

Masha Klapanova - Inspirational Speaker



TOP CHOICE
INVESTMENT GROUP

Masha Klapanova
Self Storage
Investor, Owner, Operator

www.TopChoiceInvestmentGroup.com

*We Empower Others to Achieve Freedom, Passive Income & Build Wealth through
Self-Storage Investing.*

SPEAKER TOPICS

❖ Top Self Storage Topics

- Why Self-Storage Is Such A 🔥 Hot Investment?
- Freedom In All Areas Of Life Through Self-Storage Investing
- Are You A Resilient Investor?

❖ Mindset & Entrepreneurship Topics

- Freedom Of Choice & Why We Should Strive For It
- Being Strategically Lazy. Yes, You Heard It Right
- Get Healthy To Be Wealthy Or Get Wealthy To Be Healthy?

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ABOUT

I am a commercial real estate investor (specializing in self-storage), an inspirational speaker & freedom coach who, in a short time, went from zero knowledge of this industry to building a powerful team, owning and operating out-of-state self-storage facilities in Texas and North Carolina, and other projects on the works.

Key highlights of my work include:

- Doubling the value of the facility in North Carolina in just 7 months of ownership
- Developing a comprehensive and specialized underwriting model & business plan
- Creating a powerful team, including virtual teammates
- Inspiring and educating others through speaking, coaching & online platforms
- Creating effective processes & systems by
 - maximizing automation,
 - strategically delegating, and
 - empowering others with their superpowers

These days, I am currently in the process of:

- Acquiring more value-add self-storage facilities, land for boat & RV storage, and empty retail/warehouse space to convert them into storage
- Providing access to tax-advantaged self-storage investments with an emphasis on wealth growth and downside mitigation
- Building relationships with passive and active investors, brokers, wholesalers, self-storage experts
- Building a dream virtual team to acquire & manage more self-storage projects

PAST SPEAKING ENGAGEMENTS

1. Go to ⚡ www.topchoiceinvestmentgroup.com ⚡
2. Scroll to the bottom to see past speaking engagements
3. Click on each one to be redirected to watch my presentation (if sharable recordings are available)

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Self Storage Nation - Virtual Summit - Summer 2022



Industrial Insiders by Chad Griffiths - Podcast



GifterX Talks - inspired by TedX Talks



Financial Independence Through Investing - Meetup



Real Estate Connections by Yonah Weiss - Meetup



Going Long by Billy Keels - Podcast



From W2 to Full-Time Investor - Panel Discussion



W2 Capitalist Virtual Summit by Jay Helms



Self Storage Income - Podcast



Storage Investor Nation - Podcast



REI Rocks Virtual Event



All In On Real Estate - Meetup



Self Storage Nation - Virtual Summit - Fall 2021



CRE 101 Webinar



Self Storage ClubHouse Room



Self Storage Nation - Virtual Summit - Spring 2021



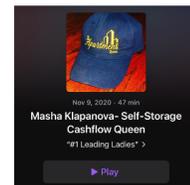
Commercial Real Estate 101 - Podcast



Launch Your Wealth - Podcast



Female Real Estate Operator - Live Show



#1 Leading Ladies - Podcast

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BACKGROUND

Growing up in Samara, Russia, with my parents who were deeply involved in business & real estate, I amassed some knowledge. Upon moving to the US via Chicago, I enrolled for a degree in Hospitality and Event Management. However, I realized this was not my field, and immediately shifted my focus back to real estate, acquired my license, and hit the ground running.

As an agent, I had an exciting career working in diverse aspects of residential real estate, including sales, participating in house flipping, and AirBnB projects. However, commercial real estate intrigued and enticed me the entire time. When I discovered self-storage, I immersed myself in it fully and started educating and connecting with industry leaders as much as I could. The more I learned about it, the more I fell in love with it.

WHY SELF-STORAGE?

Why is self-storage investing my primary focus? It has SO MANY ADVANTAGES over other asset classes!

- 💙 Investors love it! - Returns are higher and risks are lower
- 💙 Lenders love it! - It has the lowest default rate & lowest average loss per default in the industry
- 💙 Owners love it! - It offers incredible value-adds & ancillary income opportunities
- 💙 Tenants love it! - they can store their treasures somewhere outside of their house
- 💙 We love it! - it is a fragmented and recession-resilient asset class that is known as a "cash-cow" 📈 🐮

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BIG why

Find a lovely and caring home for one million dogs 🐶 through the creation of a specialized foster program.

Make a transformational impact on individuals, communities, and the earth, by moving others to do philanthropy so they move others to do philanthropy and so on.

MEDIA PLATFORMS

LinkedIn: www.linkedin.com/in/mklap/

Instagram: www.instagram.com/mashainvestor/ or @mashainvestor

Facebook: www.facebook.com/mklap111/

HEADSHOTS

Please choose from the following three headshots that will work best for your media:

- [First](#)
- [Second](#)
- [Third](#)

Here is [a logo](#), in case needed.

👉 WE ARE LOOKING TO CONNECT WITH

- ✓ Sellers, brokers, wholesalers
- ✓ Passive investors
- ✓ Potential active partners
- ✓ Industry experts
- ✓ Event producers, podcast hosts, (social) media producers
- ✓ Students who want to learn about self-storage

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👉 WE ARE LOOKING TO

- ✓ Build relationships with like-minded individuals
- ✓ Acquire more existing facilities (especially with expansion opportunities)
- ✓ Convert empty properties into self-storage (such as K-mart)
- ✓ Provide access to tax-advantaged investments with an emphasis on wealth growth and downside mitigation

Want to learn more & schedule a call?

<https://calendly.com/mashak/1-on-1>