

ModBox Storage Portfolio

North Carolina 3-Property Portfolio

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LIST PRICE: Call for Offers Due - September 16, 2026

INVESTMENT HIGHLIGHTS

- **3-Property Portfolio** - Locations in East Flat Rock, Flat Rock and Mooresville, NC
- **Portfolio Scale** - Three properties totaling approximately 174,500 rentable storage square feet plus 69,200 square feet of parking across North Carolina.
- **Attractive Going-In Basis** - Approximately \$1.18 million combined in-place NOI.
- **Lease-Up Upside** - Approximately 74% weighted physical occupancy today leaves clear runway to grow NOI from day one.
- **Growth Corridor Exposure** - Hendersonville/Asheville corridor plus Charlotte metro exposure spans two high-growth North Carolina self-storage markets.

PROPERTY DETAILS

Storage RSF:	174,492
Storage Units:	1,473
Parking SF:	69,200
Occupancy:	73.3%

