

# Self Storage Portfolio Opportunity



## Silver Dollar Self Storage 2-Property Portfolio

1303 West Loop 306  
&  
7466 Knickerbocker Rd.  
San Angelo, TX 76094

Presented by:

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**Call for Offers Due: Wednesday, July 15, 2026**

### INVESTMENT HIGHLIGHTS

- Mom-and-pop operated storage portfolio
- 592 storage units totaling 114,180 RSF
- 140 boat/RV spaces totaling 57,600 SF
- Class A developments in San Angelo, TX
- Management upside with little operational risk and proven occupancy
- Variety of unit mix within the portfolio, top level assets in the marketplace

### PORTFOLIO DETAILS

#	Storage Name	Address	Storage Units	Storage RSF	Boat/RV Spaces	Boat/RV SF	Total SF	Ac.	Physical Occ.
1	Silver Dollar Self Storage	1303 W Loop 306	534	95,380	-	-	95,380	5.92	82.2%
2	Silver Dollar Self Storage	7466 Knickerbocker Rd	58	18,800	140	57,600	76,400	4.97	71.2%
<b>Total/Average</b>			<b>592</b>	<b>114,180</b>	<b>140</b>	<b>57,600</b>	<b>171,780</b>	<b>10.89</b>	<b>76.7%</b>



