

# Self Storage Portfolio Investment Opportunity



## CubeSmart Managed 5-Property Portfolio

Indianapolis, IN  
St Louis, MO MSA  
Des Moines, IA MSA

Presented by:

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**Hard Bid Date: Thursday, October 17<sup>th</sup>**

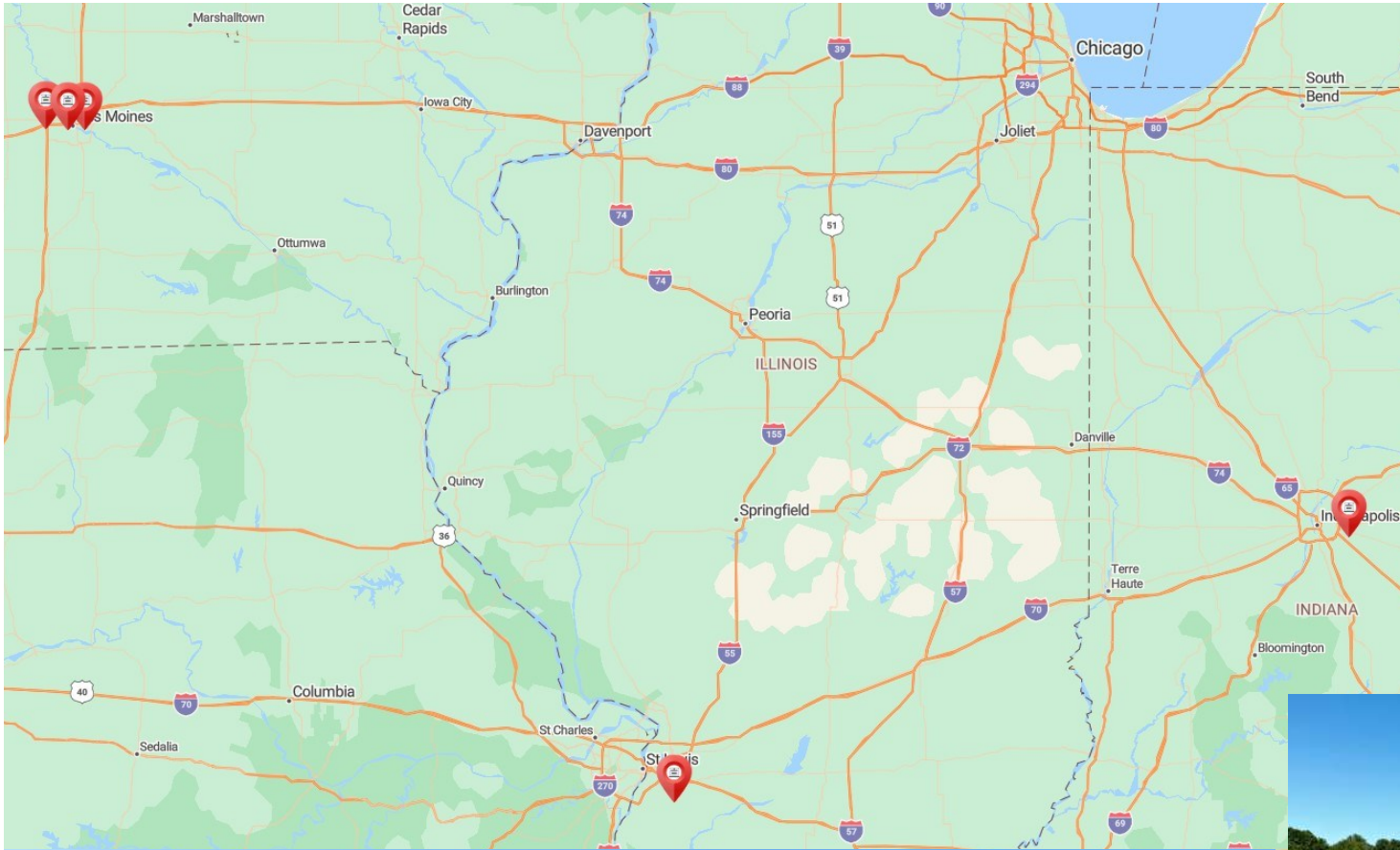
### INVESTMENT HIGHLIGHTS

- Remarkably well located facilities with excellent visibility near retailers such as Walmart and McDonalds; high barriers to entry
- Predominantly climate controlled units located on the 1st floor allowing for significantly higher rent rates than competing multi-level facilities
- Institutional quality properties built/converted within the last 5 years and featuring large loading docks/drive-in bays, coded gate access, and well designed rental offices
- Excellent lease-up trajectory has led to solid occupancy despite cumbersome 3rd party management transition
- Approved expansion opportunity at the Belleville and E 33rd St Des Moines locations

### PROPERTY DETAILS

Total Storage RSF:	283,617
Total Commercial RSF:	12,855
Total Number of Units:	2,437
Portfolio Unit Occ.:	85%
Portfolio Physical Occ.:	84%





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