

# Self Storage Portfolio Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Value Storage Units 3-Property Portfolio

Hammond, LA  
&  
Pass Christian, MS

Presented by:

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**PORTFOLIO LIST PRICE: \$2,190,000**

## INVESTMENT HIGHLIGHTS—HAMMOND, LA

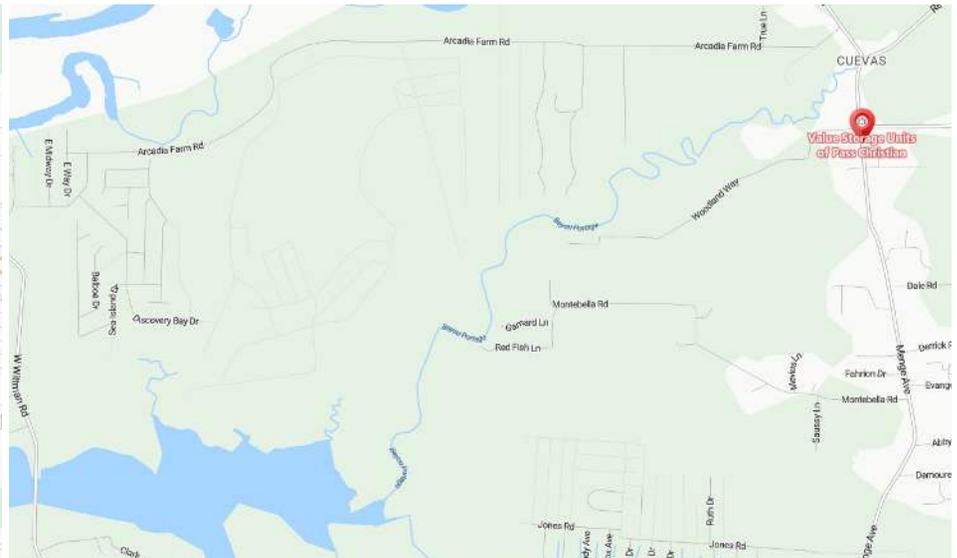
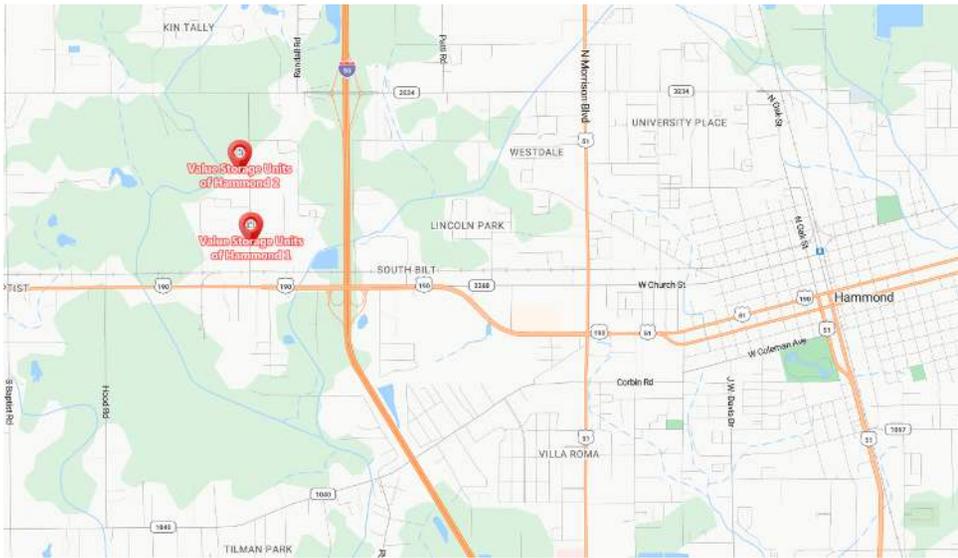
- Value Storage Units of Hammond are located less than 1 mile from each other
- Includes climate control, regular, drive-up storage units, open boat/rv parking, commercial spaces, and a residential duplex
- Both locations are fenced and gated with keypad access
- Excellent visibility and access
- Expansion Land Available (both locations)
- Click [HERE](#) for Value Storage Units of Hammond 1 Drone Video
- Click [HERE](#) for Value Storage Units of Hammond 2 Drone Video

## INVESTMENT HIGHLIGHTS—PASS CHRISTIAN, MS

- 6,000 RSF drive-up self-storage facility
- 1.3+/- acres on Menge Avenue across the street from Pineville Elementary School
- Room for expansion\*
- Remote managed
- *Value Storage Units of Pass Christian can be sold separately*



Property Name	Address	City	ST	Storage Units	Storage RSF	Parking Units	Parking SF	Residential SF	Commercial SF	Phys. Occ.	Acres	Built
Value Storage Units of Hammond #1	45046 Crapanzano Rd.	Hammond	LA	98	14,880	8	2,880	900	3,360	75.54%	3.85 +/-	1998
Value Storage Units of Hammond #2	45285 Crapanzano Rd.	Hammond	LA	102	12,700	-	-	-	-	95.28%	2.68 +/-	2005
Value Storage Units of Pass Christian	5189 Menge Ave.	Pass Christian	MS	45	6,000	-	-	-	-	90.00%	1.30 +/-	2002
<b>Total/Average</b>				<b>245</b>	<b>33,580</b>	<b>-</b>	<b>-</b>	<b>900</b>	<b>3,360</b>	<b>86.94% avg.</b>	<b>7.83+/-</b>	<b>-</b>



**Value Storage Units of Hammond 1**



**Value Storage Units of Hammond 2**



**Value Storage Units of Pass Christian**

