

Self Storage Portfolio Opportunity



Value Storage Units 3-Property Portfolio

Hammond, LA

&

Pass Christian, MS

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*

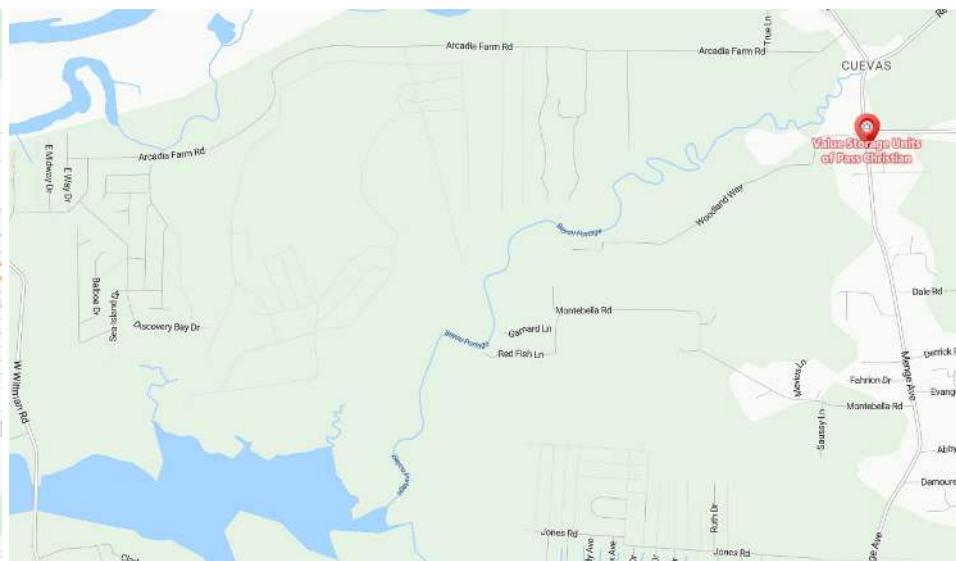
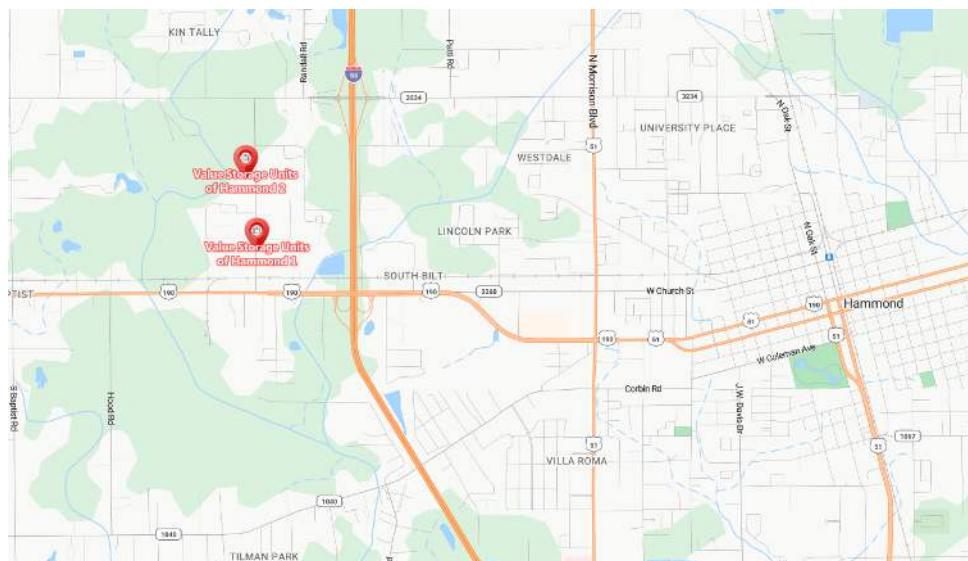
Presented by:

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| 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 | 74.87% | 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 | - | - | - | - | 93.33% | 1.30 +/- | 2002 |
| Total/Average | | | | 245 | 33,580 | - | - | 900 | 3,360 | 87.82% avg. | 7.83+/- | - |



Value Storage Units of Hammond 1



Value Storage Units of Hammond 2



Value Storage Units of Pass Christian

