

# Self Storage Portfolio Opportunity



## American Self Storage 7-Property Portfolio



Dothan, Enterprise & Ozark  
Alabama

Presented by:

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**LIST PRICE: Call for Offers Due: Tuesday, April 14, 2026**

### INVESTMENT HIGHLIGHTS

- 7-Property Portfolio strategically located with five locations in Dothan, AL, one in Enterprise, AL and one in Ozark, AL (southeastern Alabama)
- 2,192 units | 307,249 RSF (storage) | 86,100 RSF (Boat/RV parking) | 17,500 RSF (commercial space)
- Strong market fundamentals and demographics offering strong demand for storage
- Competitive market positioning with room for rental rate growth and value appreciation through revenue management, implementing a tenant insurance program and improving overall operations
- Click [HERE](#) for drone video

### PROPERTY HIGHLIGHTS

Units:	2,192
Storage RSF	307,249
Parking RSF	86,100 SF
Commercial Space	17,500 SF



