

# Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

## Mr. Storage 14-Property Portfolio

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

Presented by:

**TOM FLANNIGAN, ALEX IHRKE, MATT HAUGEN  
& NATHAN GOTTLIEB**

Area CRE Services

651-269-6307

tom@selfstorage.com

alex@selfstorage.com

mhaugen@selfstorage.com

nathan@selfstorage.com

**LIST PRICE: Market Bid**

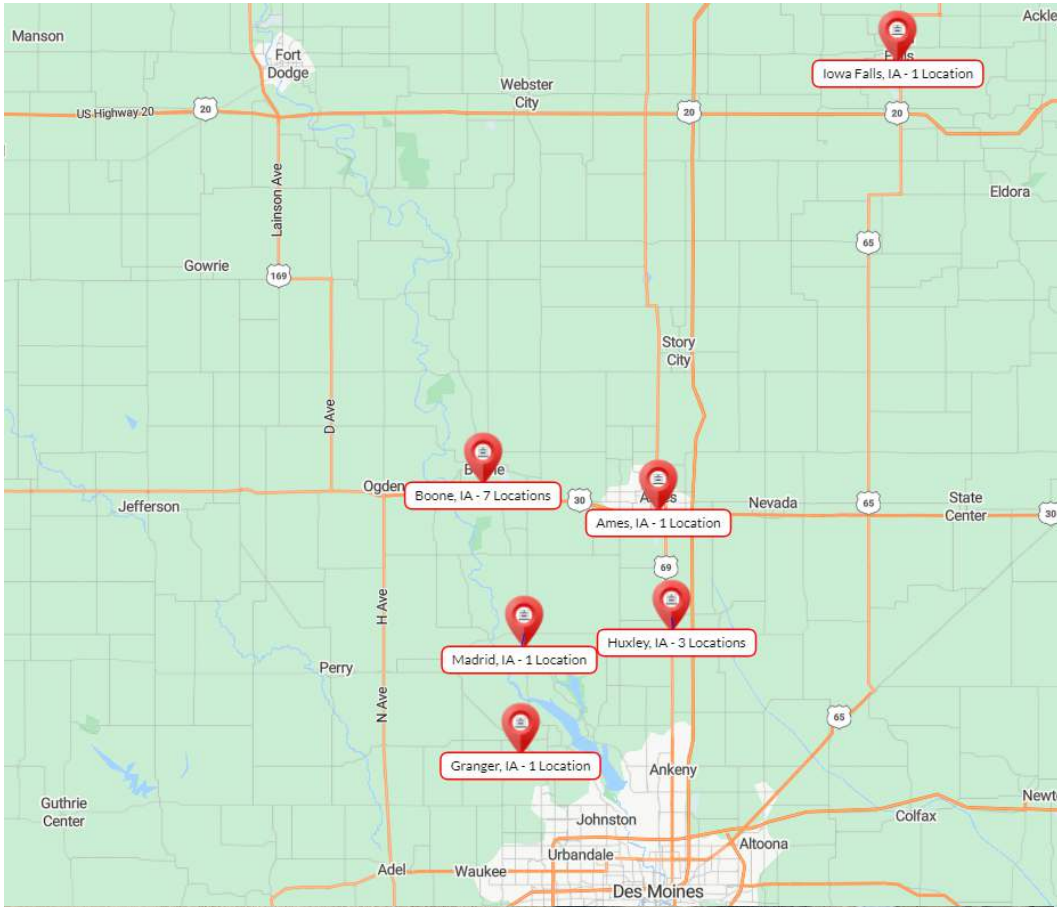
### INVESTMENT HIGHLIGHTS

- 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