

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## The Storage Center

3000 N. Villa Avenue  
Oklahoma City, OK 73107  
&  
1300 E. State Highway 152  
Mustang, OK 73064

Presented by:

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**Call For Offers Due: Friday, December 1, 2023**

## INVESTMENT HIGHLIGHTS

- **PRICING GUIDANCE: \$18,750,000**
- Institutional-quality portfolio located in the Oklahoma City MSA (a Top 50 MSA)
- Stabilized assets with strong operating history
- Compelling scale for new entrant into the Oklahoma City market
- Well-positioned properties with attractive trade area demographics and supply/demand fundamentals
  - 5.87 SF per Capita - Oklahoma City location
  - 8.85 SF per Capita - Mustang location

	Oklahoma City	Mustang	Total
Acreage	5.10	3.10	8.20
Year Built	2010	2001	
Renovation/Expansion	2015	-	
RSF Storage	90,040	55,075	145,115
RSF Parking	900	1,200	2,100
Units	640	346	986
Physical Occupancy	82.80%	83.16%	82.98% (simple avg.)
Economic Occupancy	95.15%	96.57%	95.86% (simple avg.)
Unit Occupancy	82.02%	82.08%	82.05% (simple avg.)

