

Self Storage Investment Opportunity



Landmark Self Storage



77 Court Street & 206 Fair Street
Laconia, NH 03246

PRICING GUIDANCE: \$6,250,000

INVESTMENT HIGHLIGHTS

- Strategically positioned in the heart of New Hampshire's Lakes Region, Landmark Self Storage benefits from year-round local demand as well as seasonal demand generated by the region's strong tourism, boating, and vacation home markets.
- The portfolio's two locations at 77 Court Street and 206 Fair Street provide broad market coverage across Laconia, creating operational efficiencies while reducing dependence on any single property or customer segment.
- A diverse mix of climate-controlled units, drive-up storage, outdoor parking, RV and boat storage, and storage containers allows ownership to capture multiple revenue streams and appeal to a wider customer base than a traditional self-storage facility.
- The facilities feature amenities typically sought by today's storage customers including video surveillance, security systems, multiple loading docks, wide aisles, and easy-access bays supporting customer retention and premium rental rates.
- The Fair Street location enjoys a particularly strong security profile, situated directly across from the Laconia Police Department, a unique competitive advantage that resonates with both residential and commercial tenants.
- With the self-storage sector continuing to benefit from life-event driven demand, the portfolio presents an opportunity for a new owner to further optimize occupancy, implement revenue management strategies, and potentially expand ancillary services to increase cash flow.

PROPERTY HIGHLIGHTS

#	Store Name	Address	Storage RSF	Units	Acres	Expansion Land	Year Converted	Portfolio Occ.
1	Landmark Self Storage	77 Court St.	12,096	131	0.31	No	1994	-
2	Landmark Self Storage	206 Fair St.	50,760	284	3.87	Yes	1999	-
Total/Average			62,856	415	4.18+/-	-		79%

Presented by:

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