

# Self Storage Portfolio Opportunity



## Onyx Self Storage of Wooster 2-Property Portfolio

7471 Lincoln Way E.  
Apple Creek, OH 44606  
&  
1788 Eagle Pass  
Wooster, OH 44691

Presented by:

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**LIST PRICE: Unpriced—Contact Broker**

### INVESTMENT HIGHLIGHTS

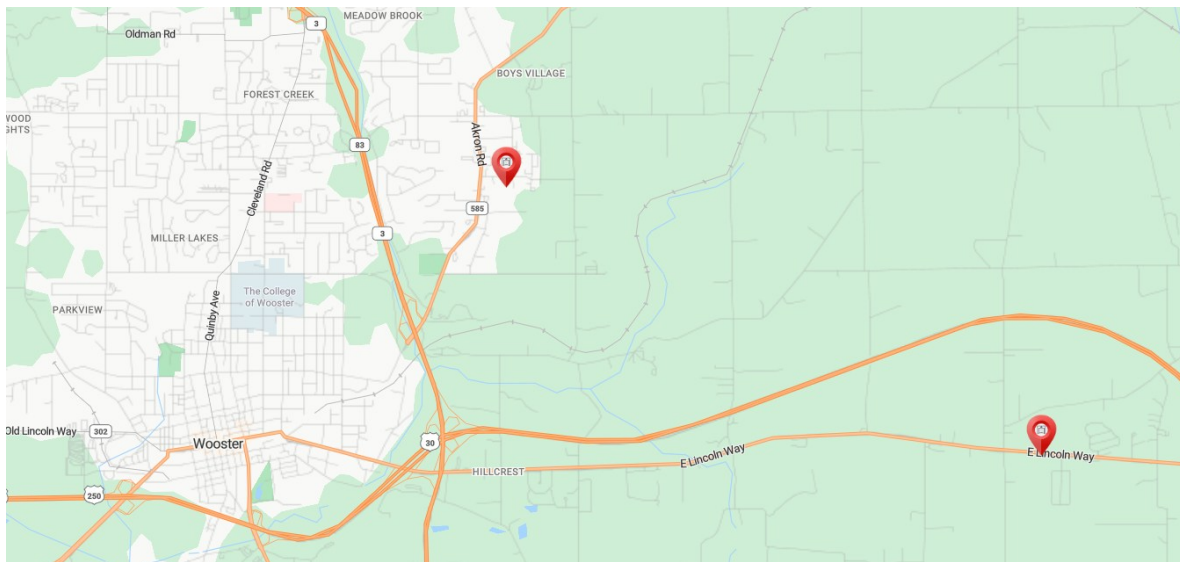
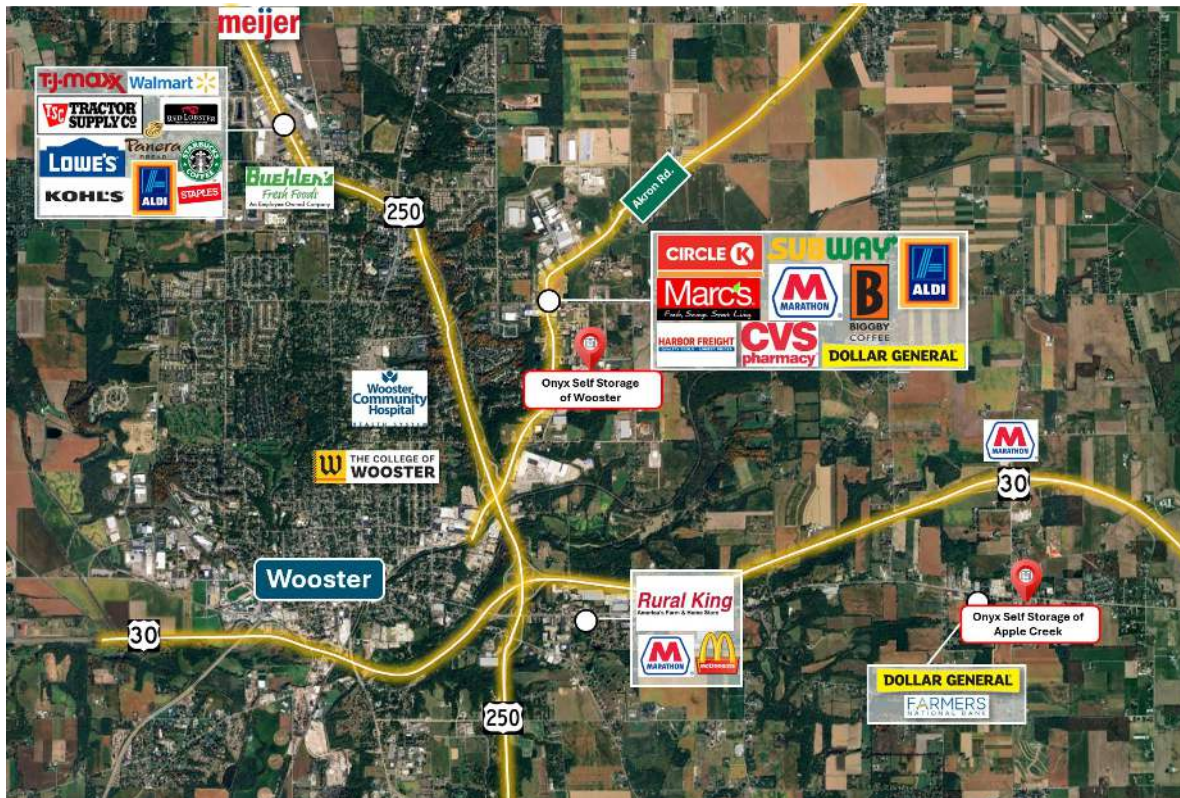
- **2-Property Self Storage Portfolio:** Wooster, OH MSA
- **Stabilized Facilities:** Turnkey ownership with attractive cash flow base
- **Strategic Scale in a Single Market:** 2 facilities located within 10-minute drive time
- **Value-Add Opportunity:** Potential to convert 11,424 SF of RV/Boat space into traditional self storage
- **Excellent Demographics:** Population averages over 33k and AHHI of \$108k (5-mi)

### PORTFOLIO DETAILS

Storage RSF:	23,089
RV/Boat RSF:	11,424
Storage Units:	183
RV/Boat Spaces:	22
Physical Occ.:	95% (avg.)







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