

Self Storage Investment Opportunity



Parkway Mini Storage

1841 Sam Noble Parkway
Ardmore, OK 73401

Presented by:

JARED JONES, CCIM

Jones Investment Real Estate

918-948-3941

jjones@selfstorage.com

LIST PRICE: Call Broker for Price

INVESTMENT HIGHLIGHTS

- Value-add opportunity with significant upside available through improving on-site and off-site management practices
- Flexibility to be operated with an on-site manager or remotely managed
- Currently owner/managed with no ECRI and limited tenant insurance/protection programs being utilized
- Abundant extra land within the perimeter fence line with potential monetization via open parking expansion, storage expansion, and disposition via lot split or other strategies

PROPERTY DETAILS

Rentable SF:	73,710
Shop SF:	2,736
Open Parking SF:	<u>4,000</u>
	80,446

Units:	528
Shop:	1
Open Parking:	<u>10</u>
	539

Acres:	9.2
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Year Built:	'00, '01, '07 (shop built in 1980)
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Expansion Land:	Yes
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Physical Occ.:	68.98%
Unit Occ.:	64.78%
Economic Occ.:	69.86% (includes significant AR and bad debt)

