

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Storage Near Me- Houston Lake Road

1362 S. Houston Lake Rd.
Kathleen, GA 31047

Presented by:

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Broker of Record

BROOKS DOVE

Brick Realty, LLC
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brooks.dove@selfstorage.com



PRICING: \$13,000,000

Offers Due: September 20, 2023

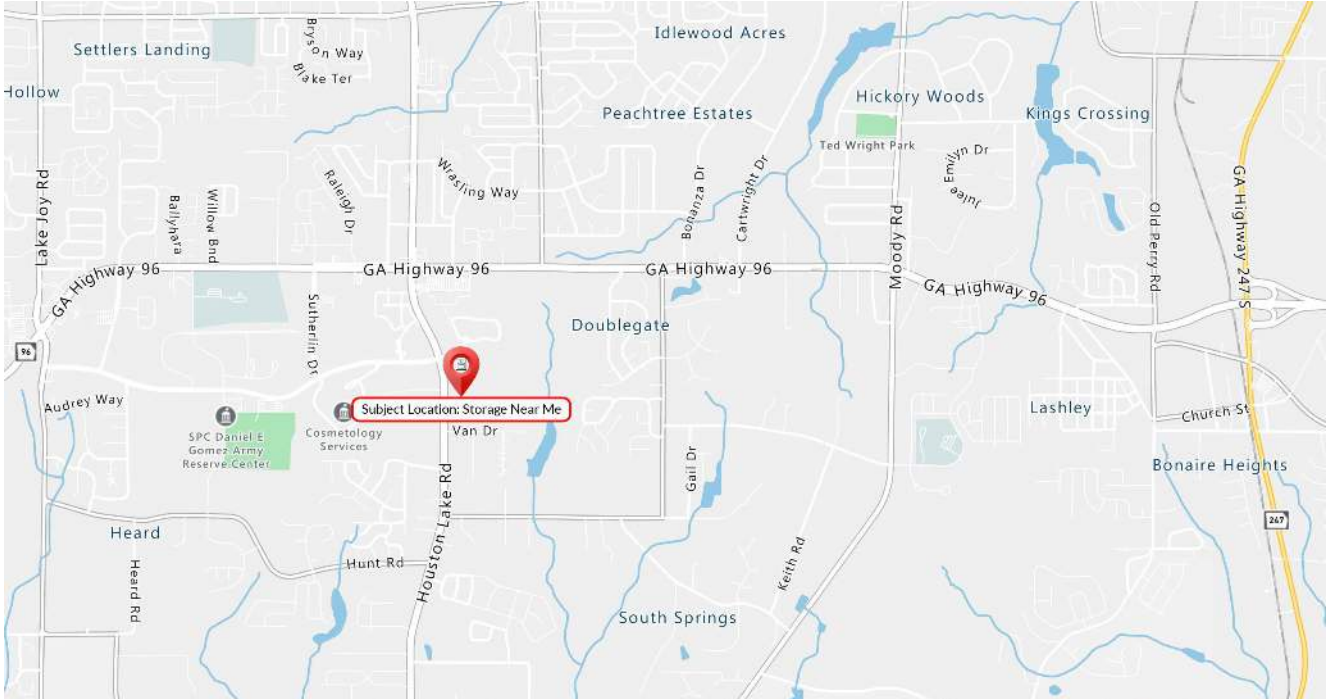
INVESTMENT HIGHLIGHTS

- Class A, institutional-quality asset located outside Warner Robins, the 10th largest city in Georgia
- 7% population growth since 2010
- Great opportunity for implementation of professional third party management platform to accelerate lease-up, introduce standard revenue management and tenant insurance strategies
- Average street rates are more than 12% below the market average for comparable sized units versus professionally managed facilities within the trade area
- Strong 3-mile trade area demographics - \$116,000 average household income
- Appealing supply and demand fundamentals with the 3-mile trade area (7.48 RSF per person)

PROPERTY DETAILS

Rentable SF:	102,625
Number of Units:	641
Acreage:	6
Physical Occ.	55.5%
Economic Occ.	54.8%
Unit Occ.	56.6%





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