

603 Self Storage Portfolio

New Hampshire, Massachusetts & Connecticut: 17-Property Portfolio

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LIST PRICE: Call for Offers Due - October 1, 2026

INVESTMENT HIGHLIGHTS

- **Market Density** - 17 properties across NH, MA, and CT, totaling 716,737 rentable square feet of storage and 96,065 square feet of parking.
- **Portfolio Scale** - 5,612 total units with a 73% current occupancy (4,089 occupied units), offering both immediate cash flow and significant lease-up potential.
- **Revenue Drivers** - Current Effective Gross Revenue of \$7,826,323, with proforma projections forecasting steady growth to \$12,461,412 by Year 5.
- **Compelling Yield & NOI** - Net Operating Income (NOI) is projected to grow from \$4,687,968 to \$8,333,186 over five years, driven by improving the expense ratio from 40% down to 33%.

PROPERTY DETAILS

Storage RSF:	716,737
Storage Units:	5,612
Parking SF:	96,065
Occupancy:	73%

