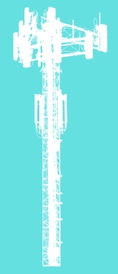
THE CASE FOR WIRELESS DEVELOPMENT

5G

THE FUTURE NETWORK

THE TREND THAT IS CHANGING THE WIRELESS INDUSTRY



CELL SITE CAPITAL

Chris Bland
Founder
Cell Site Capital

ABOUT CELL SITE CAPITAL

Cell Site Capital LLC is a boutique wireless real estate firm that owns and operates telecom infrastructure in the United States. Our consulting division specializes in new site development and lease negotiations.

Consulting

Consult with local governments and land owners to understand wireless real estate development. Write regulations and negotiate leases on their behalf.

Marketing

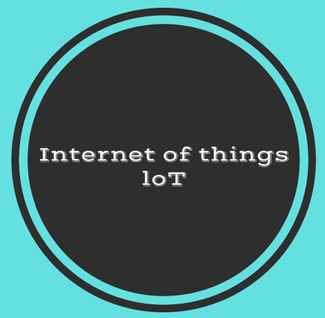
Manage & market property for responsible wireless development. We are a turnkey operation that build wireless assets for ourselves and our client.

Wireless Acquisitions

We purchase existing wireless assets and monetize wireless lease assets.

WHAT IS 5G?

5G WILL BE 50X FASTER THAN TODAY'S FASTEST NETWORKS AND WILL BE ALMOST A "ZERO LATENCY" ENVIRONMENT.

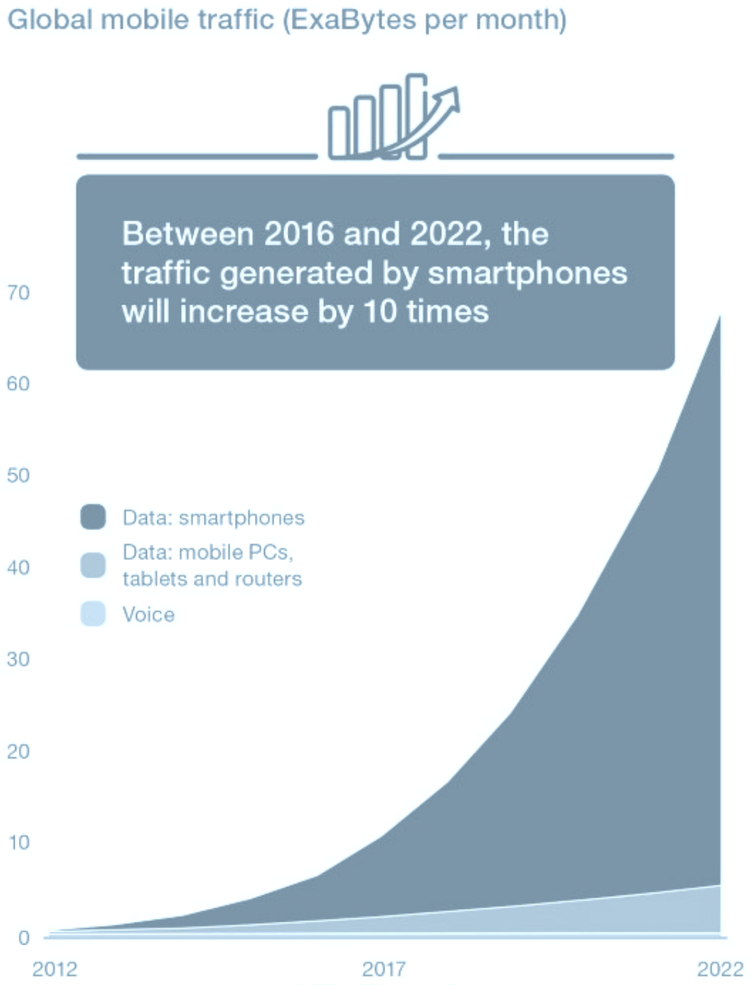


5G WILL REQUIRE ROUTERS AND EQUIPMENT IN OFFICES AND FACTORIES IN ADDITION TO CELL SITES.

TODAY THERE ARE 300 - 400K CELL SITES IN THE U.S.

5G IS NOT ABOUT COVERAGE, 5G IS ABOUT CAPACITY.
THE FIRST ROLL-OUT OF 5G WILL BE "FIXED WIRELESS".

Wireless Data Traffic increased by 55% between Q4 '15-Q4 '16

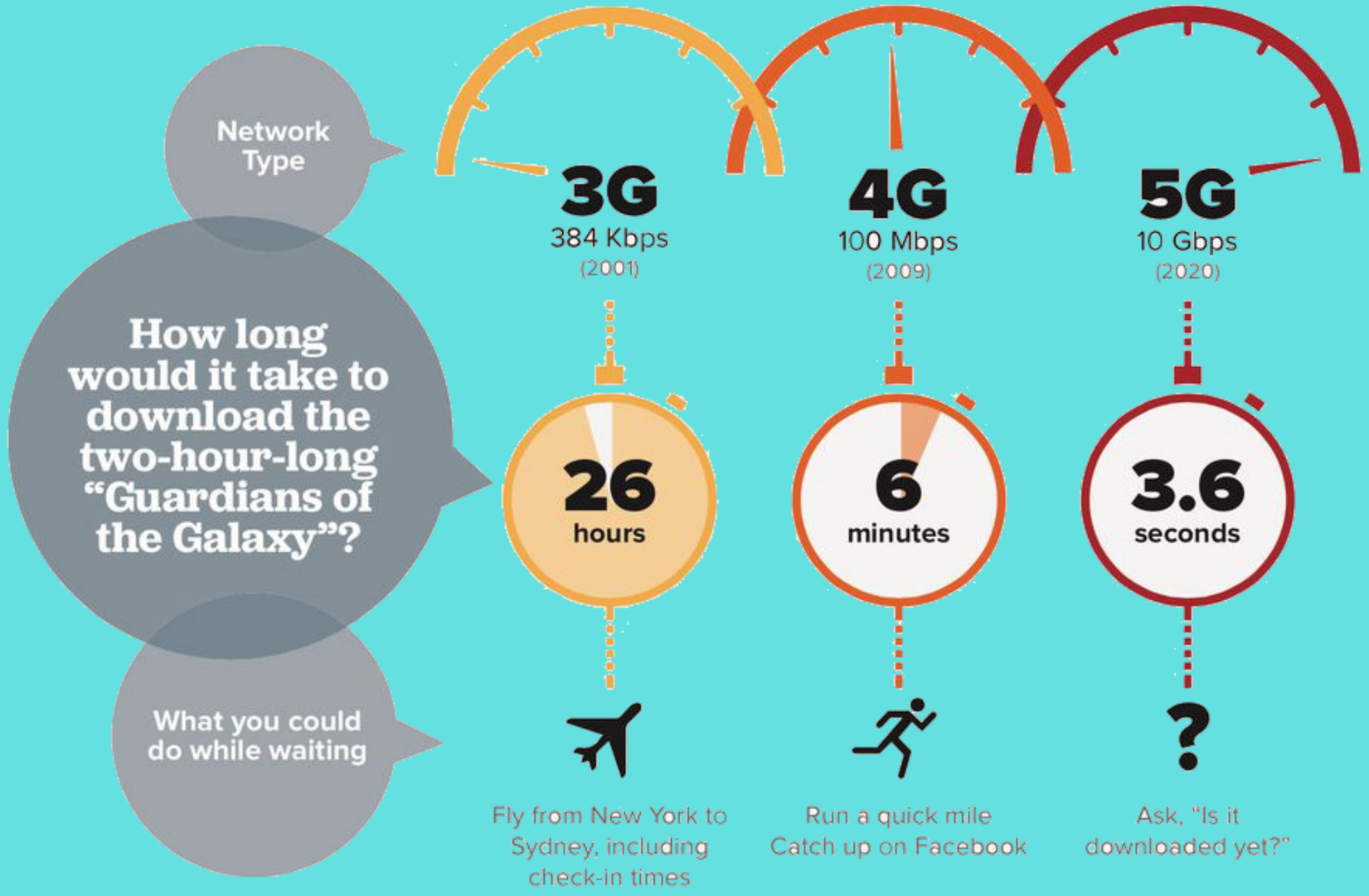


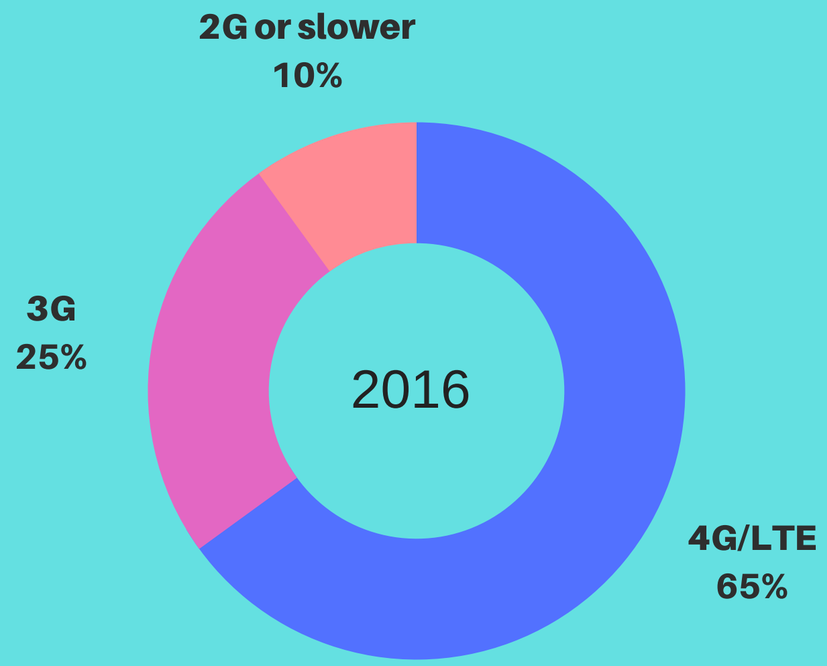
15 ExaBytes

* 1 Exabyte = 1B Gigabytes

the total amount of data on Google hard drives in 2016

How much faster ?

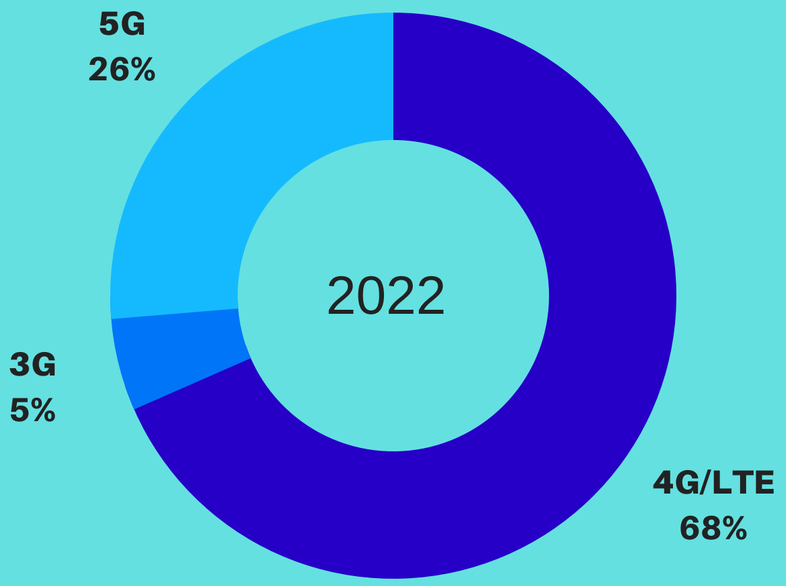




*Mobile subs in N. America (source: Ericsson)

4G using larger cell sites, lower frequency bands can travel even longer distances but have lower data capacity.

Macro cell sites can cover miles in any direction due to size and power output.



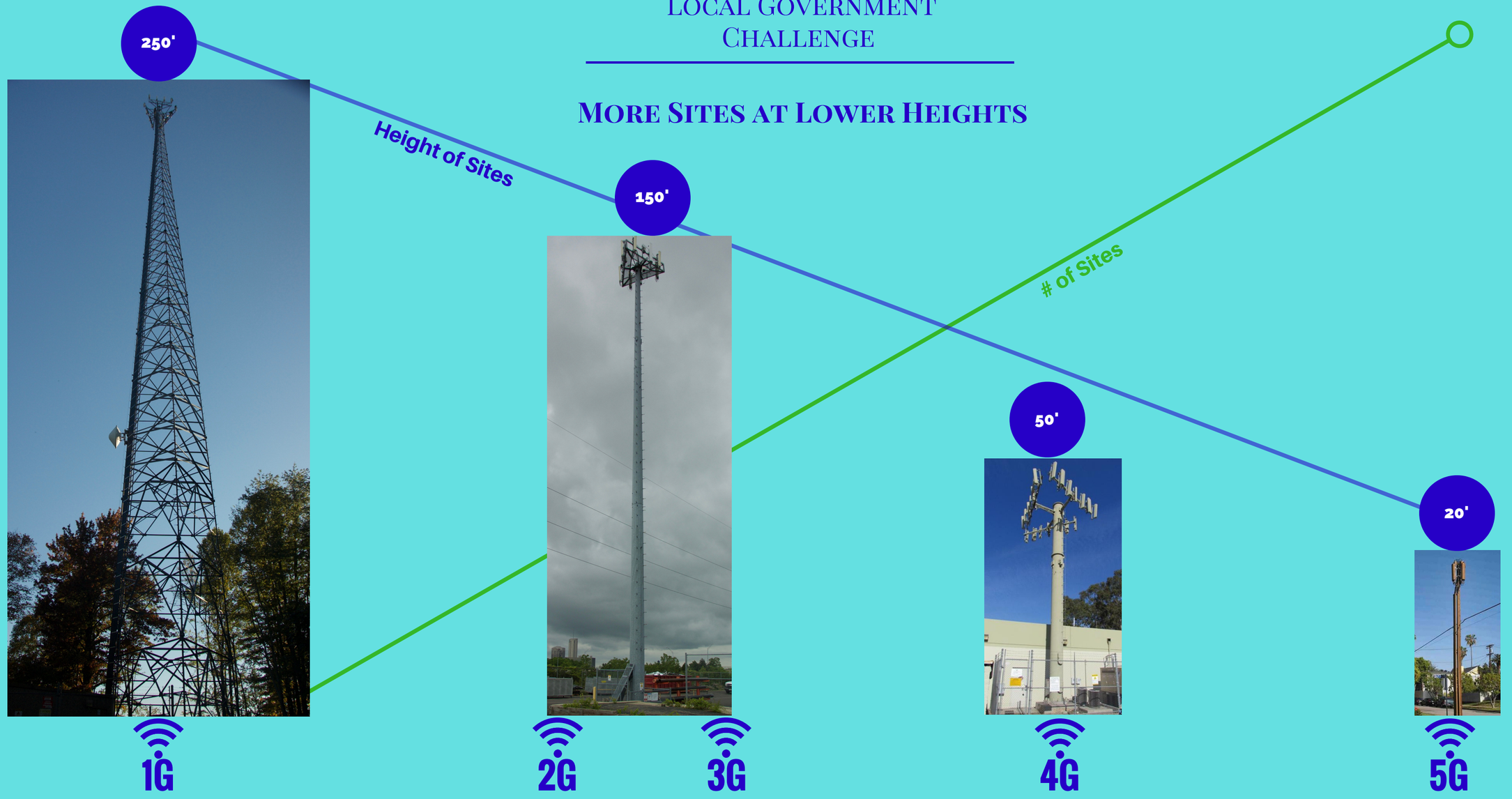
*Mobile subs in N. America (source: Ericsson)

5G using smaller cell sites are required at higher frequencies; higher spectrum supports greater data capacity.

Micro or small cell sites can only cover a few hundred yards in any direction due to size and power output.

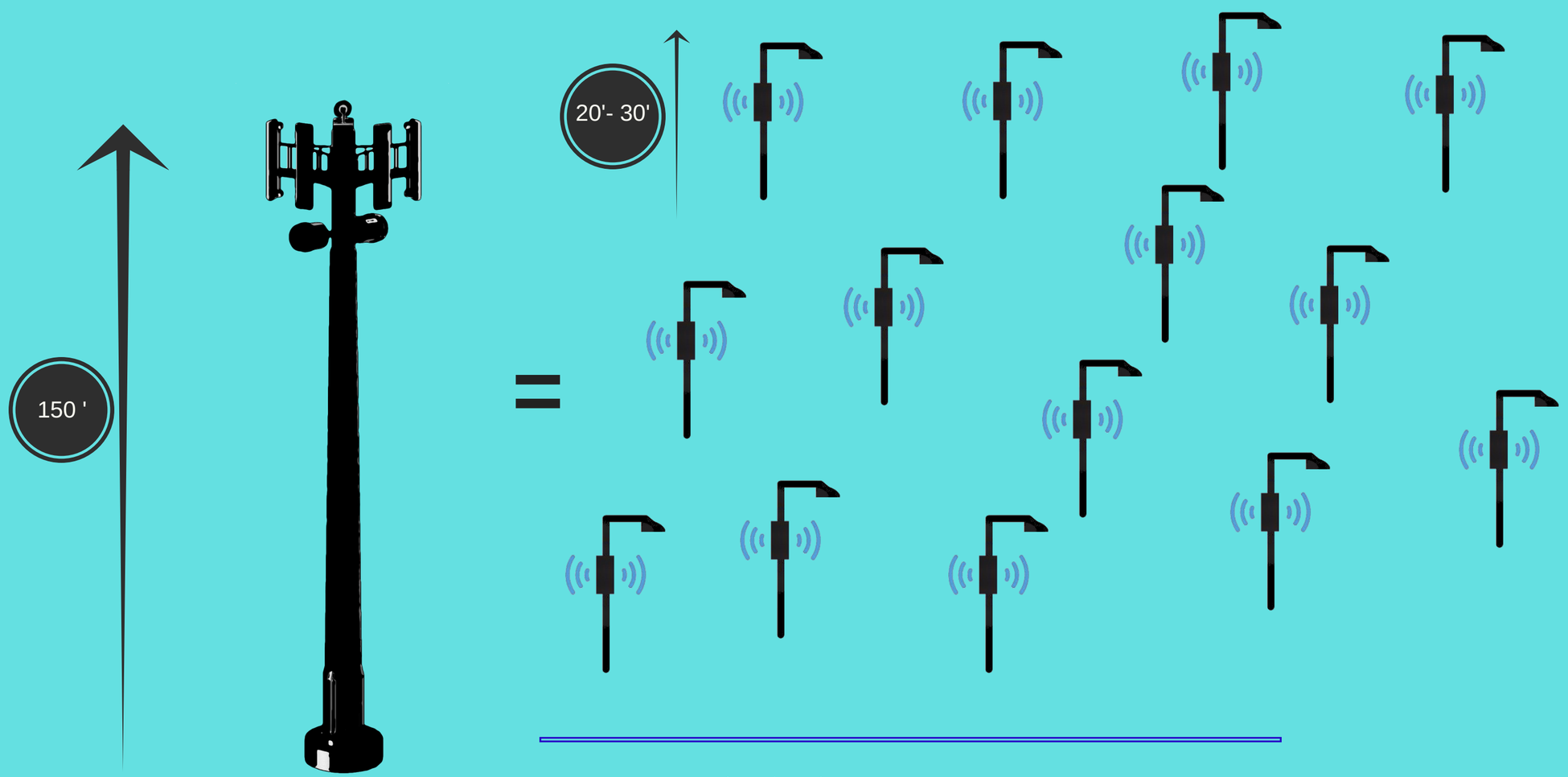
Local Government Challenge

More Sites at Lower Heights



The number of sites needed to handle the rapid increase in mobile bandwidth consumption requires cell splitting (adding more sites at lower heights), while also maintaining existing macro (tower) sites. For the carriers, acquiring new real estate from shrinking asset pools creates opportunities for enterprising communities and developers to identify and leverage real property and infrastructure assets.

5G will require different Cell Sites



14:1 Ratio

5G Risk - bad small cell designs

BENEFITS FOR COMMUNITIES

Telemedicine

Smart Grids

Autonomous Cars

Logistics

Realtime video

Industrial Automation

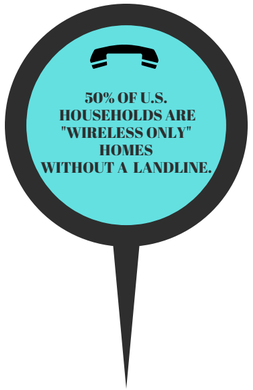
Traffic Control

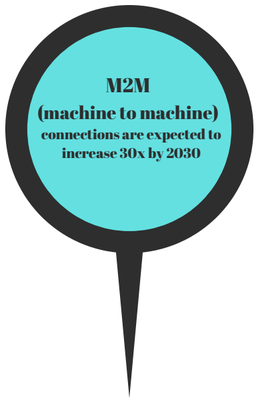
GDP

$1 = $10

For every dollar invested in wireless infrastructure = $10 in GDP

Meter Reading





ECONOMIC IMPACT OF 5G

The impact of 5G could cause an acceleration of productivity in Physical Industries and add $2.7 Trillion in the U.S. GDP by 2030.

Physical Industries include : Health Care - Manufacturing - Construction - Agriculture - Transportation - Real Estate

that would represent

11%

increase in economic output

A live video feed from a drone over 14 hours can create 70 Terabytes of data

Goldman Sachs estimates that connected devices could create $305 billion in annual health system savings from decreased costs and mortality due to chronic illnesses

It's estimated that self-driving cars enabled by wireless connectivity could reduce emissions by 40-90%, travel times by nearly 40% and delays by 20%

As estimated by the Electric Power Research Institute, smart grid adoption enabled by wireless connectivity could create $1.8 trillion in additive revenue to the U.S. economy.

WHAT'S NEXT?

How effective the new 5G network roll-out will be will be dependent on access to 2 things.

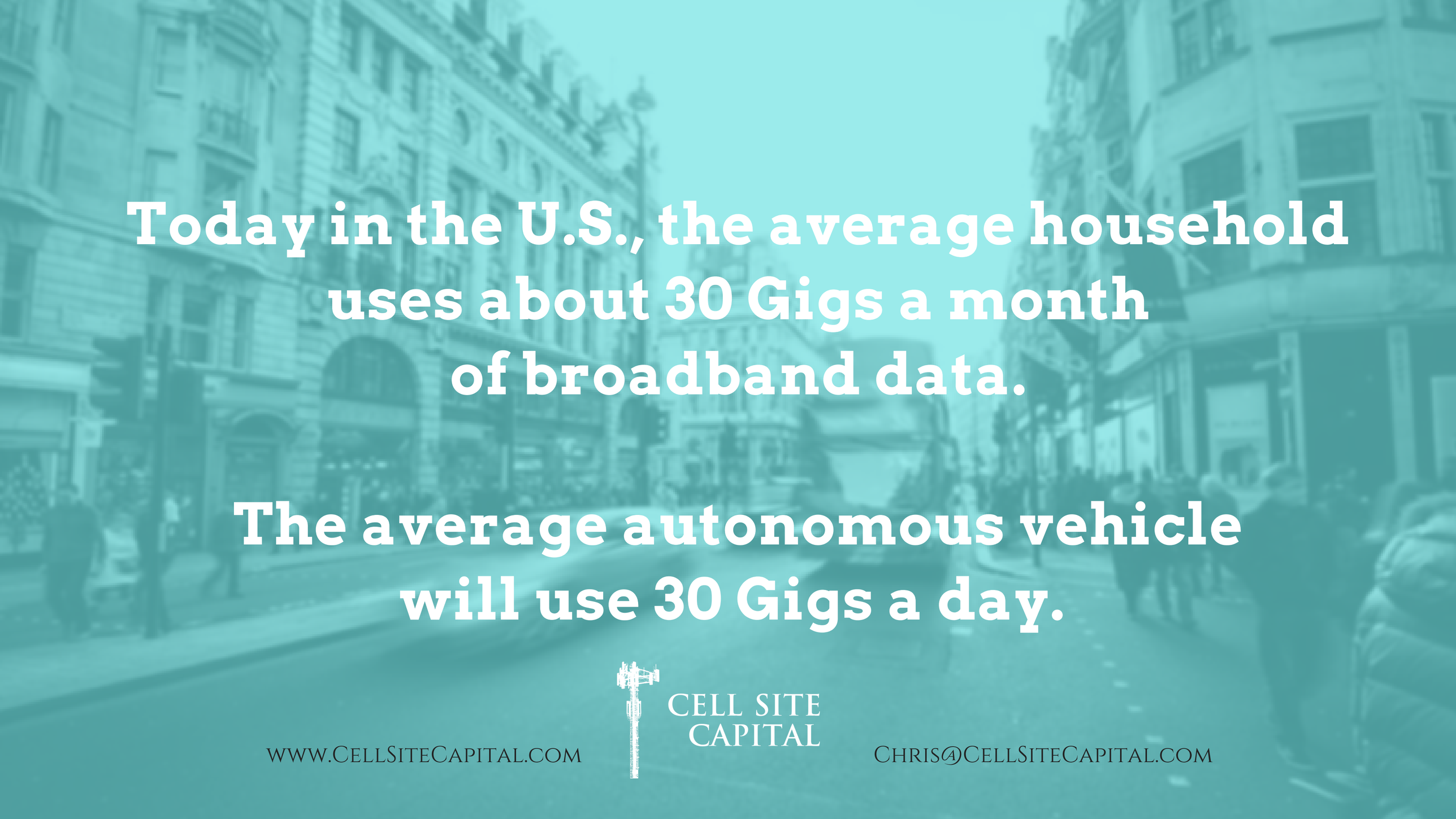
1. SPECTRUM

2. REAL ESTATE

Play offense

Revenue - Cell Site locations including rooftops, towers & water tanks, can generate $10K - $100K a year.

Future Proof your assets - preparing your sites with fiber & wireless assets will allow for your tenants to always have access to the speed they need for their data requirements.



Today in the U.S., the average household uses about 30 Gigs a month of broadband data.

The average autonomous vehicle will use 30 Gigs a day.

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www.CellSiteCapital.com

Chris@CellSiteCapital.com