

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Extra Space Storage (3rd Party Managed)



708 W. Kenosha Street  
Broken Arrow, OK 74012

Presented by:

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**LIST PRICE: \$6,400,000**

### INVESTMENT HIGHLIGHTS

- Institutional-quality asset located in Tulsa, OK, a top 55 MSA
- Well-positioned infill location with high barriers to entry
- Significant upside remaining through capturing tenant insurance
- High-quality construction
- Attractive scale for current or new market entrants
- Opportunity to lower acquisition basis through pad site land lease, development or disposition
- Recently completed expansion leased-up resulting in \$6,000 increase in rental income

### PROPERTY DETAILS

Rentable SF:	45,685
Number of Units:	337
Unit Occ.:	95.8%
Economic Occ:	96.8%
Physical Occ.	94.9%
Acreage:	4.62



Two expansion tracks:

1. Open Parking addition on the "expansion" denoted area
2. Expanding the expansion building by 15,000 GSF

Pad site can be monetized through outright sale, built-to-suit or ground lease

