



BLUE RIDGE STORAGE

3337 NORTH HIGHWAY 14, GREER, SC | OFFERING MEMORANDUM

TABLE OF CONTENTS

01 | Property Overview

02 | Market Overview

EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Kyle Matthews

License No. 105710 (SC)

Firm No. 22684 (SC)



3337 North Highway 14, Greer, SC



Current NRSF - ±25,800 SF
SF Occupancy - 93%



2025 Development - Phase 2 Under Construction

Brookside Farms
±670 Homes

Greer High School
±1,400 Students
Greer Middle School
±1,065 Students

Crescent Park Commons
±318 Units



Ongoing Build

Lennar at Blue Ridge Village
±82 Homes



Greenville Technical College - Benson Campus
±10,661 Students

Proposed Expansion

Subject Property

± 8,300 VPD

14

Mcabee Tractor & Turf
Farm Equipment Supplier



DOLLAR GENERAL



New Homes Built in 2025

 **O'Neal Village**
±700 Single-Family Homes



DOLLAR GENERAL



Proposed Expansion

Subject Property

14

± 8,300 VPD







Subject Property


New Construction
 **O'Neal Village**
Neighborhood

New Construction
 **Brookside Farms**
Neighborhood


New Construction
 **Maplewood Estates**
±16 Units


New Construction
 **Walnut Hill Townes**
±113 Units

New Construction
 **Sage Grove**
Neighborhood


New Construction
 **Tyron Street Townes**
±113 Units


In Development
 **Arlington Commons**
±138 Units

New Construction
 **East Fairview Townhomes**
±35 Units

New Construction
 **Northbrook Apartments**
±376 Units


New Construction
 **Magnolia Green**
Neighborhood

New Construction
 **Valentine Townes**
±114 Units

New Construction
 **Vinings at Brushy Creek**
±120 Units

New Construction
 **The James**
±275 Units

New Construction
 **Ryder Junction**
±264 Units

New Construction
 **Leo Jamestown**
±296 Units

±15,000 VPD

±38,000 VPD

±20,000 VPD

| EXECUTIVE SUMMARY

The Opportunity

Matthews™ has been exclusively hired to market for sale the “Blue Ridge Storage” facility in Greer, South Carolina that is currently 93% occupied. An additional 5.89 acres of vacant land is included in the sale, presenting immediate expansion opportunity to the next owner. Previously approved expansion plans (for additional self-storage units and boat/RV parking) have since expired, but the buyer can pursue re-approval of the same plans or submit new ones. These plans are available upon request.

The facility operates in a highly supply-constrained trade area with only 3.20 rentable square feet per capita within a 3-mile radius, and no self-storage facilities in the developmental pipeline within a 3-mile radius (per TractIQ). Additionally, few climate-controlled competitors exist in the market, creating an opportunity to add climate-controlled units and broaden the tenant base, as the facility now only has non-climate units. The surrounding market shows strong demographic momentum, with population growth projected at 2.30% annually through 2029 in both the 3-mile and 5-mile radius, supported by over \$530 million in residential development right now within a 5-mile radius. Median household income is approximately \$94,000 in the 1-mile radius and \$90,000 in the 3-mile radius, reflecting a strong potential customer base with disposable income.

Greer also benefits from its position in the fast-growing Upstate region of South Carolina, being a part of the Greenville-Anderson-Greer MSA. The city has seen rapid population increases in recent years, with estimates showing continued strong growth driven by in-migration and economic expansion. Major employment anchors include BMW Manufacturing plant nearby in Spartanburg County, which provides thousands of direct jobs and generates significant economic activity through suppliers and related industries. This combination of population influx, high household incomes, and limited supply positions the asset well for further expansion and long term performance.

This opportunity is being offered on a rolling bid basis with a List Price of \$3,300,000. Please contact Austin McLeod to discuss pricing guidance and gain access to the full deal room.





01

PROPERTY
DETAILS



ASSET OVERVIEW

Facility Name	Blue Ridge Storage
Address	3337 North Highway 14
City, State	Greer, SC
County	Greenville County
Parcel Number	0631.05-01-029.05 & 0631.05-01-029.07
Lot Size (Acres)	±8.89
Year Built	2008
Number of Buildings	6
Number of Stories	1
Net Rentable SF	±25,800
Total Units	209
Climate Controlled Units	0
Non-Climate Controlled Units	197
Parking Spaces	11
Unit Occupancy	93%
Square Foot Occupancy	94%
Economic Occupancy	83%
3-Mile SF/Capita	3.20
5-Mile SF/Capita	7.01
Management	Owner-Operated
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	Chain-Link
Parking Surface	Paved
Entry	Keypad Access
Security	15 Cameras
Traffic Counts	±8,300 VPD (N Highway 14)
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- Additional 5.89 acres of vacant land included in the sale, presenting immediate expansion opportunity
- Expansion plans were previously approved but have since expired. Buyer can go through re-approval process with the same plans or draft new ones
- Current physical occupancy of 93% on the existing storage units, despite mom-and-pop ownership
- Limited competition with only 3.20 rentable square feet per capita and no facilities in the development pipeline within a 3-mile radius of the facility (according to TractIQ)
- Few climate-controlled competitors in the market, presenting opportunity to add climate-controlled units and expand tenant base
- Over \$530 Million in the residential pipeline within a 5-mile radius
- Strong population growth expected through 2029, at 2.30% annual growth in a 3-mile and 5-mile radius of the facility
- High Average Household Incomes of \$94,000 and \$90,000 within a 1-mile and 3-mile radius



LISTING DETAILS

\$3,300,000

List Price

\$161,482

Current NOI

\$183,100

Year 2 NOI

\$196,594

Year 4 NOI

93%

Unit Occupancy

94%

SF Occupancy

83%

Economic Occupancy

209

Total Units

197

Non-Climate Controlled Units

12

Parking Spaces





UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	NRSF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	3	3	0	150	\$55	\$165	\$1,980
5 X 10	50	5	4	1	250	\$49	\$245	\$2,940
5 X 10	50	16	13	3	800	\$55	\$880	\$10,560
5 X 10	50	1	1	0	50	\$65	\$65	\$780
5 X 10	50	5	5	0	250	\$75	\$375	\$4,500
10 X 10	100	1	1	0	100	\$85	\$85	\$1,020
10 X 10	100	1	1	0	100	\$89	\$89	\$1,068
10 X 10	100	25	25	0	2,500	\$95	\$2,375	\$28,500
10 X 10	100	4	2	2	400	\$99	\$396	\$4,752
10 X 10	100	1	1	0	100	\$100	\$100	\$1,200
10 X 10	100	15	14	1	1,500	\$105	\$1,575	\$18,900
10 X 15	150	1	1	0	150	\$100	\$100	\$1,200
10 X 15	150	2	2	0	300	\$105	\$210	\$2,520
10 X 15	150	1	1	0	150	\$108	\$108	\$1,300
10 X 15	150	59	54	5	8,850	\$125	\$7,375	\$88,500
10 X 15	150	25	25	0	3,750	\$145	\$3,625	\$43,500
10 X 20	200	1	1	0	200	\$130	\$130	\$1,560
10 X 20	200	1	1	0	200	\$140	\$140	\$1,680
10 X 20	200	1	1	0	200	\$165	\$165	\$1,980
10 X 20	200	2	1	1	400	\$169	\$338	\$4,056
10 X 20	200	17	17	0	3,400	\$175	\$2,975	\$35,700
10 X 20	200	9	9	0	1,800	\$185	\$1,665	\$19,980
10 X 20	200	1	0	1	200	\$225	\$225	\$2,700
Totals	-	197	183	14	25,800	-	\$23,406	\$280,876

UNIT MIX

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	NRSF	Current Rates	Monthly GPI	Annual Total
12 X 40	0	1	1	0	0	\$100	\$100	\$1,200
12 X 50	0	2	2	0	0	\$75	\$150	\$1,800
12 X 50	0	4	4	0	0	\$100	\$400	\$4,800
12 X 50	0	4	4	0	0	\$125	\$500	\$6,000
Totals	-	11	11	0	0	-	\$1,150	\$13,800
Facility Totals	-	208	194	14	25,800	-	\$24,556	\$294,675

FINANCIAL OVERVIEW

	T-12		Year 1		Year 2		Year 3		Year 4						
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF					
Income															
Gross Potential Rent	\$294,676	\$11.42	\$294,676	\$11.42	\$309,410	\$11.99	\$324,880	\$12.59	\$341,124	\$13.22					
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
Tenant Insurance (Net)	\$0.00	\$0.00	\$9,220	\$0.36	\$12,293	\$0.48	\$13,061	\$0.51	\$13,453	\$0.52					
Admin Fees	\$0.00	\$0.00	\$4,320	\$0.17	\$4,450	\$0.17	\$4,583	\$0.18	\$4,721	\$0.18					
Late Fees	\$2,065	\$0.08	\$2,471	\$0.10	\$2,545	\$0.10	\$2,622	\$0.10	\$2,700	\$0.10					
Economic Vacancy	-16.8%	(\$49,638)	(\$1.92)	-10.0%	(\$29,468)	(\$1.14)	-10.0%	(\$30,941)	(\$1.20)	-10.0%	(\$32,488)	(\$1.26)	-10.0%	(\$34,112)	(\$1.32)
Effective Gross Income	\$247,103	\$9.58	\$281,219	\$10.90	\$297,756	\$11.54	\$312,658	\$12.12	\$327,886	\$12.71					
Expenses															
Real Estate Taxes	\$21,935	\$0.85	\$44,463	\$1.72	\$45,352	\$1.76	\$46,259	\$1.79	\$47,184	\$1.83					
Insurance	\$7,740	\$0.30	\$7,895	\$0.31	\$8,053	\$0.31	\$8,214	\$0.32	\$8,378	\$0.32					
Utilities & Trash	\$6,900	\$0.27	\$7,038	\$0.27	\$7,179	\$0.28	\$7,322	\$0.28	\$7,469	\$0.29					
On-Site Payroll	\$20,000	\$0.78	\$20,400	\$0.79	\$20,808	\$0.81	\$21,224	\$0.82	\$21,649	\$0.84					
Management Fees	\$12,409	\$0.48	\$14,061	\$0.54	\$14,888	\$0.58	\$15,633	\$0.61	\$16,394	\$0.64					
Bank and Credit Card Fees	\$6,523	\$0.25	\$6,327	\$0.25	\$6,700	\$0.26	\$7,035	\$0.27	\$7,377	\$0.29					
Advertising & Marketing	\$1,320	\$0.05	\$6,000	\$0.23	\$6,120	\$0.24	\$6,242	\$0.24	\$6,367	\$0.25					
Office & Administrative	\$3,124	\$0.12	\$3,186	\$0.12	\$3,250	\$0.13	\$3,315	\$0.13	\$3,382	\$0.13					
Telephone & Internet	\$1,800	\$0.07	\$1,836	\$0.07	\$1,873	\$0.07	\$1,910	\$0.07	\$1,948	\$0.08					
Repairs & Maintenance	\$3,870	\$0.15	\$3,947	\$0.15	\$4,026	\$0.16	\$4,107	\$0.16	\$4,189	\$0.16					
Total Operating Expenses	\$85,621	\$3.32	\$115,154	\$4.46	\$118,248	\$4.58	\$121,262	\$4.70	\$124,338	\$4.82					
Operating Expense Ratio	34.6%	-	40.9%	-	39.7%	-	38.8%	-	37.9%	-					
Net Operating Income	\$161,482	\$6.26	\$166,065	\$6.44	\$179,508	\$6.96	\$191,396	\$7.42	\$203,548	\$7.89					

ASSUMPTIONS:

- Gross Potential Rent - Unchanged in Year 1, 5% annual increases moving forward
- Tenant Insurance (Self-Storage Units Only) - 60% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - \$24 per move-in x 15 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - \$1,000 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

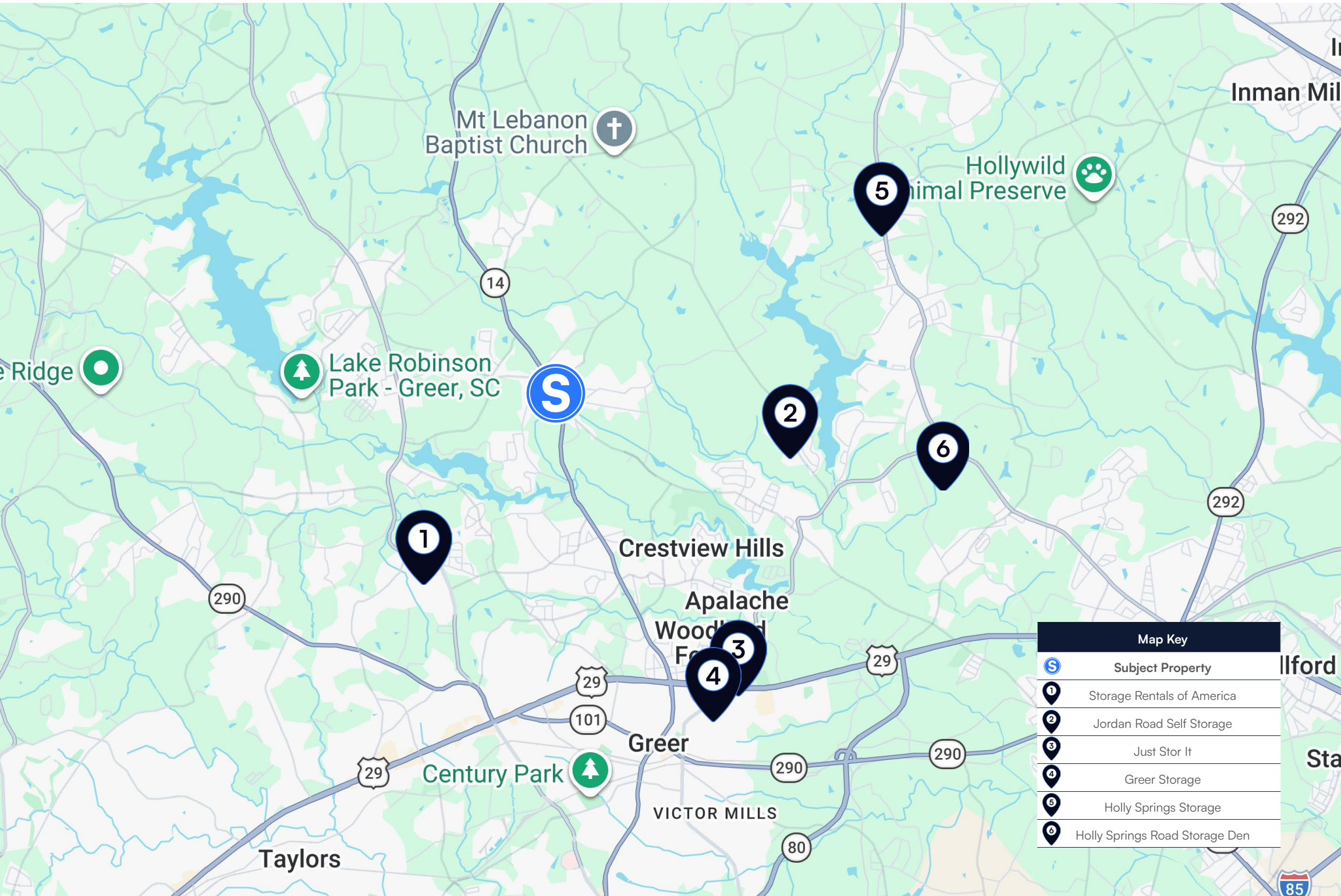
10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME										
Gross Potential Rent	\$294,676	\$309,410	\$324,880	\$341,124	\$351,358	\$361,899	\$372,756	\$383,938	\$395,457	\$407,320
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Insurance (Net)	\$9,220	\$12,293	\$13,061	\$13,453	\$13,857	\$14,272	\$14,700	\$15,141	\$15,596	\$16,064
Admin Fees	\$4,320	\$4,450	\$4,583	\$4,721	\$4,862	\$5,008	\$5,158	\$5,313	\$5,472	\$5,637
Late Fees	\$2,471	\$2,545	\$2,622	\$2,700	\$2,781	\$2,865	\$2,951	\$3,039	\$3,130	\$3,224
Economic Vacancy	(\$29,468)	(\$30,941)	(\$32,488)	(\$34,112)	(\$35,136)	(\$36,190)	(\$37,276)	(\$38,394)	(\$39,546)	(\$40,732)
Effective Gross Income	\$281,219	\$297,756	\$312,658	\$327,886	\$337,722	\$347,854	\$358,289	\$369,038	\$380,109	\$391,512
EXPENSES										
Real Estate Taxes	\$44,463	\$45,352	\$46,259	\$47,184	\$48,128	\$49,091	\$50,072	\$51,074	\$52,095	\$53,137
Insurance	\$7,895	\$8,053	\$8,214	\$8,378	\$8,546	\$8,716	\$8,891	\$9,069	\$9,250	\$9,435
Utilities & Trash	\$7,038	\$7,179	\$7,322	\$7,469	\$7,618	\$7,771	\$7,926	\$8,084	\$8,246	\$8,411
On-Site Payroll	\$20,400	\$20,808	\$21,224	\$21,649	\$22,082	\$22,523	\$22,974	\$23,433	\$23,902	\$24,380
Management Fees	\$14,061	\$14,888	\$15,633	\$16,394	\$16,886	\$17,393	\$17,914	\$18,452	\$19,005	\$19,576
Bank and Credit Card Fees	\$6,327	\$6,700	\$7,035	\$7,377	\$7,599	\$7,827	\$8,062	\$8,303	\$8,552	\$8,809
Advertising & Marketing	\$6,000	\$6,120	\$6,242	\$6,367	\$6,495	\$6,624	\$6,757	\$6,892	\$7,030	\$7,171
Office & Administrative	\$3,186	\$3,250	\$3,315	\$3,382	\$3,449	\$3,518	\$3,588	\$3,660	\$3,733	\$3,808
Telephone & Internet	\$1,836	\$1,873	\$1,910	\$1,948	\$1,987	\$2,027	\$2,068	\$2,109	\$2,151	\$2,194
Repairs & Maintenance	\$3,947	\$4,026	\$4,107	\$4,189	\$4,273	\$4,358	\$4,445	\$4,534	\$4,625	\$4,718
Total Operating Expenses	\$115,154	\$118,248	\$121,262	\$124,338	\$127,062	\$129,848	\$132,697	\$135,611	\$138,591	\$141,638
<i>Operating Expense Ratio</i>	40.9%	39.7%	38.8%	37.9%	37.6%	37.3%	37.0%	36.7%	36.5%	36.2%
Net Operating Income	\$166,065	\$179,508	\$191,396	\$203,548	\$210,660	\$218,006	\$225,592	\$233,427	\$241,518	\$249,874

NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x15 NC		10x20 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	3337 North Highway 14, Greer, SC	\$55.00	-	\$85.00	-	\$100.00	-	\$130.00	-	-
 Storage Rentals of America	2276 N Hwy 101, Greer, SC	\$46.00	\$38.00	\$73.00	\$61.00	\$113.00	\$79.00	\$182.00	\$152.00	2.30 Miles
 Jordan Road Self Storage	650 Jordan Rd, Lyman, SC	\$60.00	-	\$95.00	-	\$120.00	-	\$155.00	-	2.54 Miles
 Just Stor It	639 Arlington Rd, Greer, SC	-	-	\$85.00	-	\$115.00	-	\$145.00	-	3.47 Miles
 Greer Storage	14372 E Wade Hampton Blvd, Greer, SC	\$100.00	\$62.00	\$128.00	\$80.00	-	-	\$285.00	\$207.00	3.63 Miles
 Holly Springs Storage	3272 Sc-357, Lyman, SC	\$45.00	-	\$80.00	-	\$95.00	-	\$115.00	-	4.20 Miles
 Holly Springs Road Storage Den	1619 Holly Springs Rd, Lyman, SC	-	-	\$99.00	-	-	-	\$189.00	-	4.30 Miles
Averages		\$62.75	\$50.00	\$93.33	\$70.50	\$110.75	\$79.00	\$178.50	\$179.50	
Average Rent Per SF		\$1.26	\$1.00	\$0.93	\$0.71	\$0.74	\$0.53	\$0.89	\$0.90	

NON-CLIMATE CONTROLLED RENT COMPARABLES MAP





02

MARKET
OVERVIEW

GREER, SC DEMOGRAPHIC ANALYSIS

2.1%

ANNUAL POPULATION
GROWTH 2020-2025

2.3%

ESTIMATED POPULATION
GROWTH 2025-2030

2.3%

ANNUAL HOUSEHOLDS
GROWTH 2020-2025

2.3%

ESTIMATED HOUSEHOLDS
GROWTH 2025-2030

20,054

OWNER OCCUPIED
HOUSEHOLDS

7,083

RENTER OCCUPIED
HOUSEHOLDS

\$64,123

MEDIAN HOUSEHOLD
INCOME



61,863

TOTAL
POPULATION

\$759M

CONSUMER
SPENDING

1,870+

FUTURE RESIDENTIAL
DEVELOPMENTS

\$82,447

AVERAGE
HOUSEHOLD INCOME



GREER MARKET ACCELERATION

\$229K

Median Home Value in
Greer

30%

Of Greer Workforce is Employed
in the Manufacturing Industry

25%

Of Greer Residents 25 Years and
Older Hold a Bachelor's Degree
or Higher

76.3%

Of Greer Workforce Holds
White-Collar Positions

31%

Of Greer Households Earn Over
\$100,000 Annually

\$63.4B

Regional GDP Powering Sustained
Economic Growth

85%

Of Local Workforce is Employed By
Private Companies

69,023

2030 Estimated
Population Within 5 Miles

5,000

Average Number of Residential
Building Permits Each Year

DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	2,443	19,859	57,168
2025 Population	2,506	21,638	61,863
2030 Population Projection	2,752	24,097	69,023
Annual Growth 2020-2025	0.6%	2.2%	2.1%
Annual Growth 2025-2030	2.0%	2.3%	2.3%
Median Age	40.2	41.9	40.1

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	900	7,658	22,504
2025 Households	920	8,329	24,303
2030 Household Projection	1,010	9,283	27,138
Annual Growth 2020-2025	1.2%	2.8%	2.3%
Annual Growth 2025-2030	2.0%	2.3%	2.3%
Owner Occupied Households	890	7,786	20,054
Renter Occupied Households	120	1,497	7,083

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$94,971	\$90,878	\$82,447
Median Household Income	\$73,938	\$73,569	\$64,123
< \$25,000	79	1,035	3,920
\$25,000 - 50,000	161	1,557	5,404
\$50,000 - 75,000	227	1,665	4,577
\$75,000 - 100,000	155	1,218	3,491
\$100,000 - 125,000	59	927	2,526
\$125,000 - 150,000	65	715	1,741
\$150,000 - 200,000	121	787	1,378
\$200,000+	52	425	1,267

Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3337 North Highway 14, Greer, SC 29651** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

OFFERING MEMORANDUM

BLUE RIDGE STORAGE

3337 NORTH HIGHWAY 14, GREER, SC 29651

EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Kyle Matthews

License No. 105710 (SC)

Firm No. 22684 (SC)