



SELF STORAGE SALES NETWORK

Denver Storage Portfolio Commerce City, CO (2) & Aurora, CO (1) Call For Offers Due: Dec 7, 2016



Property Address	City	RSF	Units	Acres
7273 Kearney St	Commerce City	29,200	237	2.6784
6345 E. 78th Ave.	Commerce City	31,210	164	2.0000
443 Laredo St.	Aurora	42,650	322	2.4700

Portfolio Total

103,060	723	7.1484
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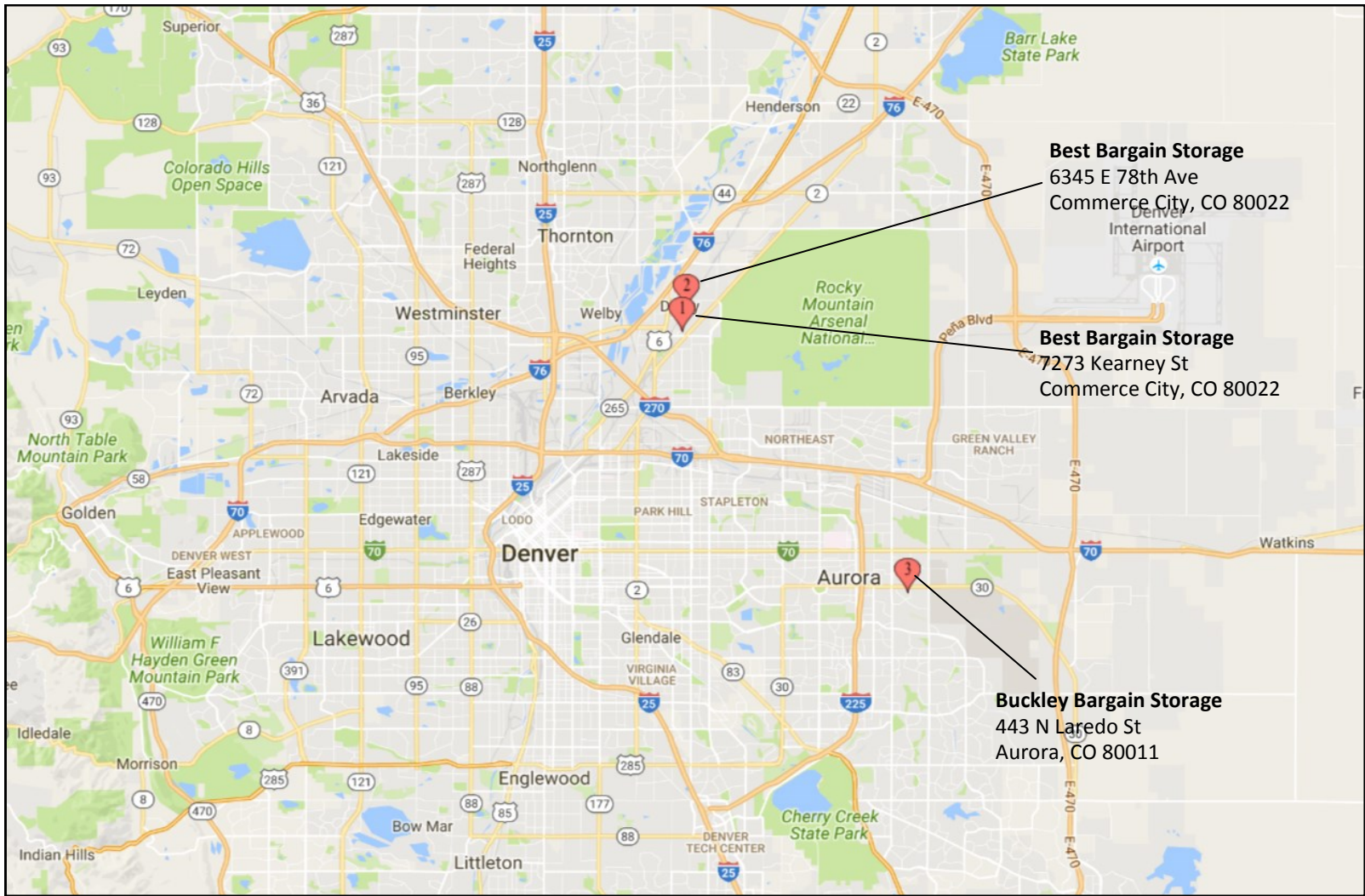


PORTFOLIO HIGHLIGHTS

- Very unique opportunity in Denver market to acquire three well-run facilities with some room for expansion.
- Total Units: 723 units – Overall occupancy: 96.7%
- Total Rentable SF: 103,060 Sf – 97.25%
- Total Land Area: 7.15 acres or 311,454 SF
- Room for rental rate improvement, box, locks, and insurance sales. Seller prices it's units at least 15% below the market. Immediate rate adjustments would increase revenues substantially. Also, they do not sell boxes, locks or insurance. Those items could be added to also increase bottom line.
- Commerce City: 3-Mile Population 44,969; 3-Mile Avg. Household Income \$49,549
- Aurora: 3-Mile Population 123,883; 3-Mile Avg. Household Income \$51,461



Colorado Storage Portfolio



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