

Self Storage Investment Opportunity



The Arvada & Aurora Storage Portfolio



2-Property Portfolio
Arvada & Aurora, CO

Presented by:

**BEN VESTAL, COLE CAROSELLA
& MATTHEW COX**

Argus Self Storage Advisors

303-317-6469 / bvestal@argus-realestate.com

720-909-8602 / cole@argus-realestate.com

720-909-8605 / matthew@argus-realestate.com

LIST PRICE: Call for Offers Due: March 31st

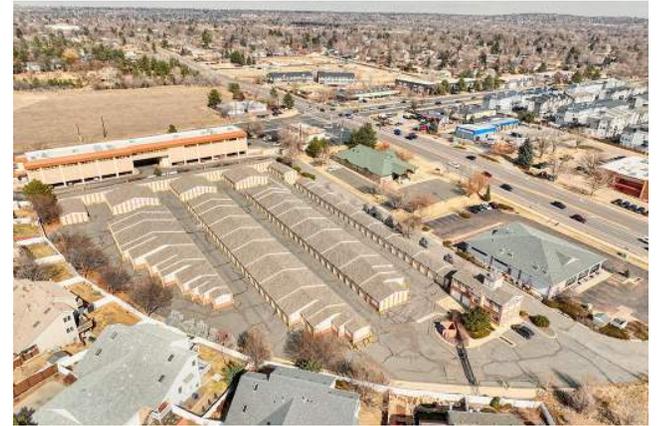
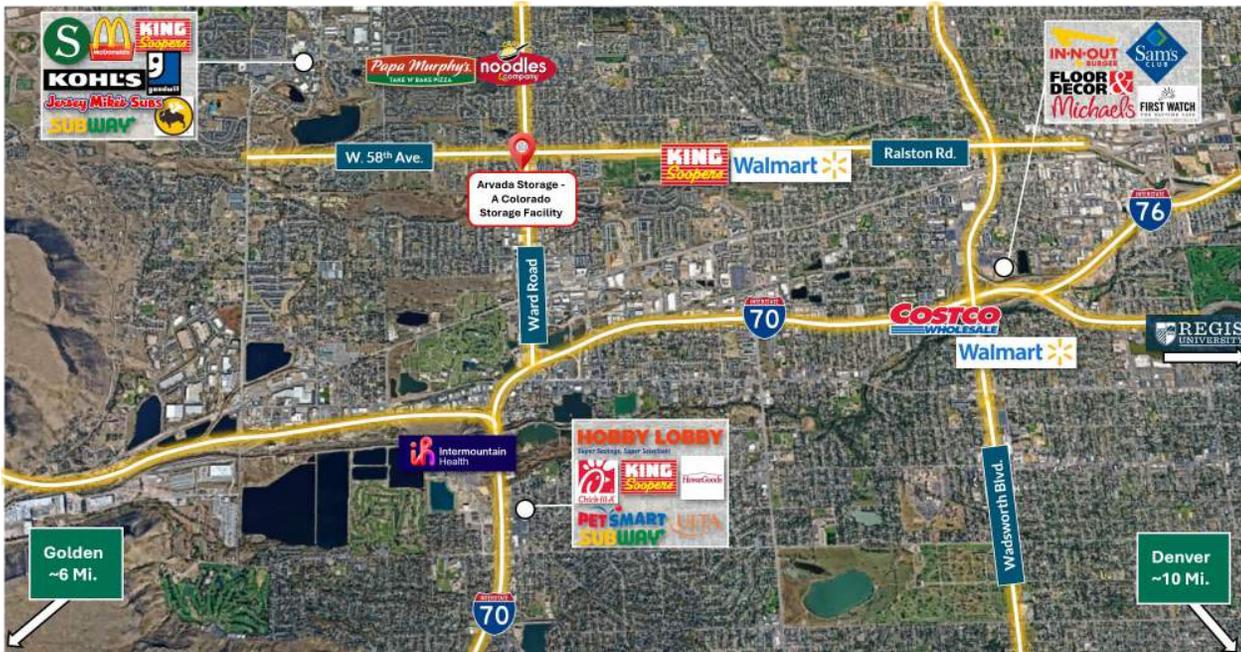
INVESTMENT HIGHLIGHTS

- Locally owned and operated two property portfolio offering immediate upside through institutional management practices
- Dense Denver MSA infill locations totaling over 113,000 RSF of self storage – provides immediate scale
- Current expense structure reflects non-optimized mom and pop structure – ability to streamline expenses and improve marketing opportunities
- Stabilized occupancy, combined with operational inefficiencies provides investors with a rare investment – immediate cash flow and value-add opportunity

PORTFOLIO DETAILS

Storage RSF:	113,770
Parking SF:	450
Storage Units:	737
Portfolio Occ.	86%





Argus Self Storage Advisors have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.