Self Storage Investment Opportunity



Extra Space Storage (3rd Party Managed)



708 W. Kenosha Street Broken Arrow, OK 74012

Presented by:

JARED JONES, CCIM

Jones Investment Real Estate, LLC 918-948-3941 jones@selfstorage.com

LIST PRICE: Call for Price

INVESTMENT HIGHLIGHTS

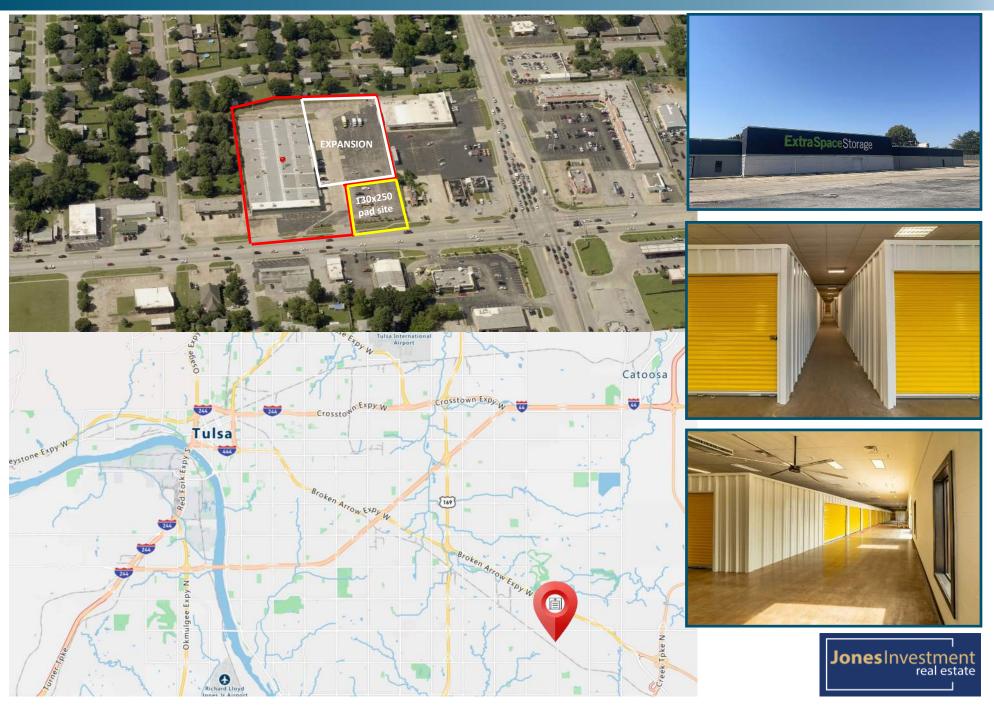
- Institutional-quality asset located in Tulsa, OK, a top 55 MSA
- Well-positioned infill location with high barriers to entry
- Significant upside remaining through capturing tenant insurance
- High-quality construction
- Attractive scale for current or new market entrants
- Opportunity to lower acquisition basis through pad site land lease, development or disposition

PROPERTY DETAILS

Rentable SF: 43,660 RSF + 2,488 SF expansion underway

Number of Units: 322 existing + 19 expansion underway

Unit Occ.: 93.5% Economic Occ: 94.1% Physical Occ. 92.9% Acreage: 4.62



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