

# Self Storage Investment Opportunity



## US Storage Centers Fort Collins Portfolio



2-Property Portfolio  
Fort Collins, CO

Presented by:

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**LIST PRICE: Call for Offers Due: Thursday, May 21<sup>st</sup>, 2026**

### INVESTMENT HIGHLIGHTS

- Two-property portfolio offering immediate scale in Northern Colorado
- Strong in place cash flow with significant rental rate upside across both assets
- Fort Collins is a high-growth, affluent market with strong demographics and strong demand for self storage
- Institutional quality assets with diverse unit mix and income stream and occupancy growth

### PORTFOLIO DETAILS

**Total Storage RSF:** 126,698

**Parking SF:** 30,740

**Total Storage Units:** 1,056

	Storage RSF	Total Units	Unit Occupancy	SF Occupancy
<b>Midpoint</b>	68,110	533	86%	90%
<b>Lincoln</b>	58,588	523	71%	80%



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