

# Self Storage Portfolio Investment Opportunity



## Mr. Storage 14-Property Portfolio

Ames, Boone, Granger, Huxley,  
Iowa Falls & Madrid, IA

Presented by:

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**LIST PRICE: Market Bid**

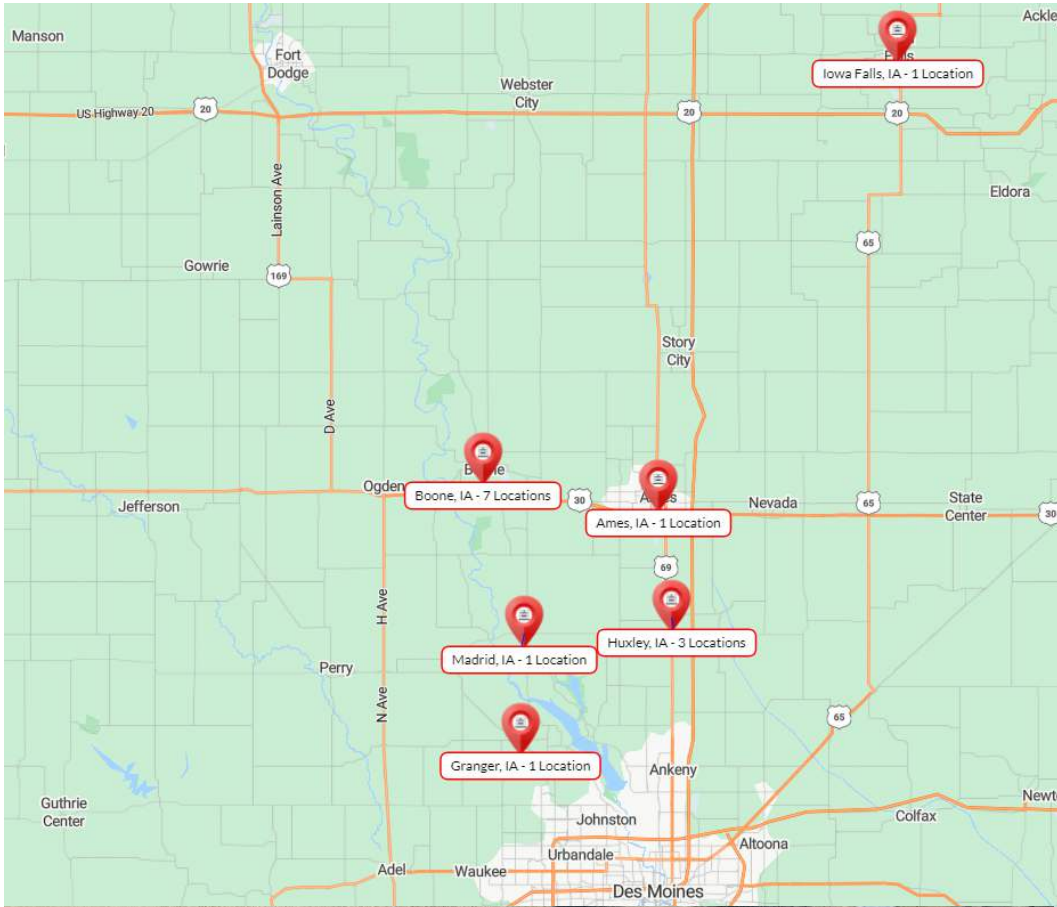
### INVESTMENT HIGHLIGHTS

- 216,059 NRSF Portfolio located in the Fastest Growing MSA in the Midwest
- Gross Storage Potential Income of \$1,482,945 at current rental rates
- Achieve scale in medium-sized markets with inferior competition, including the Boone facilities which represent 90% of the market share
- Priced near replacement cost with additional land for expansion
- Well located facilities with the ability to improve Occupancy and rent rates by implementing more sophisticated management systems

### PROPERTY DETAILS

|                  |         |
|------------------|---------|
| Storage RSF:     | 210,244 |
| Commercial RSF:  | 5,815   |
| Total RSF:       | 216,059 |
| Number of Units: | 1,303   |





**AREA**  
COMMERCIAL REAL ESTATE SERVICES