

Self Storage Portfolio Opportunity



All Purpose Storage 4-Property Portfolio



Hillsborough, New Hampshire

Presented by:

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Commercial Real Estate Services, Worldwide.

LIST PRICE: \$10,900,000

INVESTMENT HIGHLIGHTS

- Prime visibility along the West Main Street / Route 202 corridor
- 569 units totaling 79,080+ NRSF storage
- 11 RV/Boat/Vehicle storage spaces totaling 2,030 SF
- Recent expansion reached 75% occupancy within two years
- 17,725+SF of approved self- storage expansion
- 17,500+ SF of commercial and mixed-use space diversifying income
- Professionally managed, remotely operated platform
- Portfolio occupancy ranging from 72%-85%, providing near-term NOI growth possibility
- Tenant insurance penetration of ~55%-86% across the portfolio
- Turnkey acquisition with established third-party management in place

Store #	Address	Units	Pkg. Space	Units Occ.	RSF	Pkg. SF	Commercial SF	Retail/ Office SF	Acres	Built
#76	6 Wall Street.	158	-	120	25,100	-	6,100	-	2.74	2004
#41	457 West Main St	139	-	113	23,575	-	9,000	400	8.54	2023
#73	485 W Main St (73W)	171	3	146	-	-	-	600	-	-
	276 Henniker St (73E)	101	8	73	30,405	2,030	1,400	-	3.90	2004
	Total/Average	569	11	452	79,080	2,030	16,500	1,000	15.18	-



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