

Secure & Lock – Lake Milton Premium Self-Storage Facility



147 N. Pricetown Rd. Diamond, OH 44412

Premier Location

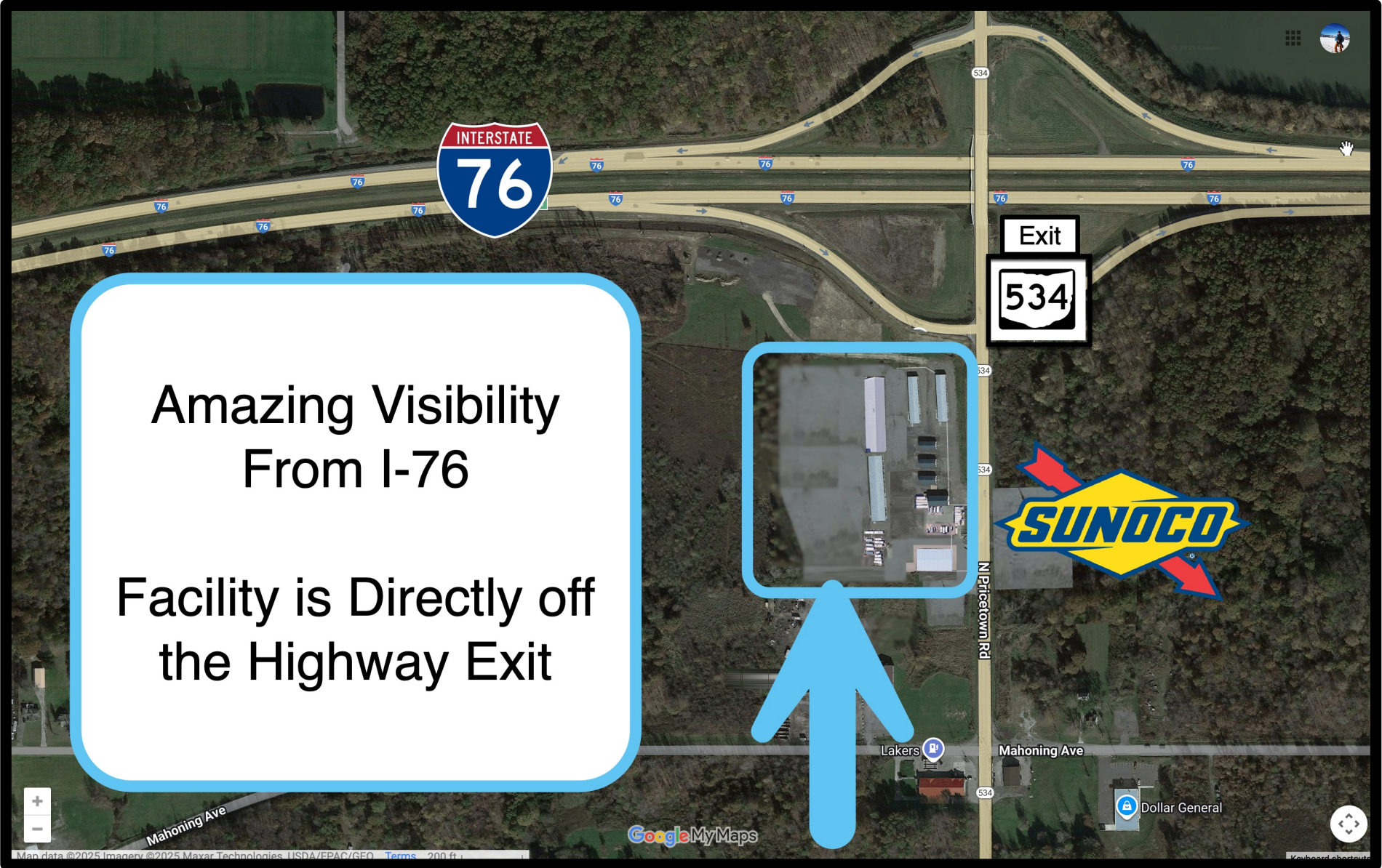


147 N. Pricetown Rd.
Diamond, OH 44412

- NE Ohio's Top 5 fastest growing locations for employment and recreation

- Directly on I-76 and I-80 interchange, USA's most driven East-West Corridor

Premier Location

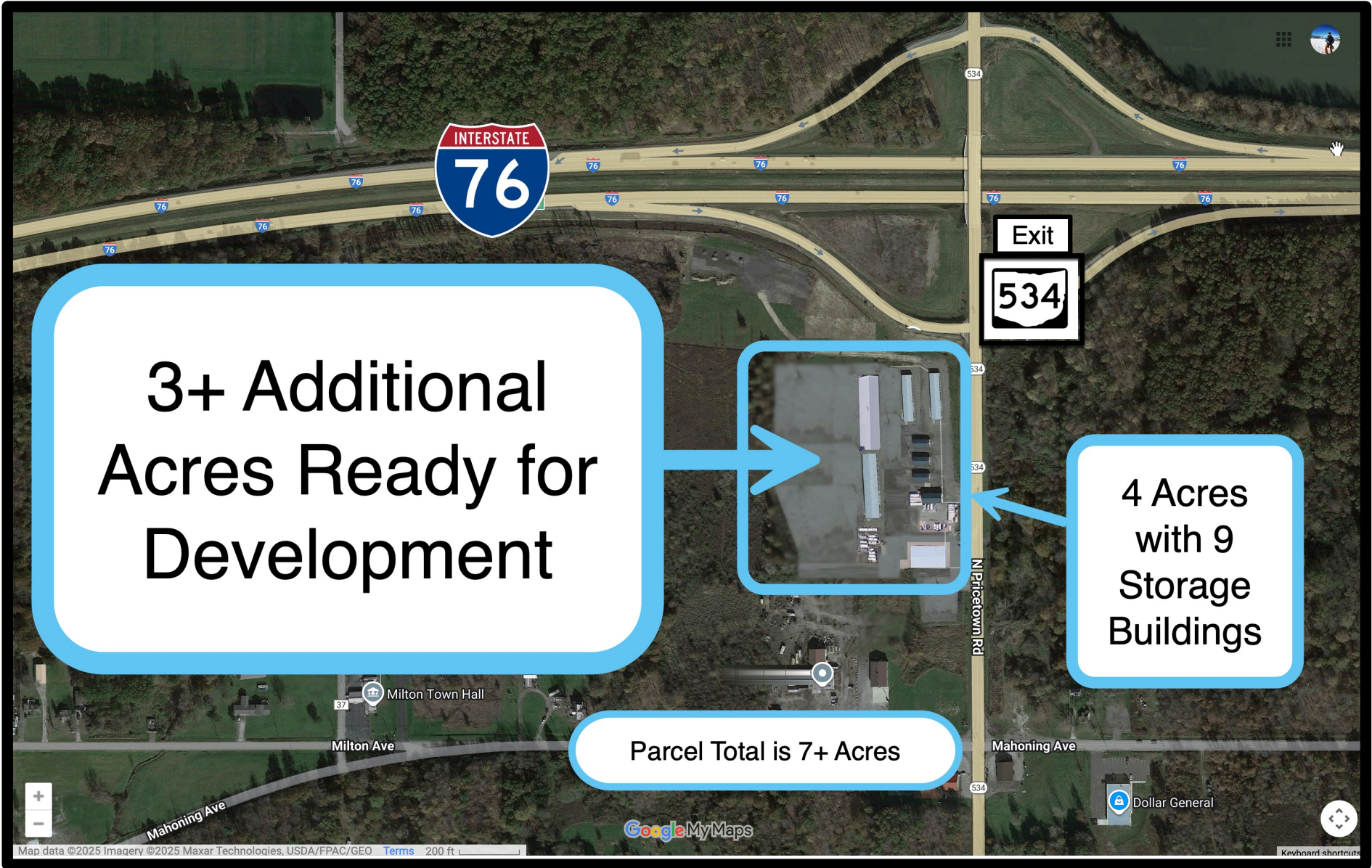


Amazing Visibility
From I-76

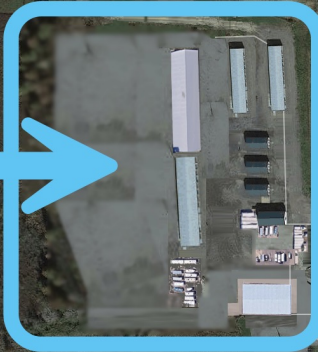
Facility is Directly off
the Highway Exit



Additional Acres



3+ Additional Acres Ready for Development



4 Acres with 9 Storage Buildings

Parcel Total is 7+ Acres

Property Highlights

- **Fully-automated**, 100% turnkey, self-storage facility
- **Completely renovated** in 2025, operating at 92% occupancy in strong growth market
- Average monthly income of \$13,500 – **all auto-pay, all credit-card**
- Lot-size: 7.5 acres, adjacent to I-76 with 3 acres still available to develop.



Property Highlights

- **Nine buildings + 12,000 sqf outdoor parking, including:**
- **Climate-controlled**
1,750 sqf (10 units)
- **High-bay Jumbo**
6,600 sqf (12 units)
- **Standard Self-Storage**
13,000 sqf (84 units)
- **Covered Outdoor**
12,000 sqf (26 units)
- **Outdoor Parking**
12,000 sqf (28 units)

Additional 3+ acres ready for development



**24/7
Video security
system**

Property Highlights

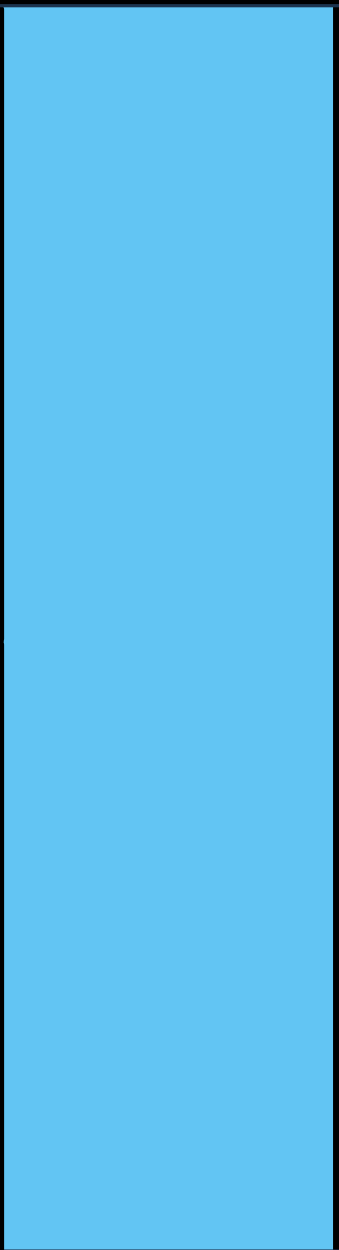
- **Upgraded Electrical System** - Two 200A electric services, upgraded with new panels, total 400Amps
- **High-end Security** - 36 commercial-grade, high-res security cameras with sound, w/ cloud and local data storage, PDK gate system w/ keypads
- **Outdoor Lighting** - Over 100 super-bright LED lighting fixtures



Additional Photos



Additional Photos



Additional Photos



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New Construction Info

Item	Details
New 40 x 60' Climate- Controlled Self- Storage Building	<ul style="list-style-type: none"> • Manufactured by: Heritage Building Systems • Configured with five 10 x 20's, five 10 x 15's and one 10 x 40' office • Insulated, internal and external lighting, in-unit lighting, lighting sensors, rough-in for bathroom, CAT-8 • Single-Phase 200A all new electric including breaker boxes, outlets, all new electrical hardware • Upgraded Furnace and AC System, 500g Propane Tank, New Well Pump and Water Service, Gutters • 4' surrounding ADA-compliant concrete sidewalk and concrete ADA parking zone
New 40 x 116' High-bay Unit Self- Storage Building	<ul style="list-style-type: none"> • Manufactured by: Heritage Building Systems • Configured with eight 12 x 40's and one drive-through 20 x 40' • Single-Phase 200A all new electric including breaker boxes, outlets, all new electrical hardware • Internal and external lighting, in-unit lighting, lighting sensors • ADA-compliant concrete sidewalk, gutters & drainage system
New 50 x 250' Canopy Structure (Covered Outdoor Parking)	<ul style="list-style-type: none"> • Manufactured by: Heritage Building Systems • Can be configured to suit. Current config (all are 12.5' wide): (14) 50', (4) 30', (4) 25', (4) 20' • Single-Phase 150A all new electric including 150A Sub-panel, all new electrical hardware • Internal and external lighting with commercial-grade lighting timer, • Dedicated 6" gravel-pad encompassing entire structure, gutters & drainage system
New 30 x 150' Self-Storage Building	<ul style="list-style-type: none"> • Manufactured by: Heritage Building Systems • Mixed configuration of 10 x 10, 20, and 30' standard units • Exterior lighting, all commercial grade compliant materials
Premium Video Security System	<ul style="list-style-type: none"> • Site-wide and expandable ethernet POE set-up via P2P transmission • 36+ high-resolution, sound-enabled, night-vision security cameras, with on and off-site data storage • Recording 24/7 stores up to 4 months of history, view on web anywhere, no subscription needed • Commercial-grade ethernet equipment, switches, POE power, and all related infrastructure

New Construction Info (cont.)

Item	Details
Site-wide Electric Upgrades	<ul style="list-style-type: none"> • TWO 200 Amp services - (one brand new from pole and one upgraded from original infrastructure) • All new breaker boxes, disconnects, underground cabling, range of outlets and major electrical upgrades
Access Control System - 100% Automated + Gates & Fencing	<ul style="list-style-type: none"> • Access control system automatically processes tenant move-in and lock-out when delinquent • Three keypad access points and controllers: Roll-gate, Walk-gate, Climate-controlled Building • PDK System integrates seamlessly with Storable and other software for simple and easy operations • ~ 1,200 LF of 6', #9 Gauge, Galvanized ASTM fencing and posts, 18' Cont. Roll Gate w/ High-end Linear SLC motor (dual sensor), 3' auto-close walk gate w/ integrated mag lock
Professional Site-design, Markings	<ul style="list-style-type: none"> • Best-in-class storage facility layout with over eighty high-vis markings, signage, unit numbers, and all related hardware provides for high-end tenant experience without any employees or on-site management
New Lock Yard	<ul style="list-style-type: none"> • 20 x 40' Lock yard may be used by operator or rented out (est. rate of \$800/month), with 16' swing gate, #9 ASTM gauge chain-link standard fencing with posts and commercial hinges
Site-wide Leveling, Ground Cover and Drainage System	<ul style="list-style-type: none"> • Complete groundwork overhaul to support this first-class facility, including surveying, fill, leveling, stone, concrete, and related installations, including demolition of dilapidated original structures • Site-wide Drainage System – Professionally-installed - this system includes over 1,800 LF of mixed 12" and 15" LDPE pipe channels, running the entire N-S length of the facility, including concrete head walls, catch basis, grates, backfill, and supporting structures, plus over 1000 LF of gutter installation, with downspouts and dedicated collection channels
Outdoor Lighting Installations	<ul style="list-style-type: none"> • Over 100 brand new, commercial-grade, outdoor LED high-intensity lighting, integrated security • Includes wall packs, wide field throw, camera-integrated, and pole security, photocells and customizable

Unit List and Occupancy

Category	Unit Count	Total SQF	Standard Monthly Rate	Potential Monthly Income	Current Occupancy Rate	Current Rate (Avg.)	Current Monthly Income
Climate-Controlled (10x15)	5	750	\$ 185.95	\$ 929.75	100%	\$ 149.95	\$ 749.75
Climate-Controlled (10x20)	5	1,000	\$ 249.95	\$ 1,249.75	60%	\$ 219.00	\$ 657.00
Self-Storage (5x10)	12	600	\$ 54.95	\$ 659.40	100%	\$ 30.81	\$ 369.75
Self-Storage (8x8) w/ Electric	3	192	\$ 89.95	\$ 269.85	100%	\$ 35.00	\$ 105.00
Self-Storage (10x10)	26	2,600	\$ 82.95	\$ 2,156.70	100%	\$ 60.16	\$ 1,564.16
Self-Storage (10x12)	6	720	\$ 99.95	\$ 599.70	100%	\$ 49.58	\$ 297.45
Self-Storage (10x20)	20	4,000	\$ 159.95	\$ 3,199.00	100%	\$ 104.47	\$ 2,089.40
Self-Storage (10x24) Drive-thru	7	1,680	\$ 185.95	\$ 1,301.65	100%	\$ 129.24	\$ 904.70
Self-Storage (10x24) Drive-thru, w/ Electric	3	720	\$ 185.95	\$ 557.85	100%	\$ 81.67	\$ 245.00
Self-Storage (10x24) Drive-thru, w/ Lightin Unit	1	240	\$ 189.95	\$ 189.95	100%	\$ 70.00	\$ 70.00
Self-Storage (10x30)	6	1,800	\$ 245.95	\$ 1,475.70	100%	\$ 161.66	\$ 969.95
High-bay Storage Condo (12x40) w/ Electric	8	3,840	\$ 565.95	\$ 4,527.60	75%	\$ 296.99	\$ 1,781.94
High-bay Storage Condo (15x30) w/ Electric	2	900	\$ 535.95	\$ 1,071.90	50%	\$ 325.95	\$ 325.95
High-bay Storage Condo (24x40)	1	960	\$ 2,195.95	\$ 2,195.95	0%	\$ -	\$ -
Lock Yard (20x40)	1	800	\$ 850.00	\$ 850.00	0%	\$ -	\$ -
High-bay Storage Condo (30x30) w/ Electric	1	900	\$ 749.50	\$ 749.50	100%	\$ 450.00	\$ 450.00
Covered Outdoor Parking (12x20)	4	960	\$ 85.00	\$ 340.00	25%	\$ 60.00	\$ 60.00
Covered Outdoor Parking (12x25)	4	1,200	\$ 95.00	\$ 380.00	50%	\$ 68.00	\$ 136.00
Covered Outdoor Parking (12x30)	4	1,440	\$ 105.00	\$ 420.00	100%	\$ 75.00	\$ 300.00
Covered Outdoor Parking (12x50)	14	8,400	\$ 135.00	\$ 1,890.00	86%	\$ 102.23	\$ 1,226.75
Outdoor Parking (10x20)	7	1,400	\$ 45.00	\$ 315.00	29%	\$ 45.00	\$ 90.00
Outdoor Parking (10x30)	6	1,800	\$ 65.00	\$ 390.00	33%	\$ 45.00	\$ 90.00
Outdoor Parking (12x40)	7	2,800	\$ 80.00	\$ 560.00	86%	\$ 40.67	\$ 244.00
Outdoor Parking (12x50)	6	3,600	\$ 95.00	\$ 570.00	67%	\$ 40.00	\$ 160.00
Outdoor Parking (12x70)	2	1,680	\$ 125.00	\$ 250.00	50%	\$ 75.00	\$ 75.00
	161	44,982.00		\$27,099.25			\$12,961.80

Listing Valuation

Item	Cost Basis	Current Value	Explanation
Original Land and Buildings in 2020	\$798,500	\$1,094,014	<ul style="list-style-type: none"> Based on the standard appreciation value in Mahoning County, OH estimated at 6.5% per year and inflation.
New Buildings, Structures, Utilities and Infrastructure	\$793,193	\$1,345,495	<ul style="list-style-type: none"> Based on the standard appreciation value in steel, concrete, labor, and associated building costs nationwide, estimated at 11.5% per year
Architecture, Inspection, Permitting, Insurance, Testing, Planning and Legal for Upgrades and Improvements	\$51,225	\$56,557	<ul style="list-style-type: none"> Based on increase in service fees and local and state fees and inflation.
Excavation, Ground Cover, Leveling, Fill, Drainage System General land improvements	\$296,018	\$343,166	<ul style="list-style-type: none"> Based on increase in cost of materials and labor.
Automation, Lighting, Security, Technical, Access and Safety Installments	\$167,446	\$213,708	<ul style="list-style-type: none"> Based on cost to purchase and implement comparable systems today.
Sellers Premium	N/A	\$597,000	<ul style="list-style-type: none"> N/A
	Listing Price:	\$3,649,940	

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