

Self Storage Investment Opportunity



Payless Self Storage



8921 Northwest Expressway
Oklahoma City, OK 73162

Presented by:

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LIST PRICE: \$6,900,000

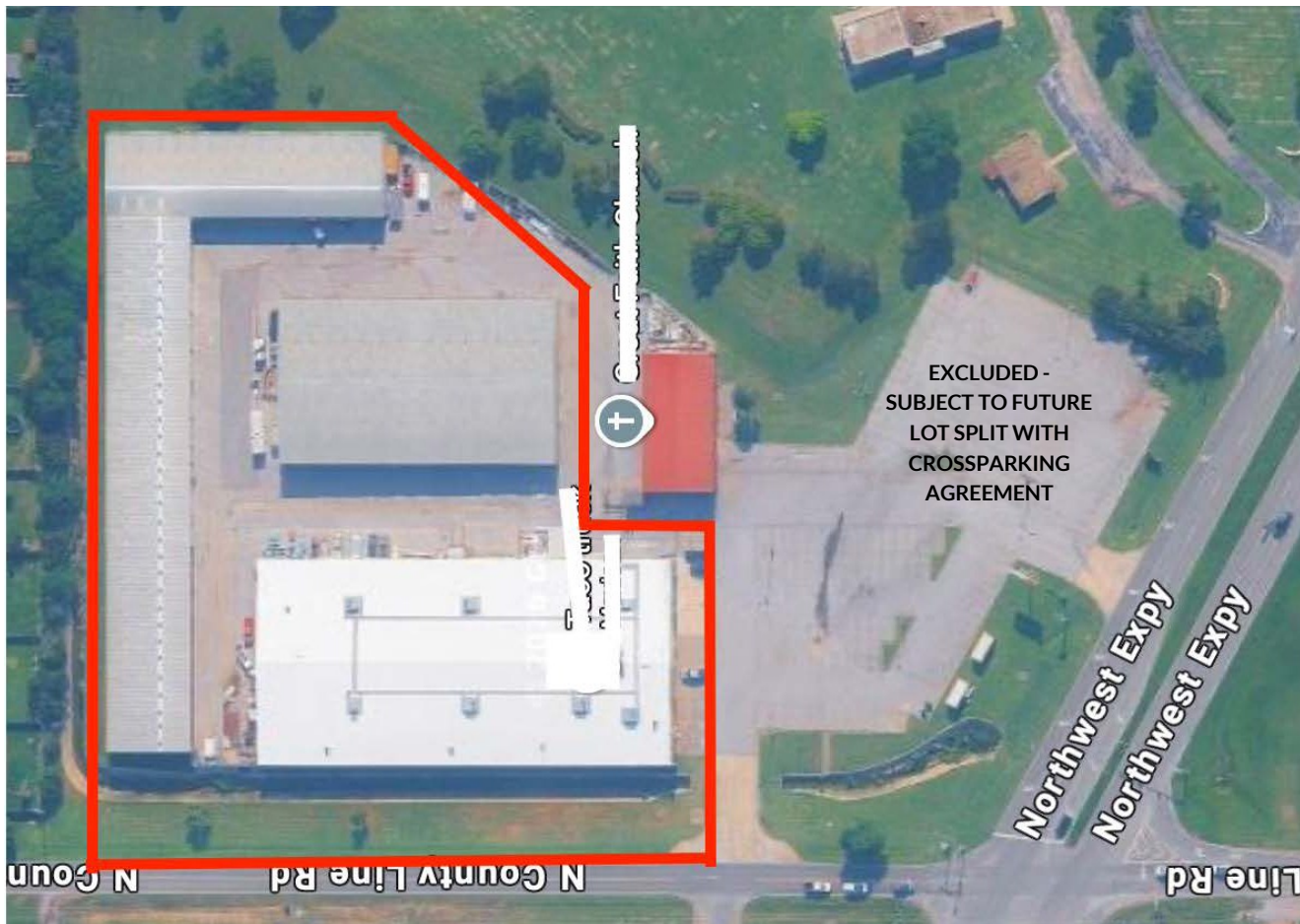
INVESTMENT HIGHLIGHTS

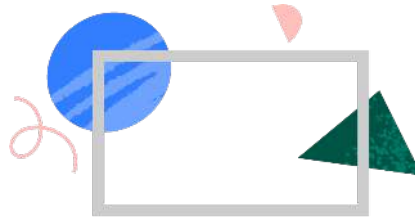
- Value-add, owner managed, institutional-sized storage facility, located in the top 45 MSA of Oklahoma City
- Significant upside available through implementation of best management practices including marketing, tenant protection, online payments, management software and ECRI's.
- Great visibility and strong traffic counts (26,697 vpd) along NW Expressway
- TPO roof installed in 2024 on climate controlled/retail building
- Attractive unit mix of storage, covered parking, outdoor storage, retail (can be converted to storage) and enclosed storage/warehouse
- Strong 3- mile demographics - 5% population growth forecasted over the next 5 years, \$110,655 average household income



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Unit Mix Breakdown	RSF	Units
Climate Controlled Storage	18,750	135
Enclosed Storage Warehouse	22,980	16
Outdoor Storage	6,840	28
Covered Storage / Parking	31,200	44
Retail / Commercial	18,350	7
Totals	98,120	230





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