

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## ModBox Storage Portfolio

9191 County Road 2  
Brighton, CO 80603  
&  
2304 Harbor Lane  
Evans, CO 80620

Presented by:

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**LIST PRICE: Unpriced - Offers Due: Thursday, December 5<sup>th</sup>**

### INVESTMENT HIGHLIGHTS

- Properties can be bought together or separate
- Institutional-quality portfolio in the Denver MSA
- Two Facilities totaling 122,980 RSF across 1,058 units
- Strategic locations in growing markets with strong demographics
- Operational efficiencies upside – opportunity for new owners to push existing customers current rates and utilize revenue management

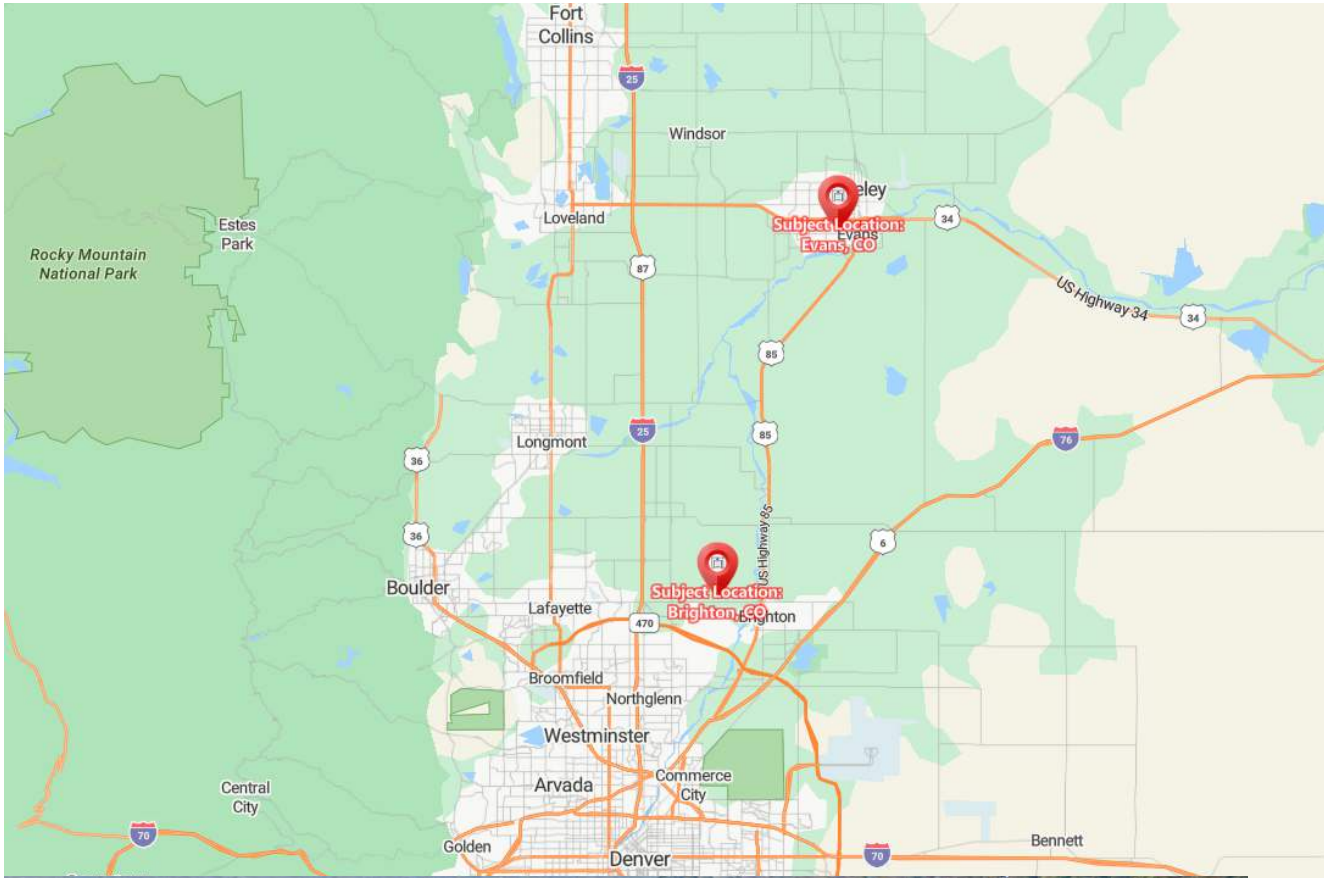
### PROPERTY DETAILS - BRIGHTON

<b>RSF:</b>	78,880
<b>Units:</b>	696
<b>Year Built:</b>	2019
<b>Occupancy:</b>	77%

### PROPERTY DETAILS - EVANS

<b>RSF:</b>	44,100
<b>Units:</b>	362
<b>Year Built:</b>	2020
<b>Occupancy:</b>	81%





Argus Self Storage Advisors 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.