

Self Storage Portfolio Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

3-Property Portfolio Greenwood, MS

List Price: \$5,400,000

INVESTMENT HIGHLIGHTS

- 3-Property Portfolio
- Excellent locations with good visibility
- Land for expansion at the Greenwood Mini Storage location
- Strong historical occupancy
- Priced at \$55.00 per RSF

| Name | Address | NRSF | Units | Acres | Unit Occ. |
|------------------------|---------------------|---------------|------------|----------------|--------------------|
| Rebel Mini Storage | 704 Tallahatchie St | 13,252 | 98 | 0.88 +/- | 99.0% |
| Greenwood Mini Storage | 1604 Chickasaw St | 66,969 | 446* | 4.90 +/- | 96.2% |
| Secure Mini Storage | 707 US-82 | 18,358 | 162** | 1.50 +/- | 92.1% |
| Totals | | 98,579 | 706 | 7.28+/- | 95.77% Avg. |

Presented by:

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**Syrasoft Software lists a total of 449 however there are 3 units that do not exist therefore unit total should be 446*

***Syrasoft Software lists a total of 164 however there are 2 unit being used for company purposes therefore unit total should be 162*

