

Provision		Section in the Franchise Agreement	Summary
s.	Modification of the agreement	Section 21.7 and 8.2	The Franchise Agreement can be modified only by written agreement between you and us. We may modify the Manual.
t.	Integration/merger clause	Section 21.7	Only the terms of the Franchise Agreement are binding. Any other promises may not be enforceable. Any representations or promises outside of the disclosure document and franchise agreement may not be enforceable (subject to applicable state law and Exhibit G of the FDD).
u.	Dispute resolution by arbitration or mediation	Section 22.2 and 22.3	You must bring all disputes before our Chief Executive Officer prior to bringing a claim before a third party. After exhausting this internal dispute resolution procedure, at our option, all claims or disputes between you and us must be submitted first to mediation in Charleston County, South Carolina in accordance with the American Arbitration Association's Commercial Mediation Rules then in effect (subject to applicable state law and Exhibit G of the FDD).
v.	Choice of forum	Section 22.5	Any litigation must be pursued in courts located in Charleston County, South Carolina (subject to applicable state law and Exhibit G of the FDD).
w.	Choice of law	Section 22.1	South Carolina law applies, except those disputes regarding the Marks will be governed by the United States Trademark Act of 1946 (Lanham Act, 15 U.S.C. Sec. 1051 et seq.) (subject to applicable state law and Exhibit G of the FDD).

ITEM 18 PUBLIC FIGURES

We do not presently use any public figures to promote our franchise.

ITEM 19 FINANCIAL PERFORMANCE REPRESENTATION BACKGROUND

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may only be given if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or

(2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

This Item sets forth historical Gross Sales data for certain of our franchisee-owned UNITS markets achieved for the 2025, 2024 and 2023 calendar years. The information below does not include Gross Sales data from Affiliate Locations.

As of December 31, 2025, there were 69 UNITS Businesses in operation, including 68 franchised locations and 2 affiliate locations (the “Affiliate Locations”). Three of the 68 franchised locations operate as fractional franchises (“Fractional Franchises”) and the remaining 65 franchised locations operated as traditional franchises (“Traditional Franchises”). Each Location offered similar products and services as would generally be offered by a typical UNITS franchise offered under this disclosure document. Data reported in this Item 19 is derived directly from the financial statements of 62 franchised locations who provided annual financial statements reporting results by the filing date of this FDD. Data was requested from all franchisees and 62 of them responded. Information from 62 Traditional Franchises is included below and includes 2 UNITS Businesses that are operated by the same owner in contiguous territories and that report Gross Sales and other information to us as one UNITS Business and are treated as one UNITS Business for purposes of Item 19. The information below does not include one Traditional Franchise that began operations in 2025. No company or affiliate-owned outlets closed in the 2025 calendar year. Five franchised outlets closed in the 2025 calendar year. Of the one outlet excluded from the results for being open less than 12 months in the 2025 calendar year, none closed after being open less than 12 months.

As of December 31, 2024, there were 74 UNITS Businesses in operation, including 70 franchised locations and 4 affiliate locations (the “Affiliate Locations”). Three of the 70 franchised locations operate as fractional franchises (“Fractional Franchises”) and the remaining 67 franchised locations operated as traditional franchises (“Traditional Franchises”). Each Location offered similar products and services as would generally be offered by a typical UNITS franchise offered under this disclosure document. Of the 67 Traditional Franchised Locations, 57 were open and in operation for the entire 2024 calendar year and reported Gross Sales data to us for the entire 2024 calendar year. No company or affiliate-owned outlets closed in the 2024 calendar year. One franchised outlet closed in the 2024 calendar year. Of the 10 outlets excluded from the results for being open less than 12 months in the 2024 calendar year, none closed after being open less than 12 months.

As of December 31, 2023, there were 73 UNITS Businesses in operation, including 70 franchised locations and 3 affiliate locations (the “Affiliate Locations”). Three of the 70 franchised locations operate as fractional franchises (“Fractional Franchises”) and the remaining 67 franchised locations operated as traditional franchises (“Traditional Franchises”). Each Location offered similar products and services as would generally be offered by a typical UNITS franchise offered under this disclosure document. Of the 67 Traditional Franchised Locations, 57 were open and in operation for the entire 2023 calendar year. No company or affiliate-owned outlets closed in the 2023 calendar year. 1 franchised outlet closed in the 2023 calendar year. Of the 10 outlets excluded from the results for being open less than 12 months in the 2023 calendar year, none closed after being open less than 12 months.

Table 1 sets forth the Number of UNITS Franchises within certain annual sales thresholds of the Traditional Franchises who were open for the entire fiscal years of 2025 (62 Traditional Franchises), 2024 (57 Traditional Franchises), and 2023 (57 Traditional Franchises).

Written substantiation of the data used in preparing this information will be made available upon reasonable request.

TABLE 1: NUMBER OF UNITS FRANCHISES WITHIN CERTAIN ANNUAL REVENUES FOR YEARS ENDING DECEMBER 31, 2023, DECEMBER 31, 2024, AND DECEMBER 31, 2025

Annual Revenues	2025	2024	2023
Over \$2,000,000	1	1	1
\$1,000,000 to \$1,999,999	13	10	14
\$750,000 to \$999,999	12	15	8
\$500,000 to \$749,999	21	15	15
Below \$500,000	15	16	19
Annual Revenues	2025	2024	2023

Notes to Table One.

1. “Annual Revenues” is defined as the total gross revenues generated from the Traditional Franchised Locations with operations during the complete 12 months of the applicable fiscal year. This includes income from the rental of portable storage and moving containers, deliveries associated with container rental including local moves, container and contents coverage and ancillary moving and storage supplies. Annual Revenues exclude (a) all refunds made in good faith, (b) any sales and equivalent taxes that are collected by a franchisee for or on behalf of any governmental taxing authority and paid thereto, (c) and the value of any allowance issued or granted to any customer that is credited by Franchisee in full or partial satisfaction of the price of any services and products offered in connection with the Business.

The table below includes information from 62 of the Traditional Franchises provided the expense information we requested for the 2025 calendar year.

TABLE 2: FRANCHISEE REVENUE / GROSS PROFIT INFORMATION

Franchise Locations	Open 24-48 Months		Open 48 Months or longer		All Locations (Open 12 Months or longer)	
	Average	Median	Average	Median	Average	Median
Annual Revenue	\$691,534	\$550,832	\$775,735	\$706,608	\$763,512	\$664,886
Annual Direct Operating Expense						
Real Estate Expenses	\$196,647	\$141,588	\$229,229	\$192,512	\$224,173	\$183,898

Franchise Locations	Open 24-48 Months		Open 48 Months or longer		All Locations (Open 12 Months or longer)	
	Average	Median	Average	Median	Average	Median
Labor Costs	\$190,677	\$157,434	\$178,861	\$160,521	\$180,695	\$158,978
Marketing/Advertising	\$70,813	\$63,407	\$70,631	\$66,833	\$70,660	\$65,934
Royalty	\$30,447	\$32,391	\$57,448	\$49,797	\$55,423	\$49,198
Other Expenses	\$48,502	\$48,502	\$14,653	\$8,366	\$16,769	\$8,370
Operating	\$556,000	\$456,858	\$609,888	\$573,627	\$601,937	\$557,890
Annual Operational Contribution	\$25,281	(\$22,784)	\$98,890	\$66,526	\$88,205	\$62,433
Annual Operational Contribution Margin	3.7%	(4.1%)	12.7%	9.4%	11.6%	9.4%
Contribution Margin Over/Under	3/6	4/5	25/28	27/26	27/35	30/32

Notes to Table Two.

1. “Annual Revenues” is defined as the total gross revenues generated from the 62 Traditional Franchised Locations that were in operation for the entire 2025 calendar year and that submitted the financial information we requested (for purposes of Table 2). This includes income from the rental of portable storage and moving containers, deliveries associated with container rental, including local moves, container and contents coverage, and ancillary moving and storage supplies. Annual Revenues exclude (a) all refunds made in good faith, (b) any sales and equivalent taxes that are collected by a franchisee for or on behalf of any governmental taxing authority and paid thereto, (c) and the value of any allowance issued or granted to any customer that is credited by Franchisee in full or partial satisfaction of the price of any services and products offered in connection with the Business.
2. “Annual Direct Operating Expense” is defined as the total Expenses (as defined below), the 62 Franchise Locations reported they incurred through their normal business operations. “Expenses” for purposes of Table 2 are defined as including the following reported expenses: Cost of Goods Sold (locks, blankets, straps, etc.), Advertising, Auto Insurance, Auto Repair & Maintenance, Equipment Repair & Maintenance, Fuel, Health Insurance, Lease / Rent for Storage Center, Merchant Bank Card Fees, Payroll Processing Fees, Payroll Taxes, Repair on Containers, Royalty Fee, Uniforms, Utilities, Wages, and Workers’ Compensation Insurance. The Brand Fund fee is reflected as part of the Marketing/Advertising expenses. The POS System fees are reflected as part of the Operating expenses.
3. “Annual Gross Profit” is defined by taking “Annual Revenues” and subtracting “Annual Direct Operating Expense.”
4. “Annual Gross Profit Margin” is defined by taking Annual Gross Profit” and dividing by “Annual Revenues.”

5. “Average” is determined by taking the sum of the 62 included Traditional Franchises and divided by 62.
6. “Median” means relating to a value or quantity lying at the midpoint of a frequency distribution of observed values or quantities, such that there is an equal probability of falling above or below it.
7. “Gross Profit Margin Over/Under” reflects the number of locations that are over and under the “Average” and the “Median.”
8. For the Franchise Locations open 24-48 months, annual revenue ranged from \$1,811,974 to \$284,829, and 3 (50%) of the Franchise Locations met or exceeded the average. For the Franchise Locations open 48 months or longer, annual revenue ranged from \$2,162,685 to \$175,348, and 25 Franchised Locations (89%) met or exceeded the average. For all Franchise Locations, annual revenue ranged from \$2,162,685 to \$175,348 and 28 Franchised Locations (82%) met or exceed the average.

FOOTNOTES TO ITEM 19

The financial performance representations do not reflect all of costs of sales, operating expenses or other costs or expenses that must be deducted from the gross revenue or gross sales figures to obtain your net income or profit. You should conduct an independent investigation of the costs and expenses you will incur in operating your UNITS Business. Franchisees or former franchisees, listed in this disclosure document, may be one source of this information.

Some outlets have sold this amount. Your individual results may differ. There is no assurance that you will sell as much.

Other than the preceding financial performance representation, we do not make any financial performance representations. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to our management by contacting our President at 234 Seven Farms Dr., Suite 111B, Daniel Island, South Carolina 29492, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20 OUTLETS AND FRANCHISEE INFORMATION

TABLE 1
System-Wide Outlet Summary for Years 2023, 2024, 2025

OUTLET TYPE	YEAR	OUTLETS AT THE START OF THE YEAR	OUTLETS AT THE END OF THE YEAR	NET CHANGE
Franchised	2023	61	72	+11
	2024	72	71	-1