COLDWELL BANKER COMMERCIAL
GRASS ROOTS REALTY

13191 La Barr Meadows Rd.
GRASS VALLEY, CA 95949

Presented by...

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A UNIQUE OPPORTUNITY TO ACQUIRE A STABILIZED INCOME-PRODUCING SELF-STORAGE ASSET WITH RESIDENTIAL & LONG TERM GROCERY TENANT.

13191 La Barr Meadows Road | Mini Storage Investment Highlights

Mini Storage	143- unit self storage facility with established business
Long Term Grocery Tenant	Lease through November 2034 with annual rent increases
3 bedroom apartment	mo to mo lease. potential owners quarters.
On site Office Space	Supporting storage facility

Prepared for review by qualified purchasers. Information herein is subject to change; all recipients should rely on their own due diligence.

Executive Summary

Amazing opportunity to acquire **The Attic Mini Storage at 13191 La Barr Meadows Road.** This established mixed-use investment offers multiple income streams, including self-storage, a long-term retail tenant, and residential rental income.

The 143-unit storage facility is **approximately 89.5% occupied**, providing stable cash flow with room for future growth through increased occupancy, strategic rent adjustments, and efficient management. With diversified income and steady demand from local residents and businesses, the property offers an attractive investment opportunity with both current income and long-term upside.

Property Overview

The Property is a purpose-built mini storage facility serving surrounding residential neighborhoods and local businesses. The rent roll benefits from a large number of smaller leases as well as one long term tenant supporting income stability and reducing credit risk.

Attribute	Detail
Asset type	Self-storage / Grocery Store / Apartment / Office
Address	13191 La Barr Meadows Road Grass Valley, Ca 95949
Square footage/ Acreage	25,000 SF / 2.09 Acres (to be verified)
Storage Unit mix	143 units; mix of 4-5x5 $65/mo./ 2-5x10 $85/mo./ 88-10x10 $130/mo./ 36-10x20 $190/mo./ 12-10x30 $270/mo. 1-20x30 $365/mo.(to be verified)
Occupancy (current)	89.5% economic (to be verified)
Access & security	Controlled access, perimeter/security features.
Other Rental Income	Grocery Store lease $2807/mo. Annual contractual increases per lease agreement. Lease term through November 30, 2034. 10 year renewal option under same terms and conditions. 3 bedroom apartment mo. to mo. $1000/ mo. (room for future rent adjustment)

Location and Access

13191 La Barr Meadows Road offers an excellent location along a well-traveled corridor connecting Grass Valley, Alta Sierra and the surrounding communities. The property benefits from strong visibility, convenient access and an established customer base, while serving an area with limited nearby commercial and self-storage options. Its location near residential neighborhoods, local businesses and major travel routes supports all three income-producing uses—self-storage, retail and residential—making it a well-positioned investment with long-term appeal.

Financial Summary

The following summary is provided for initial underwriting and is subject to verification. Detailed financials, rent roll, unit mix, and operating statements will be made available to qualified buyers upon execution of a confidentiality agreement.

2025 investment snapshot

Metric	Amount
Gross income	$259,070.02
Operating expenses	$82,977.74
NOI	$176,092.28
List price	$2,595,000.00
Cap rate	**6.79%**
Gross income yield	9.98%
Operating expense ratio	32.03%

All figures are estimates and should be independently verified by buyer. This memorandum is not a substitute for a complete review of leases, operating statements, and property condition materials.

Opportunity Overview

The acquisition of 13191 La Barr Meadows Road provides investors exposure to a defensive, cash-flowing real estate asset with a practical plan to enhance performance. Self-storage offers multiple operating and revenue levers that can be implemented without reliance on long-term leases, supporting a clear path to NOI growth and value creation over a relatively short time frame, subject to market conditions and buyer diligence.

Contact / Next Steps

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Qualified investors are invited to request additional materials and schedule a property tour. Upon request and a confidentiality agreement signed, we can provide a due diligence package including rent roll, historical financials, unit mix, long term lease and site plan.