

Self Storage Investment Opportunity



Maxi and Mini Storages

700 & 711 N. Meadow Ave.
Odessa, TX 79761

Presented by:

TYLER TRAHANT & CHAD SNYDER

Dominus Commercial

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LIST PRICE: \$500,000

INVESTMENT HIGHLIGHTS

- Value-add opportunity for rental increase and property improvements
- Priced below replacement cost
- Management upside for occupancy increase beyond current 45% level
- Ability to improve property performance by instituting management software and other technology and management enhancements
- Asking price is less than \$27 PSF

PROPERTY DETAILS

Rentable SF:	18,745
# of Units:	130
Year Built:	1974 & 1976
Acres:	1.0331
Unit Occ.:	45% (as of 3/25)



****Manager does not know the property is for sale - all tours must be scheduled through listing brokers only**

