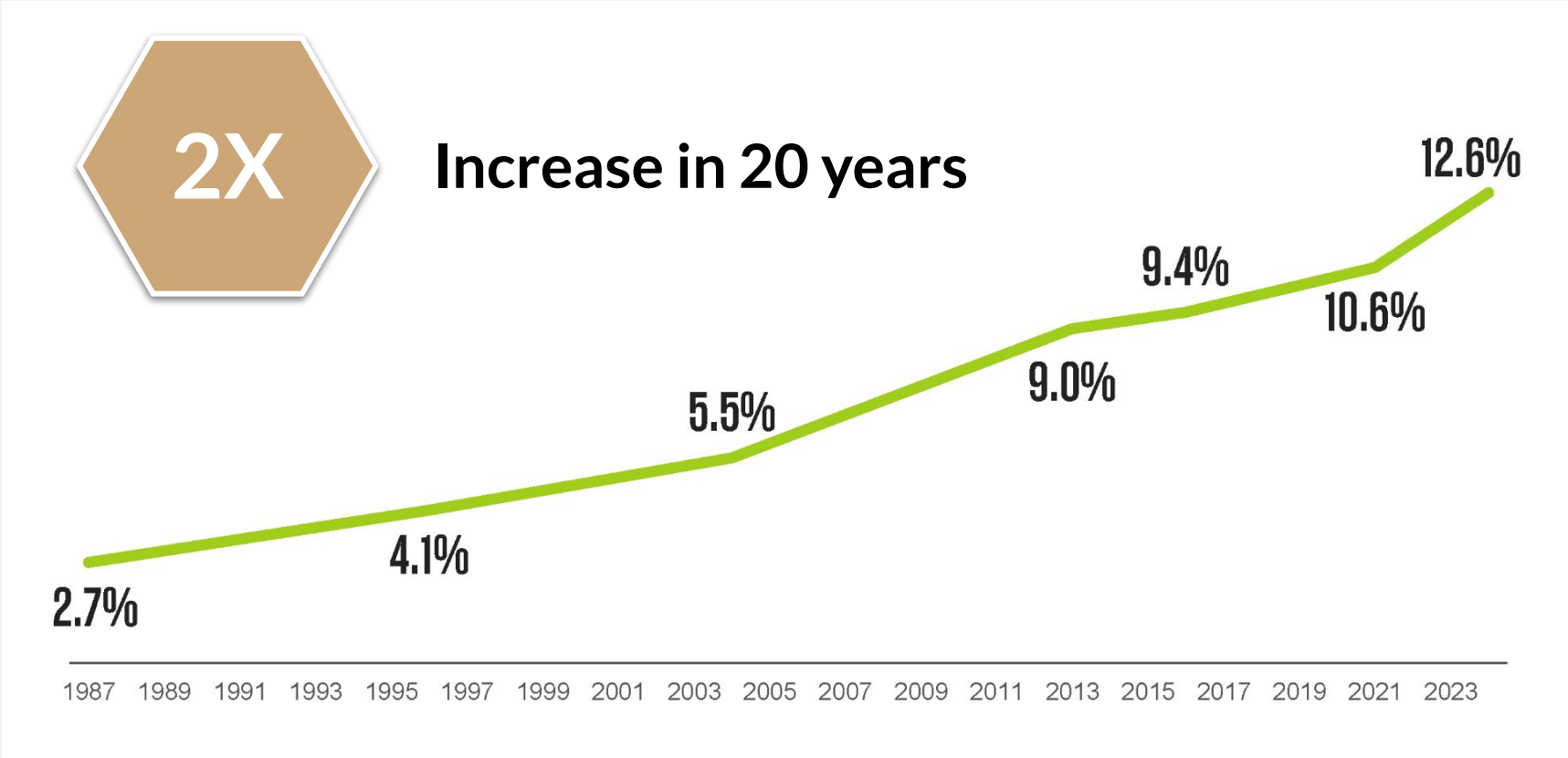
- New Mexico based developer of only Class A self storage across the US
- Development experience in Santa Fe, Albuquerque, and Rio Rancho



Drew Dolan development in Rio Rancho Area

Self Storage User Demand Profile

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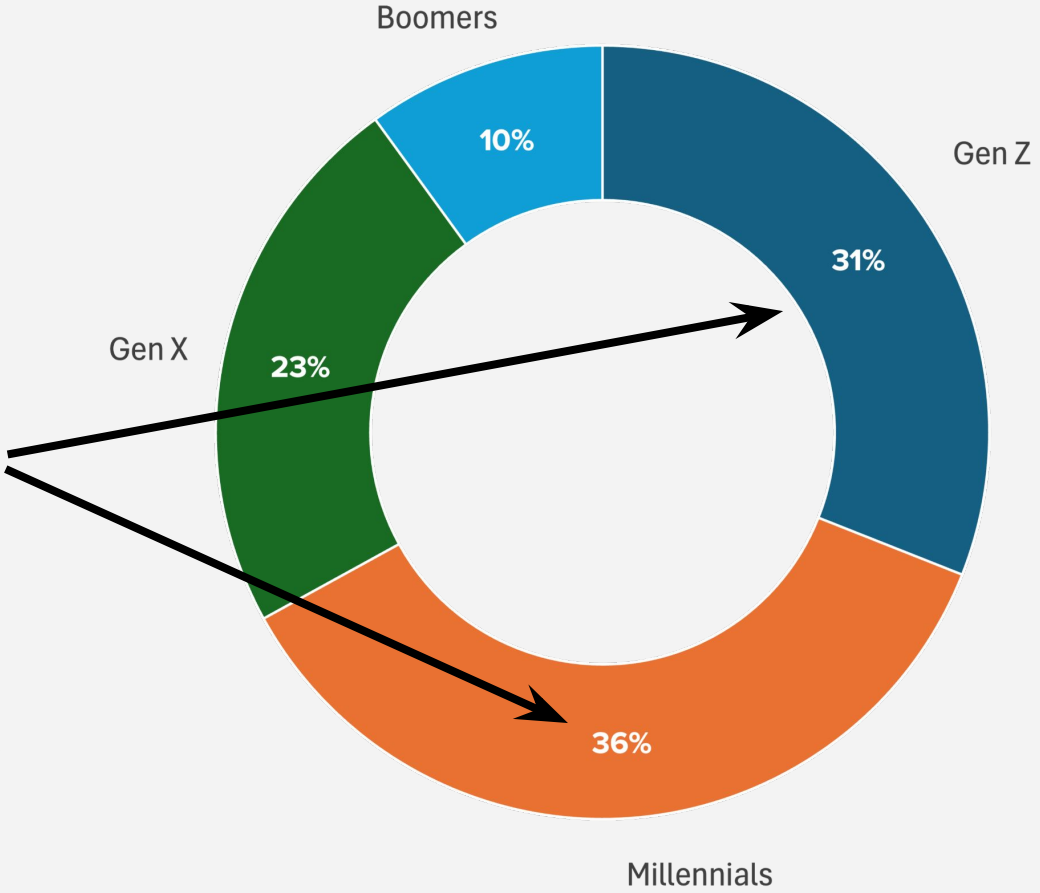


Mini-Storage Messenger - 2023 & 2025 Self Storage Association & Self Storage Demand Studies, Census, Green Street Advisors

Self Storage User Demand Profile

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67% of the renters today
are Millennial and Gen Z

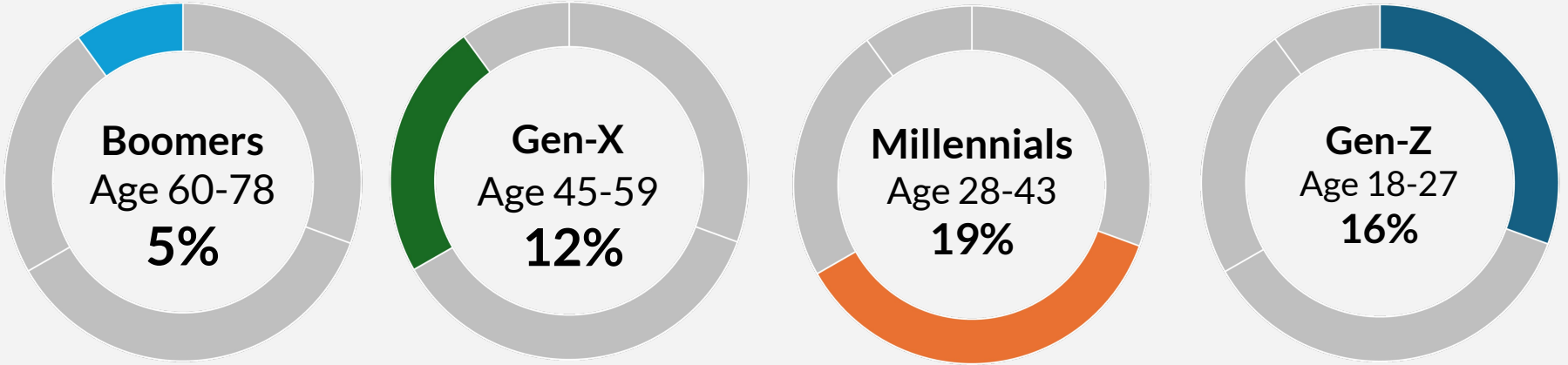


2025 SSA Demand Study

Percent of Generation Renting Self Storage

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The rising cost of housing is driving younger generations to rely more heavily on self storage



Self Storage Demand Study 2025, Self Storage Association

Why Self Storage is a Good Neighbor

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- **Exceptionally Low Traffic:** Approximately 1/20th the volume of typical C-2 retail
- **Minimal Indoor Water and Sewer Usage:** Less than a typical 2,000 SF home.
- **Limited Operating Hours:** Open 9:00 AM – 6:00 PM.
- **Energy Efficiency Potential:** Solar installation candidate, rainwater harvesting and EV charging.
- **Low-Noise Operation:** Generates very little sound, all activity is indoors.
- **Secure & Monitored:** Robust security system including cameras and exterior Lighting.

Current Conditions of Empire Builders Site

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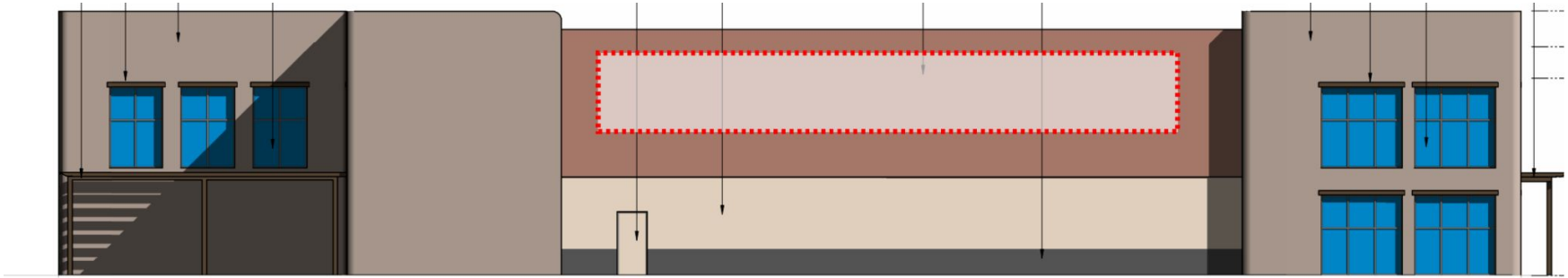


Vacant since 2019 and in poor physical condition

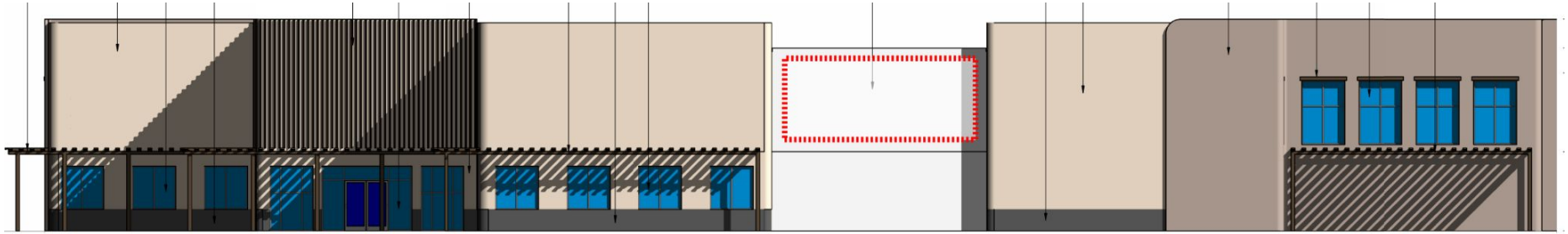


Proposed Building Murals by Local Artist

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West Elevation- 50’ x 6 ¼’ Reproduction of the Zara Kriegstein Multi Cultural Progression Mural



North Elevation- 24’ x 12’ Original Mural. Design to be coordinated with Arts & Culture Department and the Arts Commission

Proposed Building Footprints over Existing

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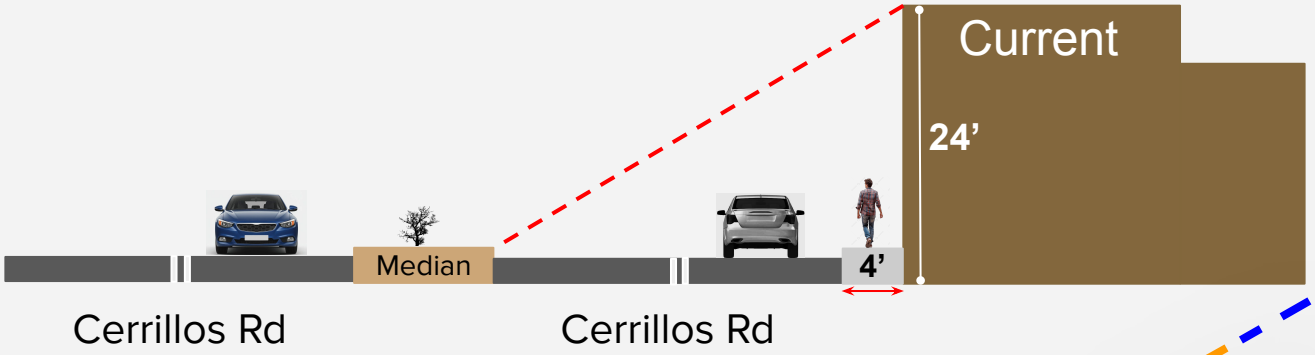
28.5% Reduction in Building Footprint from Existing

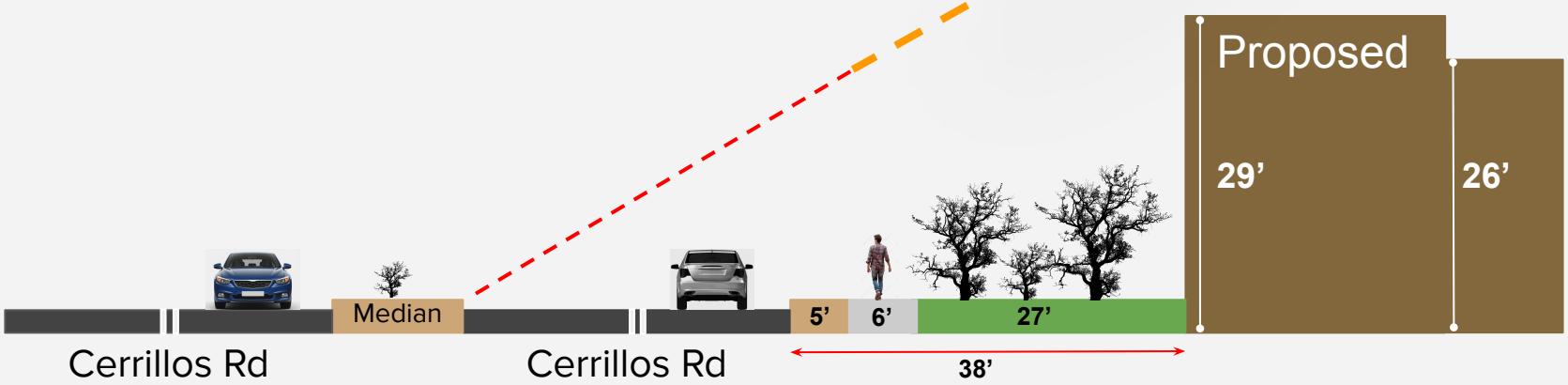
Benefits:

- More landscaping
- More pervious surface
- Better pedestrian connectivity
- Improved visibility to Cerrillos

Increased Setback On Cerrillos Rd

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Proposed Site Plan

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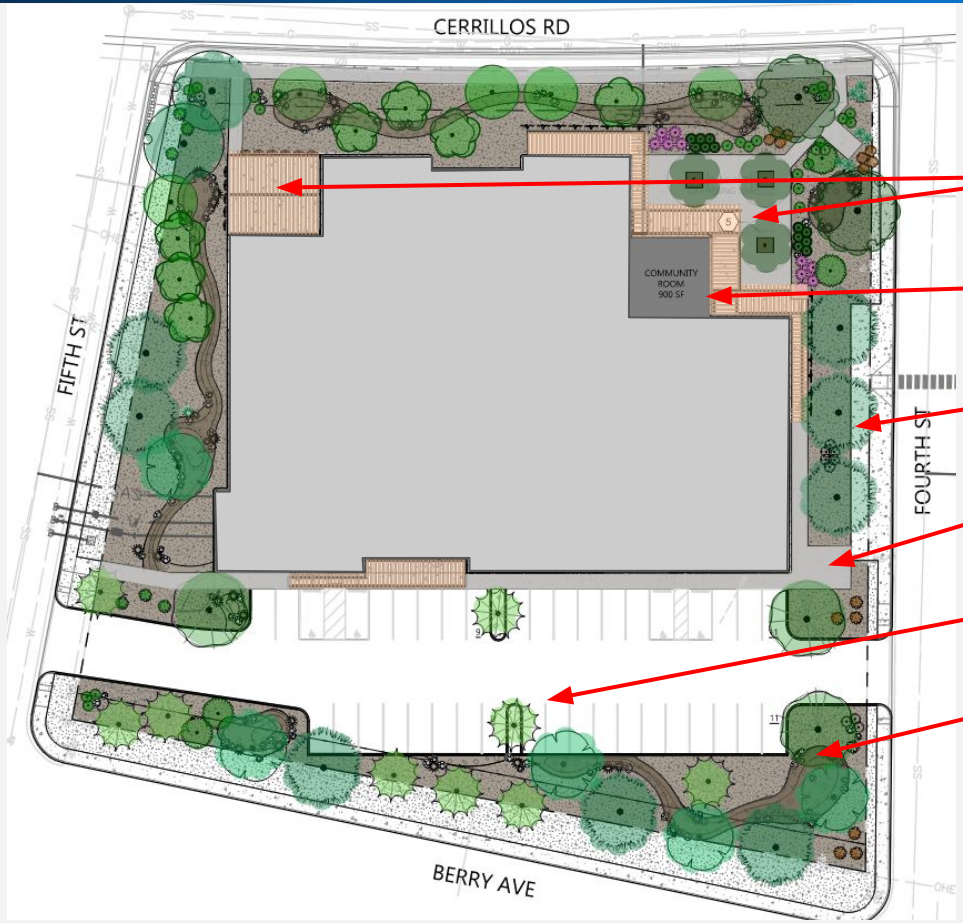


Allowable Lot Coverage (60%): 71,050 SF
Proposed Lot Coverage (35%): 40,960 SF

Required Open Space (25%): 29,602 SF
Proposed Open Space (29%): + 34,373 SF

Proposed Site Plan Highlights- Lot 1

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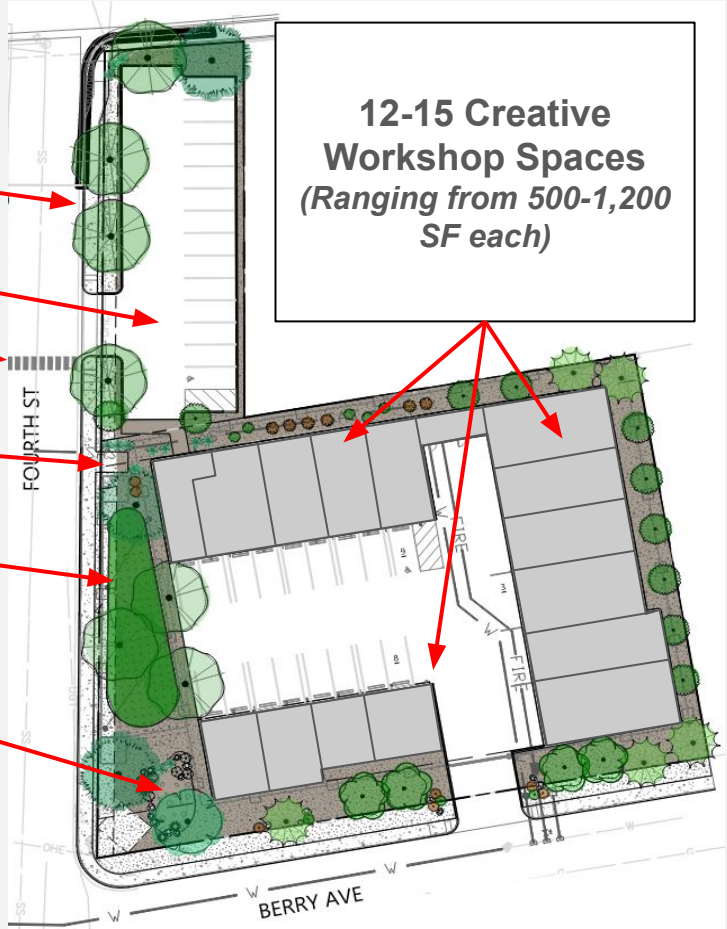


- Outdoor Shaded Seating Areas
- Public Community Gathering Room
- 15’-30’ wide Landscape Buffers
- Multiple Bike Rack Locations
- Ample Off Street Parking Spaces
- Rainwater Harvesting Ponds

Creative Workshops and Dog Park- Lot(s) 2

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- Landscape Buffer
- Newly Paved Parking Lot
- Well Marked Crosswalk
- Bicycle Racks/Lockers.
- **Public Dog Park with Sitting Areas**
- Rainwater Harvesting Ponds



Project Renderings - 5th Street and Berry Ave

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Project Renderings - 4th Street and Cerrillos Rd

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Project Renderings - 5th Street and Cerrillos Rd

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Creative Workshops and Dog Park - 4th Street and Berry Ave

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Fine Medium Finish Stucco
Sherwin Williams SW6105
Divine White



Fine Medium Finish Stucco
Sherwin Williams SW3034
Cedar



Fine Medium Finish Stucco
Sherwin Williams SW7067
Cityscape



Thin Stone Veneer Genstone
"Desert Sunrise"



Faux Wood Lintels- Painted
Stucco
Sherwin Williams SW7041
Van Dyke Brown
Match Metal Wall Panel
Walnut Wood

Wood Trellis - To Match Metal
Wall Panel
Walnut Wood



Western States Metal Wall
Panel
Walnut Wood

Creative Workshop Spaces

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- Small Creative Workshop Spaces
- Outgrown their home or garage
- Cannot make long term commitments
- Need ready to go space

Creative Workshop Spaces

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Creative Workshop Spaces

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Creative Workshop Spaces

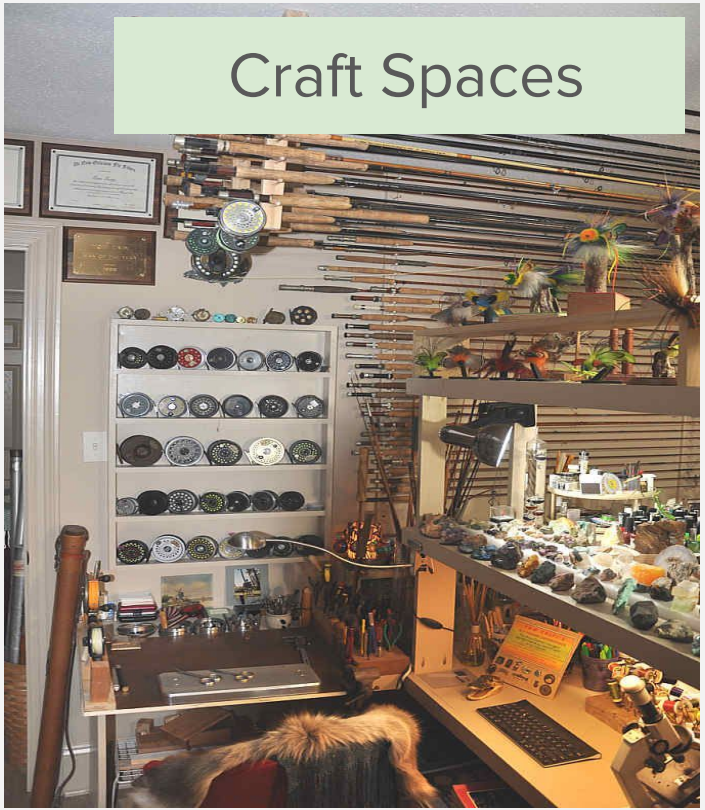
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Creative Workshop Spaces

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Existing Condition of Mural

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Existing Condition of Mural

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Actively coordinating with the Arts & Culture Department on reproducing the existing Empire Builders mural and design ideas for the new second mural.

5/21/2026

RE: Redevelopment of the Empire Builders Property on Cerrillos Rd

To Whom It May Concern,

My father built the original Pantry in 1946 and operated it with my aunt and then my mother for several years. My family is still involved in the ownership of the property and adjacent lots. Empire Builders were a great neighbor for over 50 years. The sale to DXD Capital offers a great opportunity to recreate an appropriate and neighborhood friendly use of the property.

I have known the company's founder, Drew Dolan, for many years and appreciate that he and DXD Capital made it a priority to engage with the neighbors early in the process. Based on my interactions with them, I believe they would be a responsive and responsible neighbor, and I am in support of the redevelopment.

Sincerely,



Max Myers