

Self Storage Investment Opportunity



U-Store-It Portfolio

1808 St. Michael Dr.
Texarkana, TX 75503
&
3107 S Lake Dr.
Texarkana, TX 75501

Presented by:

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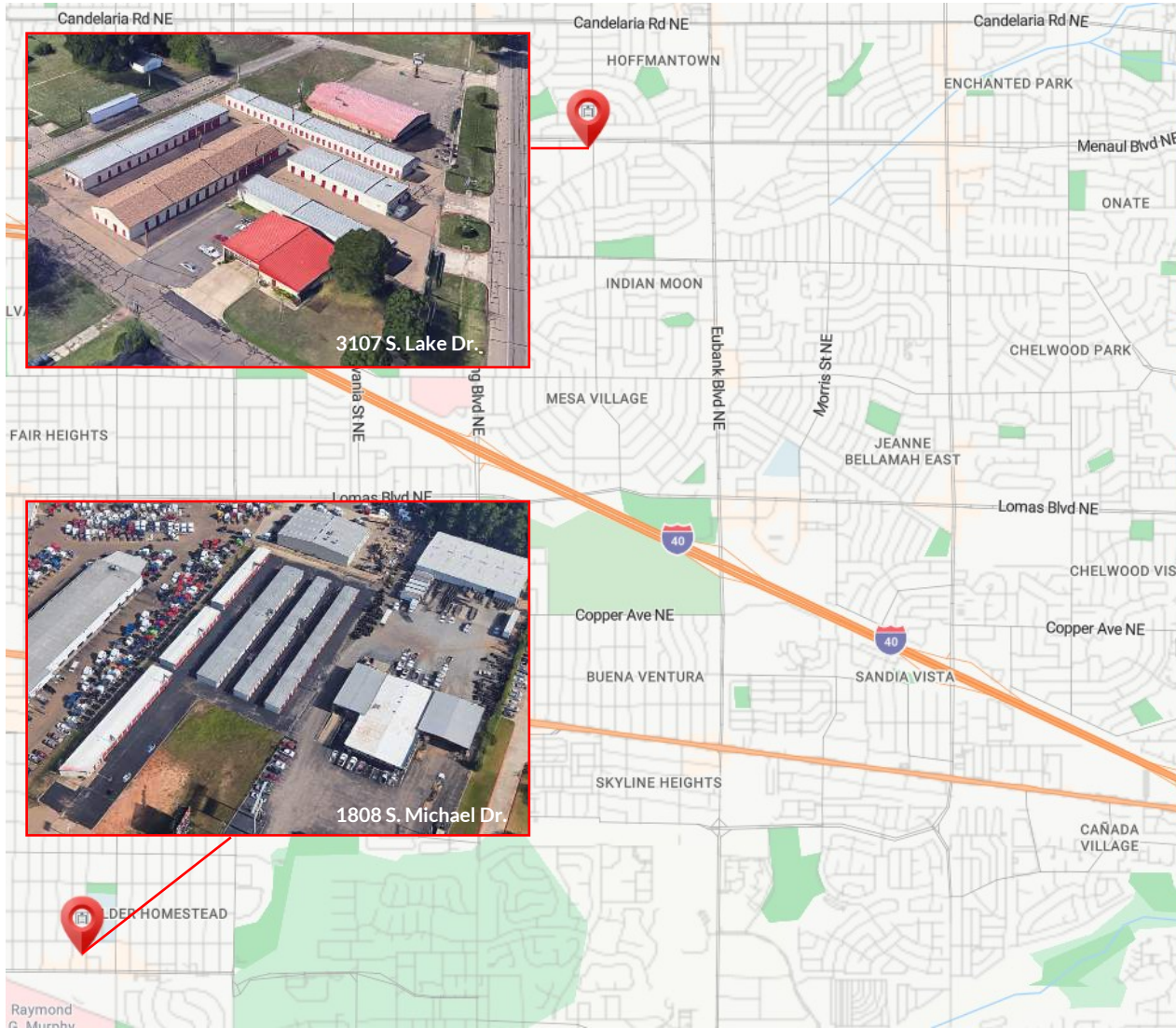
LIST PRICE: Call for Offers

INVESTMENT HIGHLIGHTS

- 47,730 combined rentable square feet between two facilities with the opportunity to increase both unit and economic occupancy
- Fully fenced and gated facilities
- Manager's office at both locations with ability to manage both properties from one location
- Currently third party managed by Argus Professional Storage Management

PROPERTY DETAILS

Rentable SF:	2,0213 (St. Michael Dr.)
Shop SF:	<u>1,2144 (S. Lake Dr.)</u>
	3,2357
Year Built:	1973 & 1978 (per Bowie Appraisal District)
RSF:	28,620 (St. Michael Dr.)
	<u>19,110 (S. Lake Dr.)</u>
	47,730
Total Units:	215 (St. Michael Dr.)
	<u>151 (S. Lake Dr.)</u>
	366
Physical Occ.:	76.7% (St. Michael Dr.)
	75.5% (S. Lake Dr.)
	(as of 2/25)



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