



**MASTERKEY STORAGE**  
**1620 SW Green Siding Rd. & 3442 Old Hwy. 99 south**  
**Roseburg, Oregon**

## **PRICES REDUCED..!!!!**

Available for sale are two storage facilities, known as **Masterkey Storage**, located in Roseburg, Oregon in an area commonly known as the Green District. The properties are well located, highly visible and in good to excellent condition. The facilities are managed “remotely”, where tenants and prospective tenants, call into a call center for information. Locally, an assistant manager provides on-site assistance where needed. Please refer to agent for more information.

### **Location:**

The Green District is primarily a business and industrial area of Roseburg. Medium and higher density housing is in the immediate area. While other areas of Roseburg have seen construction of new storage facilities, or expansion of existing projects, the Green District of Roseburg has not. Unit rents at the Masterkey facilities are lower in comparison to other properties in Roseburg. Both these facilities maintain higher than average occupancy compared to the balance of the Roseburg market.

While it is the owner’s preference to sell both facilities as a “package”, offers on individual units will be considered.

**Asking Price:**      **1620 SW Green Siding Rd. \$4,979,680..... 7.0% Cap Rate**  
                                 **3443 Old Hwy. 99 south      \$3,372,634..... 7.0% Cap Rate**

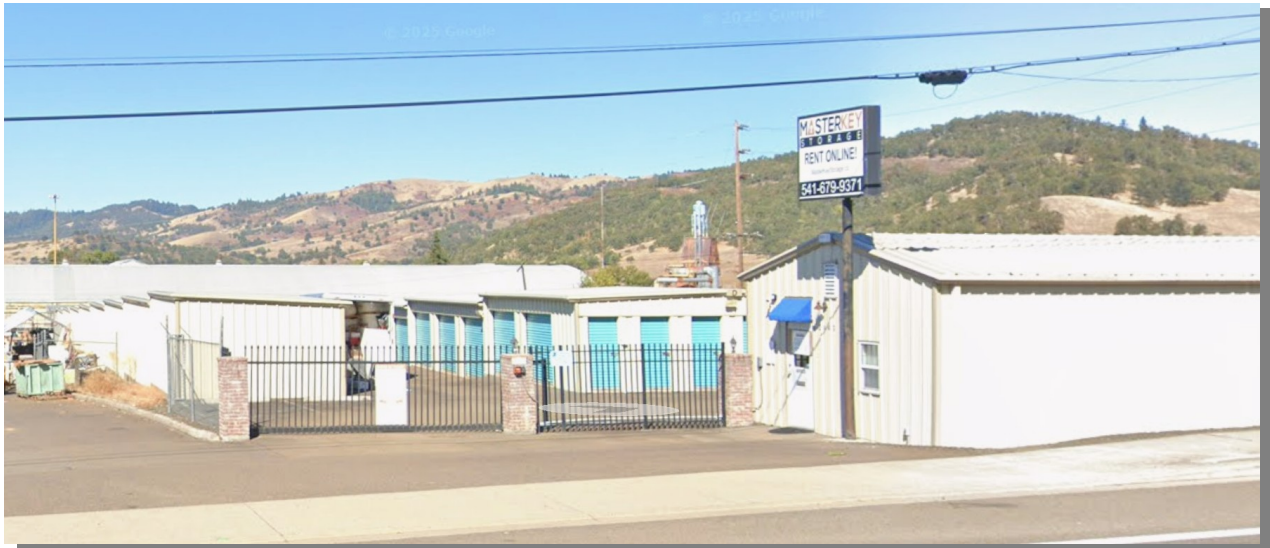
### **Agent:**

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**Description:**

**1620 SW Green Siding Rd.** is a 341 unit, 35,481sf facility. The overall site area is approximately 2.28 acres in size and has vacant land within the security fence for additional expansion, (see ariel photo). Improvements include one large storage building, (metal siding, standing seam metal roofing) and 10 modular units. The facility was formerly managed by an on-site manager. The on-site manager's residence is currently vacant but could be utilized for management, or rented. The facility is currently +/- 87% occupied

**3443 Old Hwy. 99 south** is a 205 unit, 25,610sf facility. The overall site area is approximately 1.41 acres. The facility is located adjacent to Hwy. I-5 at an entry ramp to the highway. Improvements include seven storage buildings. In one of the buildings is a management office that is currently vacant. All buildings are metal sided with standing seam metal roofs. The property is currently +/- 82% occupied



**3443 Old Hwy. 99s**



**1620 SW Green Siding Rd.**

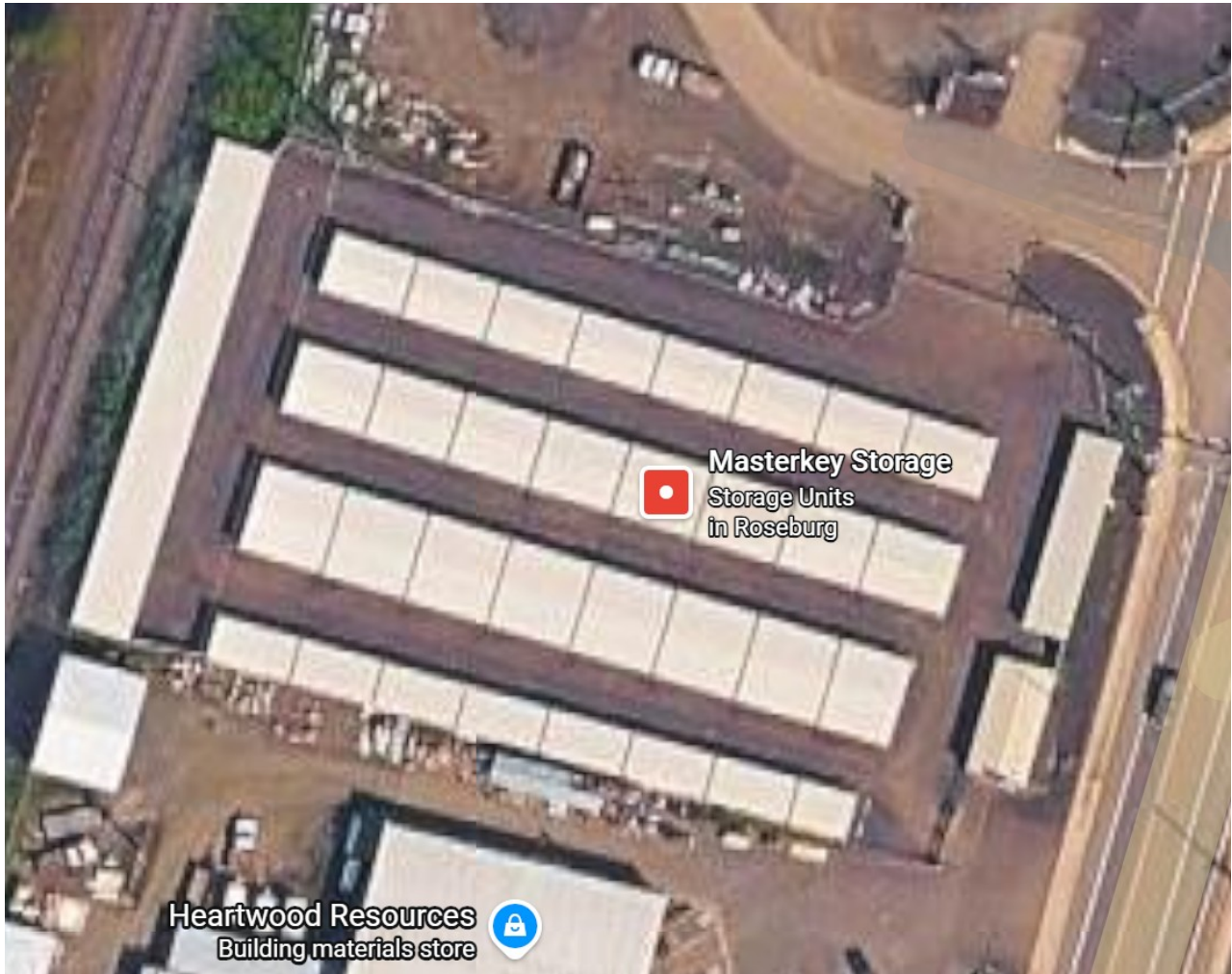
LOCATION MAP



Aerial Photos



1620 SW Geen Siding Rd.



**3443 Old Hwy. 99s**

# 1620 SW Green Siding Rd.



*3443 Old Hwy. 99 south*



**Unit Mix Summaries (to be updated)**

## CONSOLIDATED OCCUPANCY

MASTERKEY STORAGE - ROSEBURG  
1620 SW Green Siding Rd, Roseburg, OR 97471

UNIT INFORMATION										OCCUPANCY			
SF	W	L	H	TYPE	ACCESS	DOOR	FLR	STD RT	TOT	# U	# C	# R	# V
25	5	5	0	Indoor Access	Indoor	Swing		\$42.00	30	0	0	1	1
50	5	10	0	Drive Up Access	Outdoor	Roll Up		\$66.00	14	0	0	0	1
50	5	10	0	Indoor Access	Indoor	Swing		\$66.00	41	0	0	0	8
70	7	10	0	Drive Up Access	Outdoor	Swing		\$78.00	18	1	0	0	0
75	5	15	0	Indoor Access	Indoor	Swing		\$84.00	2	0	0	0	1
75	5	15	0	Drive Up Access	Outdoor	Roll Up		\$84.00	3	0	0	0	0
80	8	10	0	Drive Up Access	Outdoor	Roll Up		\$125.00	7	0	0	0	1
80	8	10	0	Indoor Access	Indoor	Swing		\$126.00	29	0	0	0	5
95	7	13.5	0	Drive Up Access	Outdoor	Swing		\$107.00	9	0	0	0	1
100	10	10	0	Indoor Access	Indoor	Swing		\$114.00	40	1	0	3	2
100	10	10	0	Drive Up Access	Outdoor	Roll Up		\$114.00	9	0	0	0	0
112	7	16	0	Drive Up Access	Outdoor	Swing		\$124.00	40	11	0	0	2
150	10	15	0	Indoor Access	Indoor	Swing		\$168.00	12	0	0	0	0
150	10	15	0	Drive Up Access	Outdoor	Roll Up		\$168.00	20	0	0	0	1
160	8	20	0	Drive Up Access	Outdoor	Roll Up		\$170.00	20	1	1	0	0

# CONSOLIDATED OCCUPANCY

MASTERKEY ANNEX "ABLE SELF STORAGE"  
3443 Old Hwy 99 S, Roseburg, OR 97471

REPORT FOR:  
SEP 30, 2025

UNIT INFORMATION							OCCUPANCY							ECONOMICS									
SF	W	L	H	TYPE	ACCESS	DOOR	FLR	STD RT	TOT	# U	# C	# R	# V	# O	% O	STD \$	VAC \$	OCC \$	TOT SF	OCC SF	O SF %	STD \$/SF	OCC \$/SF
25	5	5	0	Drive Up Access	Indoor	Roll Up		\$40.00	6	0	0	0	1	5	83.33%	\$240.00	\$40.00	\$271.00	150	125	83.33%	\$1.60	\$2.17
50	5	10	0	Drive Up Access	Indoor	Roll Up		\$62.00	20	0	0	1	2	17	85.00%	\$1,240.00	\$124.00	\$1,284.00	1,000	850	85.00%	\$1.24	\$1.51
100	10	10	0	Drive Up Access	Indoor	Roll Up		\$103.00	38	0	0	0	9	29	76.32%	\$3,914.00	\$927.00	\$3,285.00	3,800	2,900	76.32%	\$1.03	\$1.13
120	10	12	0	Drive Up Access	Indoor	Roll Up		\$112.00	48	0	0	0	9	39	81.25%	\$5,376.00	\$1,008.00	\$5,078.00	5,760	4,680	81.25%	\$0.93	\$1.09
150	10	15	0	Drive Up Access	Indoor	Roll Up		\$123.00	76	1	2	0	9	64	84.21%	\$9,348.00	\$1,107.00	\$8,616.00	11,400	9,600	84.21%	\$0.82	\$0.90
200	10	20	0	Drive Up Access	Indoor	Roll Up		\$184.00	16	0	0	0	3	13	81.25%	\$2,944.00	\$552.00	\$2,516.00	3,200	2,600	81.25%	\$0.92	\$0.97
300	15	20	0	Drive Up Access	Indoor	Roll Up		\$242.00	1	0	0	0	0	1	100.00%	\$242.00	\$0.00	\$197.00	300	300	100.00%	\$0.81	\$0.66
<b>TOTALS</b>									<b>205</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>33</b>	<b>168</b>	<b>81.95%</b>	<b>\$23,304.00</b>	<b>\$3,758.00</b>	<b>\$21,247.00</b>	<b>25,610</b>	<b>21,055</b>	<b>82.21%</b>	<b>\$0.91</b>	<b>\$1.01</b>

**LEGEND**

STD RT Standard Rent Rate: asking rent rate for these units  
 TOT Total Units: total number of these units in the facility  
 # U, C, R, V, O Unit Statuses: number of units in each status (Unrentable, Complimentary, Reserved, Vacant, Occupied)  
 % O Percentage Occupied: ratio of occupied units to total units (# O / TOT)  
 STD \$ Total Scheduled Revenue: expected total revenue from all units at standard rent rate (STD RT x TOT)  
 VAC \$ Potential Revenue from Vacant: possible total revenue from vacant units at standard rent rate (STD RT x # V)  
 OCC \$ Actual Revenue from Occupied: actual total revenue from occupied units at their actual rent rate(s)  
 STD \$/SF Scheduled Dollar per Square Foot: ratio of total scheduled revenue to total square footage (STD \$ / TOT SF)  
 OCC \$/SF Actual Dollar per Square Foot: ratio of total actual revenue from occupied units to occupied square footage (OCC \$ / OCC SF)  
 O SF % Occupied Square Foot Percentage: ratio of occupied square feet to total square feet (Occ SF / Tot SF)

# Financial Summaries

## INCOME / EXPENSE SUMMARY

Date: 06/07/2026

**Masterkey Storage**  
1620 SW Green Siding Rd.  
Roseburg, Oregon

### ANNUAL PROPERTY OPERATING INFORMATION

	%	Income	Expense	Comments
<b>SCHEDULED GROSS POTENTIAL STORAGE RENTAL INCOME:</b>		\$442,826		Based on EOY 2025 Actuals
Sub-Total		\$442,826		
<b>OTHER STORAGE INCOME</b>				
Fees		\$0		Included above
Tenant Insurance		\$0		Included above
Net Merchandise Sales		\$0		Included above
<b>TOTAL GROSS INCOME:</b>	100.00%	\$442,826		
<b>LESS VACANCY</b>				
Storage Units	13.00% as per current vacancy	\$0		<b>Vacancy included in Gross Income figure above</b>
<b>GROSS OPERATING INCOME:</b>	100.00%	\$442,826		
<b>LESS OPERATING EXPENSES:</b>				
<b>ADVERTISING:</b>	-5.40%		(\$23,902)	Based on 2025 Actuals
PROPERTY INSURANCE	-1.16%		(\$5,139)	" "
LEGAL & PROFESSIONAL	-1.02%		(\$4,535)	" "
<b>PROPERTY MANAGEMENT:</b>				
On-Site	-1.35%		(\$6,000)	Call center, local on-site contractor
Off-Site	-4.47%		(\$19,800)	refer to agent for details
OFFICE EXPENSES	-0.10%		(\$463)	" "
PROPERTY TAXES	-2.44%		(\$10,800)	Based on Current Assessment
REPAIRS, SERVICES AND MAINTENANCE	-1.75%		(\$7,766)	Based on 2025 Actuals
BANK SERVICE CHARGES	-2.13%		(\$9,419)	" "
SOFTWARE EXPENSE	-0.55%		(\$2,442)	" "
<b>UTILITIES</b>	-0.90%		(\$3,983)	Based on 2025 Actuals
Natural Gas	0.00%		\$0	included above
Electricity	0.00%		\$0	included above
Water & Sewer	0.00%		\$0	included above
Cable & Internet	0.00%		\$0	included above
Telephone	0.00%		\$0	included above
<b>TOTAL OPERATING EXPENSES:</b>	21.28%		(\$94,248)	
<b>NET OPERATING INCOME:</b>			<b>\$348,578</b>	
<b>ASKING PRICE:</b>		<b>\$4,979,680</b>		7.00% Cap Rate

**INCOME / EXPENSE SUMMARY**

Date: 06/07/2026

**Masterkey Storage**3443 Old Hwy. 99 south  
Roseburg, Oregon**ANNUAL PROPERTY OPERATING INFORMATION**

	%	Income	Expense	Comments
<b>SCHEDULED GROSS POTENTIAL STORAGE RENTAL INCOME:</b>		\$295,484		Based on EOY 2025 actuals
Sub-Total		\$295,484		
<b>OTHER STORAGE INCOME</b>				
Fees		\$0		Included above
Tenant Insurance		\$0		Included above
Net Merchandise Sales		\$0		Included above
<b>TOTAL GROSS INCOME:</b>	100.00%	\$295,484		
LESS VACANCY				
Storage Units	18.00%	as per current vacancy	\$0	<b>Vacancy included in Gross Income figure above</b>
<b>GROSS OPERATING INCOME:</b>	100.00%	\$295,484		
LESS OPERATING EXPENSES:				
ADVERTISING:	-2.82%		(\$8,342)	Based on EOY 2025 Actuals
PROPERTY INSURANCE	-1.21%		(\$3,565)	" "
LEGAL & PROFESSIONAL	-0.30%		(\$880)	" "
PROPERTY MANAGEMENT:				
On-Site	-2.03%		(\$6,000)	Call center, local on-site contractor
Off-Site	-5.41%		(\$15,982)	refer to Agent for details
OFFICE EXPENSES	-0.35%		(\$1,024)	Based on EOY 2025 Actuals
PROPERTY TAXES	-3.06%		(\$9,043)	Based on Current Assessment
REPAIRS, SERVICES AND MAINTENANCE	-0.76%		(\$2,260)	Based on EOY 2025 Actuals
BANK SERVICE CHARGES	-2.07%		(\$6,109)	" "
SOFTWARE EXPENSE	-0.87%		(\$2,566)	" "
UTILITIES	-1.23%		(\$3,629)	Based on EOY 2025 Actuals
Natural Gas	0.00%		\$0	included above
Electricity	0.00%		\$0	included above
Water & Sewer	0.00%		\$0	included above
Cable & Internet	0.00%		\$0	included above
Telephone	0.00%		\$0	included above
<b>TOTAL OPERATING EXPENSES:</b>	20.10%		(\$59,400)	
<b>NET OPERATING INCOME:</b>			<b>\$236,084</b>	
<b>ASKING PRICE:</b>		<b>\$3,372,634</b>		7.00% Cap Rate