

# Self Storage Portfolio Investment Opportunity



## CubeSmart Managed 3-Property Portfolio

Des Moines, IA MSA

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**Hard Bid Date: Thursday, November 7<sup>th</sup>**

### INVESTMENT HIGHLIGHTS

- Remarkably well located facilities with excellent visibility near retailers such as Hy-Vee 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 E 33rd St Des Moines location

### PROPERTY DETAILS

Total Storage RSF: 178,461

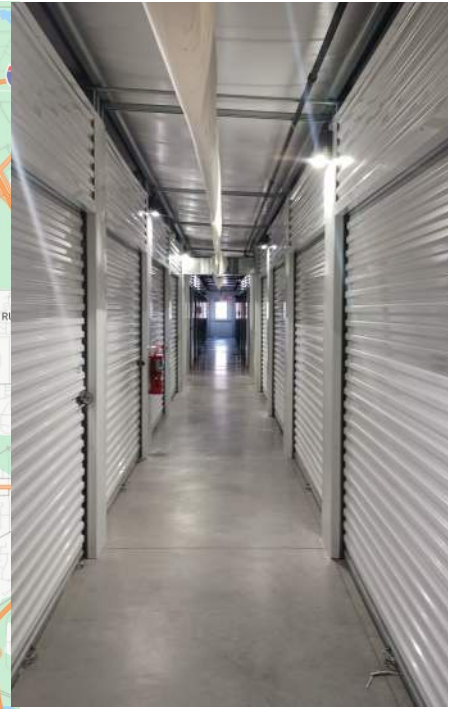
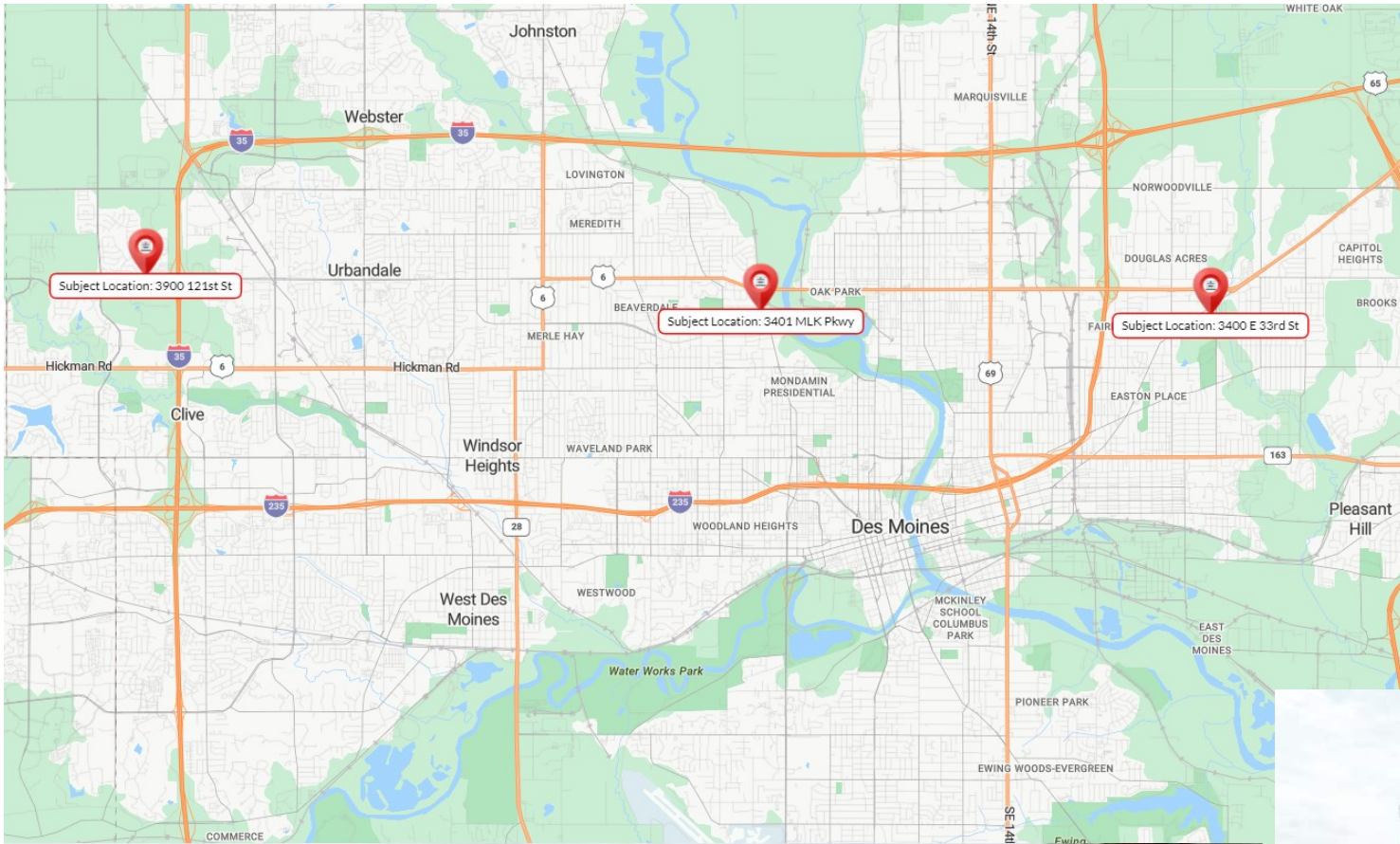
Total Commercial RSF: 12,855

Total Number of Units: 1,395

Portfolio Unit Occ.: 84%

Portfolio Physical Occ.: 82%





**AREA**  
COMMERCIAL REAL ESTATE SERVICES

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