



Our **Door Replacement Program** helps keep your facility looking and operating its best. As a business owner, you want to retain current customers and attract new tenants by remaining relevant in an increasingly competitive self-storage landscape. Appearances are important to your business, and door replacement is part of our **R3> Restore, Rebuild, Replace** offerings that also keep you compliant with ADA and other regulations.



IMMEDIATE BENEFITS

Experience a better return on your investment when you revive the professional luster of your facility



TECHNOLOGY ADDITIONS

Nokē® electronic lock provides extra security and access control to both occupied and vacant units



AVOID POTENTIAL LIABILITIES

Reduce exposure to legal claims with safer, better operating doors

BENEFITS

Added Value to Your Site

- The investment needed for a full, turnkey door replacement project is approximately \$550 per unit
- On average, a renovated unit could generate a \$5 per month rent increase, multiplied by 100 units, would equal \$6,000 per year in new revenue
- Assume a cap rate of 6.5% ($\$6,000 / 6.5\% = \$92,307$)

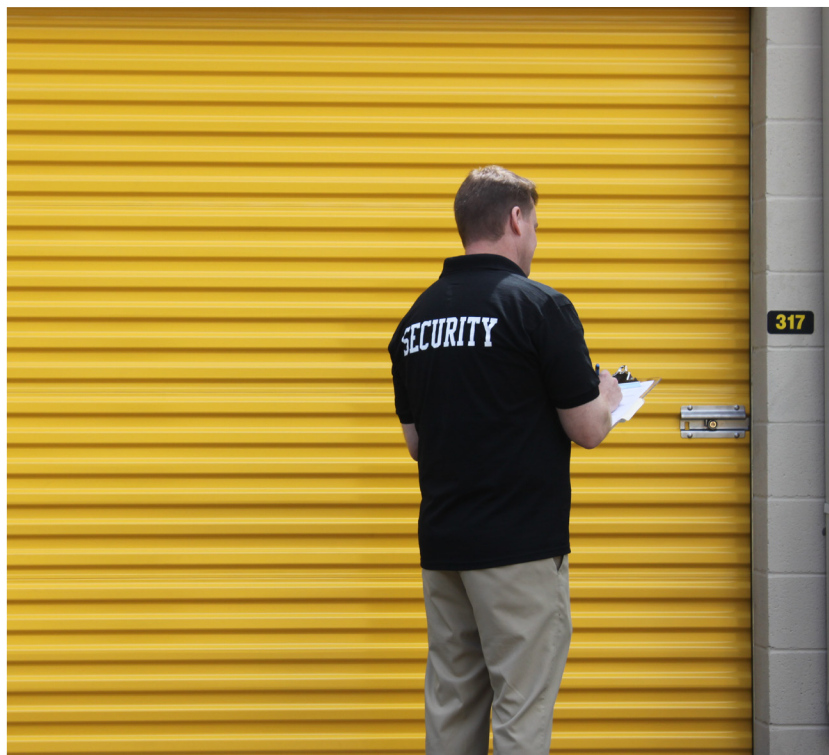
Return on Investment Could be Met in as Little as 3-6 Months

Factor in Additional Savings

- Up to 20% just by using IOA Insurance Services for commercial/self-storage insurance
- Annual depreciation for a net income offset
- Reduced claims and maintenance fees

Consider the Cost of Unearned Income

- One 10' x 10' unit at \$50 per month = \$600 in annual lost income



Before  After

PAINT CAN BE A PROBLEM

Why replacing a door is better than painting an existing door:

- Painting adds weight to the door which can cause spring failure over time
- Painting decreases the workability of doors leading to rough operation and potentially causing load balance issues
- Paint can crack, peel and fade in as little as three years

BEYOND LOOKING GOOD

Janus clients are reporting several added advantages to replacing their doors:

- The new, improved look attracts more new tenants, increasing occupancy
- Improved facilities command higher rental rates
- Higher customer retention by keeping units secure and easier to use
- Reduced exposure to legal claims with safer, better operating doors
- Insurance reductions and potential tax deductions (consult your financial advisor for specific advice)

CURB APPEAL MATTERS

Since up to 80% of your facility is covered by a roll-up door, the easiest way to put a new shine on your facility is with our Door Replacement Program:

- We are the only manufacturer currently offering 3rd Generation doors, the most reliable and durable door product on the market
- Dead axle design, harder steel and an adjustable tensioner are just some of the standard features that make these doors the best in the business
- With manufacturing facilities in strategic spots worldwide and strong vendor relationships, Janus can cut its costs
- Our doors install approximately 40% more quickly than other manufacturers, further securing budgetary concerns for your facility

HEADQUARTERS

Janus International Group
135 Janus International Blvd.
Temple, GA 30179

PLEASE VISIT OUR WEBSITE FOR ADDITIONAL INFORMATION:

- ADA Compliance
- Color Options
- Guide Applications
- Head & Side Room Requirements
- Installation
- Warranty
- Additional Locations

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