

Self Storage Investment Opportunity



Value Storage Units of Hammond 1

45046 Crapanzano Rd.
Hammond, LA 70401

Value Storage Units of Hammond 2

45285 Crapanzano Rd.
Hammond, LA 70401

PRICE IMPROVEMENT: ~~\$1,950,000~~—\$1,890,000

INVESTMENT HIGHLIGHTS

- 2-Property Portfolio with locations less than 1 mile from each other
- Includes:
 - * climate control
 - * regular drive-up storage units
 - * open boat/rv parking
 - * commercial spaces
 - * one residential duplex
- Both locations are fenced and gated with keypad access
- Excellent visibility and access
- Expansion land available (both locations)



Drone Video: Value Storage Units of Hammond 1



Drone Video: Value Storage Units of Hammond 2

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PROPERTY DETAILS

RSF

Value 1 14,880 (drive-up storage)
900 SF (residential duplex)
3,360 SF (commercial space)
19,140 RSF

Value 2 8,200 SF (drive-up storage)
4,500 SF (CC storage)
12,700 RSF

31,840 Total RSF

Units

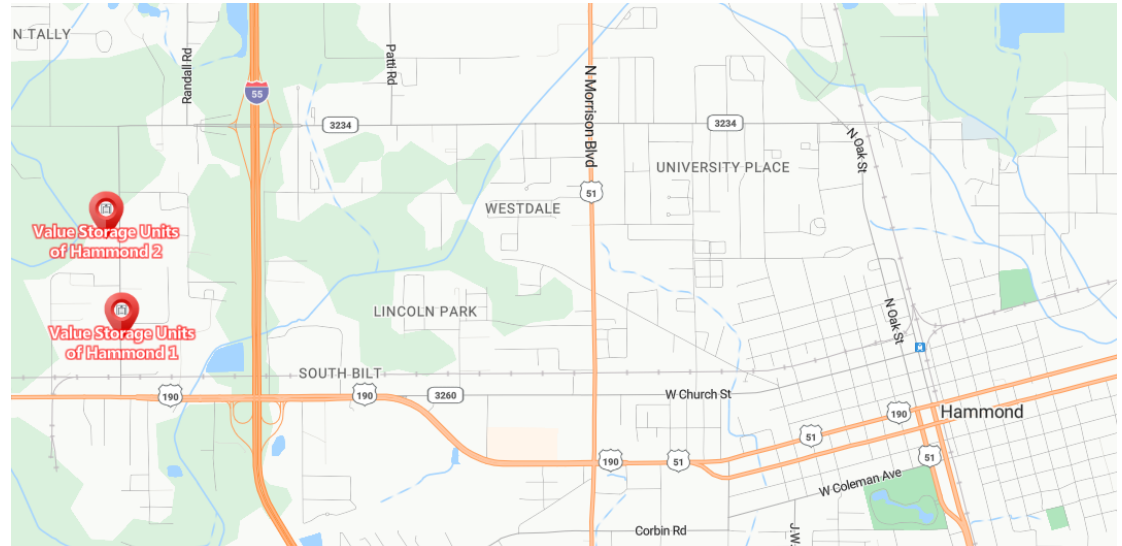
Value 1 98 (90 drive-up + 8 boat/rv)
Value 2 102 (56 drive-up + 46 CC)
200 Total Units

Acres

Value 1 3.85+/-
Value 2 2.68+/-
6.53+/- Total Acres

Physical Occ.

Value 1 81.99%
Value 2 88.98%
85.48% (portfolio avg.)



Value Storage Units of Hammond 1



Value Storage Units of Hammond 2

