Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

Self Storage in Bixby

14924 S Grant Street Bixby, OK 74008

Self Storage in Catoosa

523 S 193rd E Avenue Tulsa, OK 74107

Self Storage in Haskell Development Site

7473 N. Hwy 64 Haskell, OK 74436

Presented by:

JARED JONES, CCIM

Jones Investment Real Estate 918-948-3941 jjones@selfstorage.com



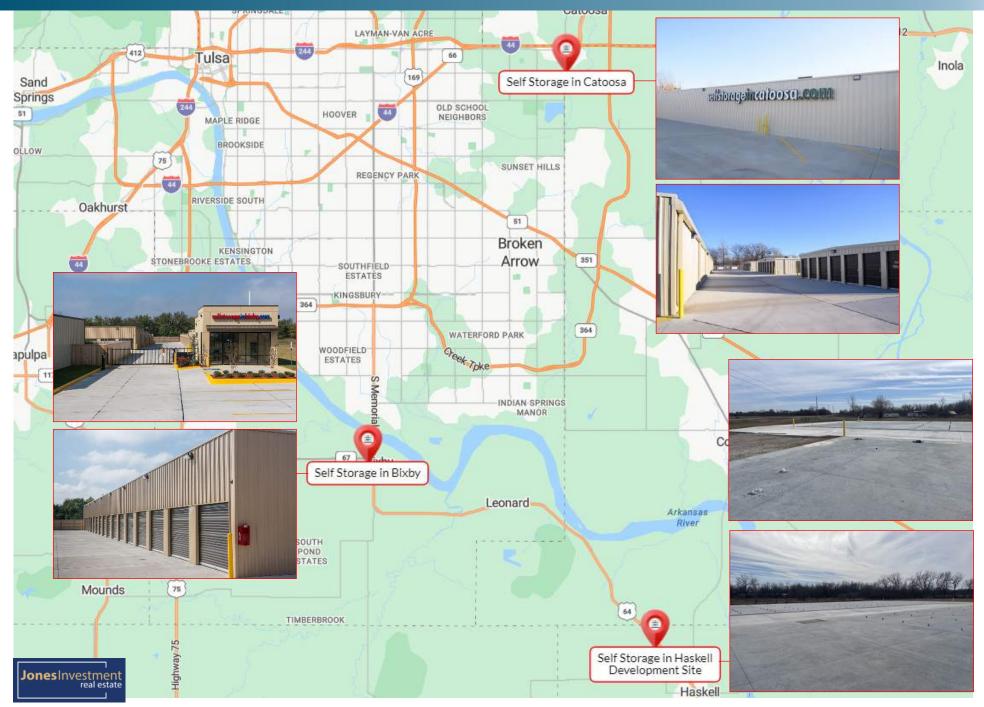
PRICING GUIDANCE: \$7,000,000 OFFERS DUE: MAY 29, 2024

INVESTMENT HIGHLIGHTS

- Sited in areas of significant residential growth
- High quality facilities with low maintenance requirements
- Upside available through revenue management
- Easily accessible
- High barrier to entry due to land use constraints
- Set up for on-site or remote management
- Development site with significant improvements in place

PROPERTY DETAILS

Rentable SF:	66,495
Number of Units:	426
Acreage:	6.12+/-



Argus Self Storage Advisors and Jones Investment Real Estate have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.