

# CORPORATE RESUME



## **Corporate Vision**

A plan has been implemented to restore Brownfields to productive use as self storage facilities. Caleb Acquisitions, LLC was created in 1998 to fulfill this vision. Caleb searches for, acquires, restores, then develops contaminated, abandoned or under utilized properties (Brownfields). The resulting businesses are beneficial to communities, opportunities for individuals to become business owners, and demonstrate the purest principles of America's free enterprise system.

## **Corporate History**

Since 1999 Caleb has acquired ten properties throughout Wisconsin. The following list details past or ongoing projects:

- A 2-acre abandoned chemical storage site (Hartland) into a 172-unit self-storage facility, increasing the property value from \$36,000 to \$950,000.
- A 2-acre abandoned armory (Milwaukee) into a 184-unit self storage facility, increasing the property value from \$170,000 to \$1.7 million.
- A 4-acre abandoned gravel pit (Hartland) into a 368-unit self storage facility, increasing the property value from \$45,000 to \$3.75 million.
- A 37-acre abandoned landfill (Kaukauna) into a currently under construction multi-use 12-unit condominium development, 285-unit self storage facility, 36-unit business bungalow development, and 24-acre park, increasing the property value from \$12,000 to a projected \$10 million.
- A 2-acre abandoned manufacturing facility (Kiel) into a proposed 24-unit business bungalow development, increasing the property value from \$45,000 to a projected \$1.9 million.
- A 4-acre abandoned tannery (Milwaukee) into a proposed 580-unit self storage facility, increasing the property value from \$500,000 to a projected \$8.7 million.
- A 1/3-acre abandoned wastewater treatment plant (Milwaukee) into an office building, increasing the property value from \$75,000 to \$730,000.
- A 1-acre abandoned machine shop (West Allis) into a multi-tenant office and light industrial complex, increasing the property value from \$450,000 to \$2.1 million.
- An 8.5-acre abandoned manufacturing plant (Berlin) into a multi-tenant industrial building and proposed business bungalow development, increasing the property value from \$100,000 to an estimated \$3.5 million.
- A 102-acre abandoned landfill property (Altoona) into a proposed 400-unit self storage facility, business bungalows, and industrial lots, increasing the property value from \$161,000 to a projected \$10 million.

## **Strategic Plan**

Caleb is currently prepared to relocate and implement its plan in the Mid-Atlantic region, centered in Virginia. This significant change is driven by many strategic criteria, such as the increasing demographic strengths of the region, more attractive financial projections, and more appealing long-term exits strategies. In order to maximize the success of the plan, Caleb's employees that have been formally trained, not only in the environmental sciences and governmental policy, but also in self storage development and management, are preparing to relocate to the Tidewater region of southern Virginia. Finally, necessary corporate systems have been created to effectively manage the overall business, including the utilization of current technologies and infrastructure.