

Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

HB Mini Storage Portfolio

6 Locations

Alexandria, Redwood Falls
& Willmar, MN

Presented by:

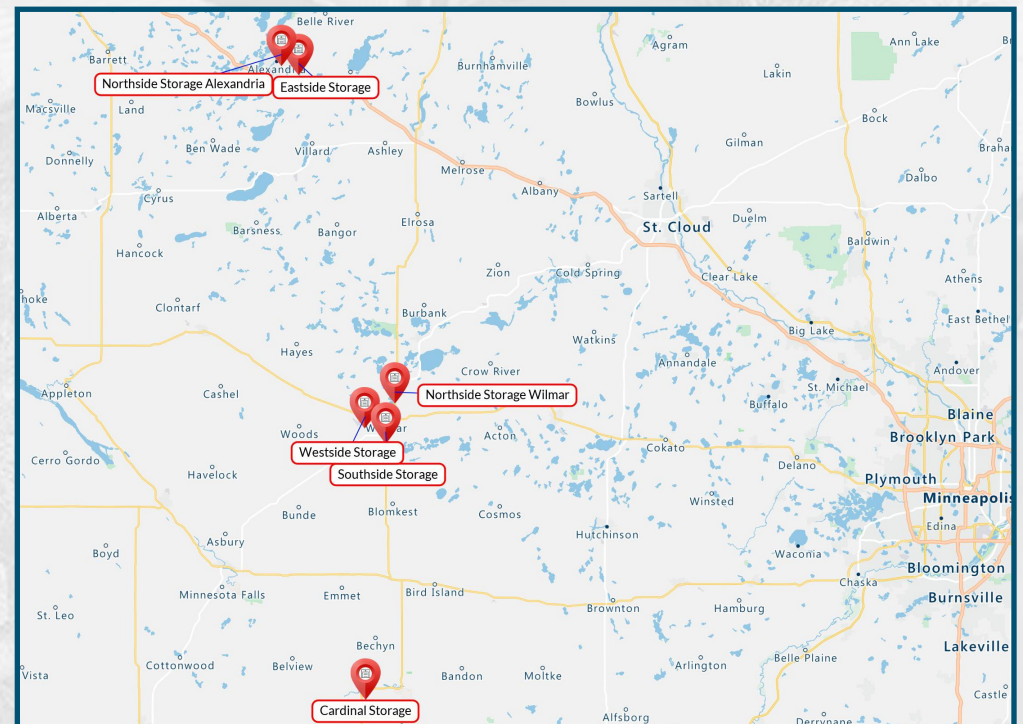
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LIST PRICE : Market Bid

INVESTMENT HIGHLIGHTS

- 6 Property Portfolio containing 266,602 NRSF of drive-up storage on 46 acres of land with ample room for expansion
- Great visibility from main thoroughfares; superior locations to competitors
- High-quality, steel construction with paved 40+ft drive aisles, fenced, and gated with an updated camera system at all facilities and most lighting updated with LEDs
- These facilities have enjoyed significantly higher occupancy than competitors in the market and have the ability to lead market prices higher
- Opportunity to implement a revenue management system and grow ancillary income



Facility Name	Address	City	RSF	Units	Occ.
Westside Storage	490 45th St NW	Willmar	70,100	445	83%
Southside Storage	120 28th Ave SW	Willmar	18,160	134	90%
Northside Storage Willmar	1977 60th Ave NE	Willmar	16,000	104	86%
Northside Storage Alexandria	1112 Northside Dr NE	Alexandria	57,542	398	91%
Eastside Storage	4354 County Rd 82 SE	Alexandria	88,800	378	93%
Cardinal Storage	211 Patten St	Redwood Falls	16,000	104	96%
			266,602	1,463	

