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Leitbox Storage Partners Provides Update on Financing Structure

BIRMINGHAM, AL – November 7, 2023 - Leitbox Storage Partners LLC announced today that all its secured loans on self-storage investments are 100% fixed-rate instruments. The company seeks to employ favorable debt structures through established relationships with lenders and life insurance companies. Over time, Leitbox embraced fixed-rate frameworks with a goal of incorporating appealing prepayment options to streamline strategic sales when advantageous opportunities arise.

Bill Leitner, the managing principal of Leitbox Storage Partners, emphasized the significance of this capital stack approach. He stated, "This strategy empowers Leitbox to seize strategic sales opportunities and promptly return capital to our investors. It aligns with our steadfast commitment to delivering attractive returns and underscores our core philosophy of 'not storing other people's money, but their belongings.'"

Currently, Leitbox holds a diverse portfolio of fixed-rate loan structures, with varying maturities extending over the coming years. The earliest maturity among these structures is slated for 2026. This strategic approach to financing positions allows Leitbox to meet its financial objectives and continue providing value to its investors.

About Leitbox Storage Partners

Leitbox Storage Partners ("Leitbox") is a real estate investment company that develops and acquires self-storage (often with mixed use & retail integration) in primary and secondary markets throughout the United States. In addition to programmatic, greenfield development of vertical self-storage, Leitbox utilizes its 30+ year history in the retail and mixed-use sectors to identify and acquire retail, big-box conversion opportunities and income-producing, storage facilities presenting value-add upside potential.

