



FOR SALE

489 OAK VALLEY RD

ONEGUARD SELF STORAGE

Toccoa Self-Storage Portfolio

Two-Property Portfolio · Toccoa, Stephens County, Georgia · +- 1 Acre Expansion

316 UNITS // 49,376 SF // \$423K 2025 REVENUE // \$302K NOI // LEASE-UP and EXPANSION UPSIDE

FOR SALE // ONEGUARD SELF STORAGE



62 RAMSEY RD

489 Oak Valley Rd // 62 Ramsey Rd

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AFFILIATION DISCLOSURE

Redwood Operations LLC serves as the property manager of the subject properties and is owned, in part, by an individual who holds an ownership interest in the properties being listed. Prospective purchasers should consider this material relationship when evaluating the information provided herein.

PORTFOLIO OVERVIEW

TWO ASSETS // ONE OPPORTUNITY



UNITS	RENTABLE SF	OCCUPIED
139	19,000	80.6%

- Newer-build facility, outdoor drive-up
- Strong rate history — occupied rate 6%+ over street rate
- All roll-up doors, concrete drive aisles
- Fully fenced perimeter with electronic gate access



UNITS	RENTABLE SF	OCCUPIED
177	30,376	71.8%

- Value-add: ~5,550 SF vacant + 32 vacant 10x10s to lease up
- 11 unit sizes incl. oversized 12x26 – 30x30 bays
- Just off Big A Rd (16,200 VPD) — high-traffic infill site
- Walking distance to Walmart, Ingles, Wendy's & Ollie's

PORTFOLIO FEATURES

Drive-Up Access

Roll-Up Doors

Indoor + Outdoor

Lease-up Upside

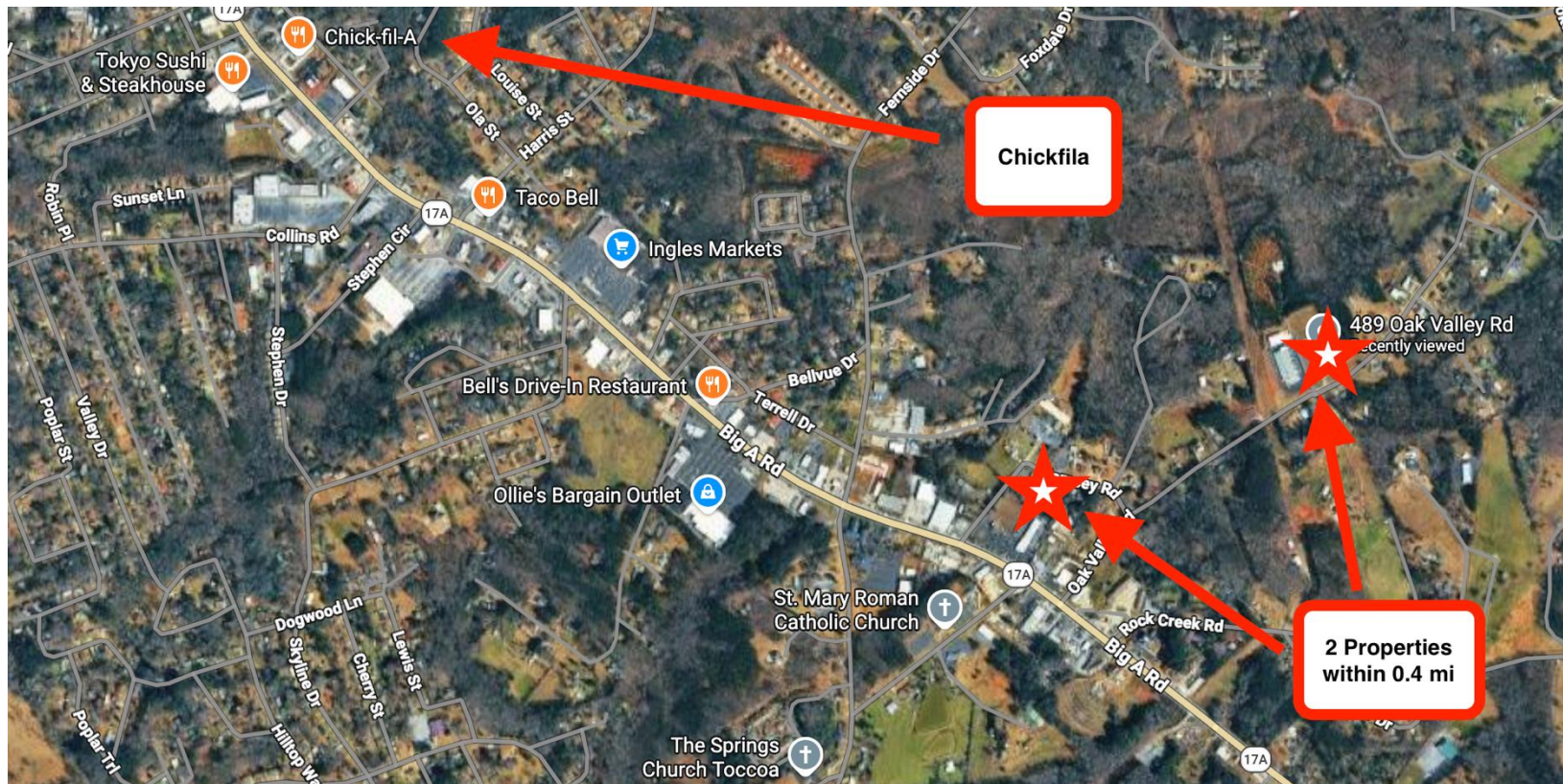
Online Rentals

Owner-Operated

EXPANSION OPPORTUNITY



2 LOCATIONS OPERATED AS 1



2025 GROSS REVENUE

\$423,753

Jan-Dec 2025 actuals

2025 NOI BROKER ADJUSTED

\$302,752

6.4% Cap Rate on \$4,720,000

LEASE-UP UPSIDE

+\$4-6000

at standard street rates at 90% occupancy

Property Comparison

METRIC	OAK VALLEY	62 RAMSEY	PORTFOLIO
Total Units	139	177	316
Rentable SF	19,000	30,376	49,376
Occupancy (4/26)	80.6%	71.8%	~76%
Monthly Rev (4/26)	\$16,603	\$18,418	\$35,021*
Year Built	~2008	1985/Reno.	—

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer is responsible for verifying all data. Subject to prior sale, price change, correction, or withdrawal without notice.

** Property revenue figures pulled from Management Summary Report*

Investment Thesis

- Two assets, one transaction — instant scale in Toccoa.
- \$423K revenue / \$302K NOI in 2025 — stable in-place cash flow.
- ~\$4-6K/mo of lease-up upside at standard rates, with \$10k+ with ECRIs.
- Stephens County seat — ~19,300 residents within 5 miles.

FOR MORE INFORMATION

Ryan Auger

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UNIT MIX

489 OAK VALLEY RD

UNIT BREAKDOWN						MONTHLY					OCCUPANCY		
Type	Size	Total	Rent'd	Total SF	Rented SF	Rate	Gross Pot.	Actual	In-Place	PSF	Unit	SF	Econ
Non-Climate	5 x 10	21	18	1,050	900	\$55	\$1,155	\$1,290	\$71.67	\$1.43	86%	86%	112%
Non-Climate	10 x 10	52	36	5,200	3,600	\$85	\$4,420	\$3,861	\$107.24	\$1.07	69%	69%	87%
Non-Climate	10 x 15	24	18	3,600	2,700	\$109	\$2,616	\$2,769	\$153.83	\$1.03	75%	75%	106%
Non-Climate	10 x 20	32	30	6,400	6,000	\$139	\$4,448	\$5,135	\$171.16	\$0.86	94%	94%	115%
Non-Climate	10 x 25	5	5	1,250	1,250	\$159	\$795	\$995	\$199.00	\$0.80	100%	100%	125%
Non-Climate	10 x 30	5	5	1,500	1,500	\$189	\$945	\$1,250	\$250.00	\$0.83	100%	100%	132%
TOTAL		139	112	19,000	15,950		\$14,379	\$15,299	\$136.60	\$0.96	81%	84%	106%

Occupancy and rent data as of April 30, 2026 (source: Cubby). All units non-climate-controlled with roll-up doors. In-Place = actual rent on occupied units; PSF = per square foot; Econ = actual rent ÷ gross potential at street rate

UNIT BREAKDOWN						MONTHLY					OCCUPANCY		
Type	Size	Total	Rent'd	Total SF	Rent'd SF	Rate	Gross Pot.	Actual	In-Place	PSF	Unit	SF	Econ
Non-Climate	5 x 10	16	12	800	600	\$50	\$800	\$821	\$68.40	\$1.37	75%	75%	103%
Non-Climate	10 x 10	71	38	7,100	3,800	\$79	\$5,609	\$3,585	\$94.35	\$0.94	54%	54%	64%
Non-Climate	10 x 15	22	17	3,300	2,550	\$89	\$1,958	\$2,241	\$131.85	\$0.88	77%	77%	114%
Non-Climate	10 x 20	39	31	7,800	6,200	\$119	\$4,641	\$4,541	\$146.48	\$0.73	79%	79%	98%
Non-Climate	10 x 30	2	2	600	600	\$169	\$338	\$454	\$227.00	\$0.76	100%	100%	134%
Non-Climate	12 x 26	15	15	4,680	4,680	\$129	\$1,935	\$2,406	\$160.41	\$0.51	100%	100%	124%
Non-Climate	12 x 36	3	3	1,296	1,296	\$169	\$507	\$669	\$222.84	\$0.52	100%	100%	132%
Non-Climate	15 x 30	7	7	3,150	3,150	\$209	\$1,463	\$1,604	\$229.14	\$0.51	100%	100%	110%
Non-Climate	25 x 30	1	1	750	750	\$299	\$299	\$324	\$324.00	\$0.43	100%	100%	108%
Non-Climate	30 x 30	1	1	900	900	\$440	\$440	\$581	\$580.80	\$0.65	100%	100%	132%
TOTAL		177	127	30,376	24,526		\$17,990	\$17,226	\$135.64	\$0.70	72%	81%	96%

Occupancy and rent data as of April 30, 2026 (source: Cubby). All units non-climate-controlled with roll-up doors. In-Place = actual rent on occupied units; PSF = per square foot; Econ = actual rent ÷ gross potential at street rate



ADVISOR & PART OWNER

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BROKERAGE



eXp**COMMERCIAL**