

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Meranda Family Storage

610 W. Ayre St.
Shawnee, OK 74801
&
1431 W. 4th St.
Tahlequah, OK 74464

Presented by:

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LIST PRICE: \$975,000

INVESTMENT HIGHLIGHTS

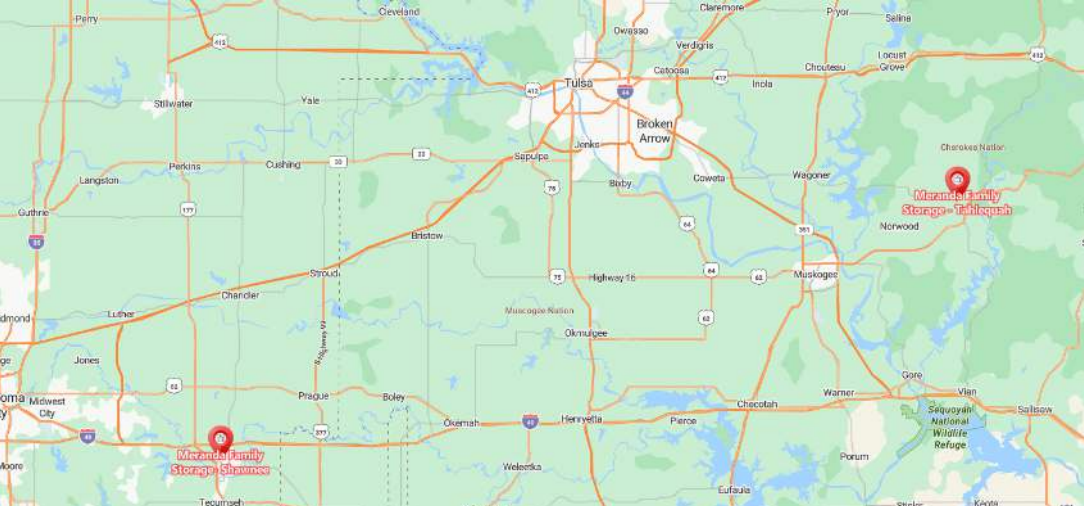
- Value-add remotely managed portfolio with upside
- Low maintenance properties with attractive price point
- Great opportunity to help scale a tertiary market portfolio
- Set up for remote management: perimeter fenced with lights and security cameras

PROPERTY DETAILS

	RSF	Units	Acres	Built	Physical Occ.
Shawnee	11,300	113	0.81	1982	40.70%
Tahlequah	12,000	90	1.23	1995 1998 expansion	76.70%
	23,300*	203	2.04		

*includes 1,800 RSF Outdoor Parking





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