

Self Storage Investment Opportunity



Richard Graham Portfolio

Colorado & Texas 9-Property Portfolio

Presented by:

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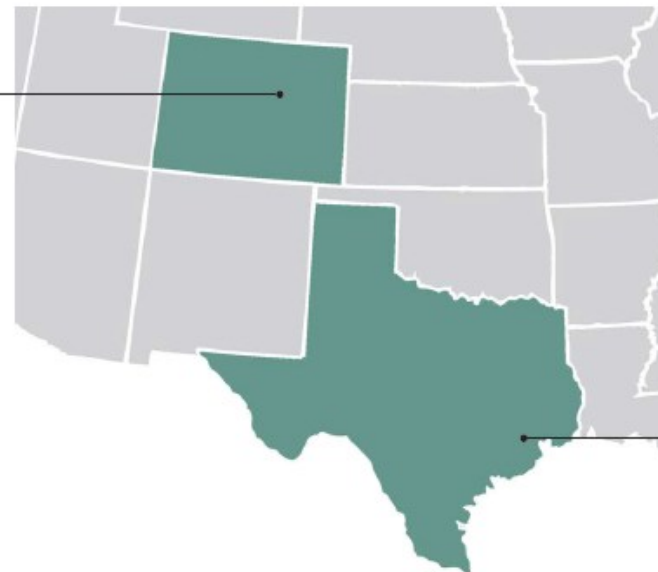
LIST PRICE: Call for Offers

INVESTMENT HIGHLIGHTS

- **Institutional-Quality Assets with Limited Competition** – Very rare opportunity to own a Class A self storage portfolio. The properties feature best-in-class construction, including fully carpeted interiors, and high visibility locations with limited new supply, positioning the portfolio for long-term stability and revenue growth.
- **Strategic Market Density** – The portfolio spans nine high-quality self-storage properties across Colorado and Texas, totaling 524,122 rentable square feet and 83,234 square feet of parking, strategically positioned in high-growth, high-demand markets.
- **Strong Demographics & Household Incomes** – The average three-mile household income across the portfolio is an impressive **\$131,686**, reinforcing the financial strength of the surrounding customer base and the portfolio's ability to sustain premium rental rates.
- **High Population Density & Demand Drivers** – The portfolio benefits from an **average three-mile population of 89,722**, ensuring a strong and consistent demand for self-storage, further supported by robust economic activity and ongoing regional growth.

COLORADO

2 Assets
98,675 RSF
776 Units



TEXAS

7 Assets
425,447 RSF
3,492 Units

