

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 +/-	98.0%
Greenwood Mini Storage	1604 Chickasaw St	66,969	446*	4.90 +/-	92.7%
Secure Mini Storage	707 US-82	18,358	162**	1.50 +/-	93.9%
Totals		98,579	706	7.28+/-	94.87% Avg.

Presented by:

BILL BARNHILL, CCIM
STUART P. LAGROUE, SR.

Omega Properties, Inc.
251-432-1287

stuart@selfstorage.com



**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*

