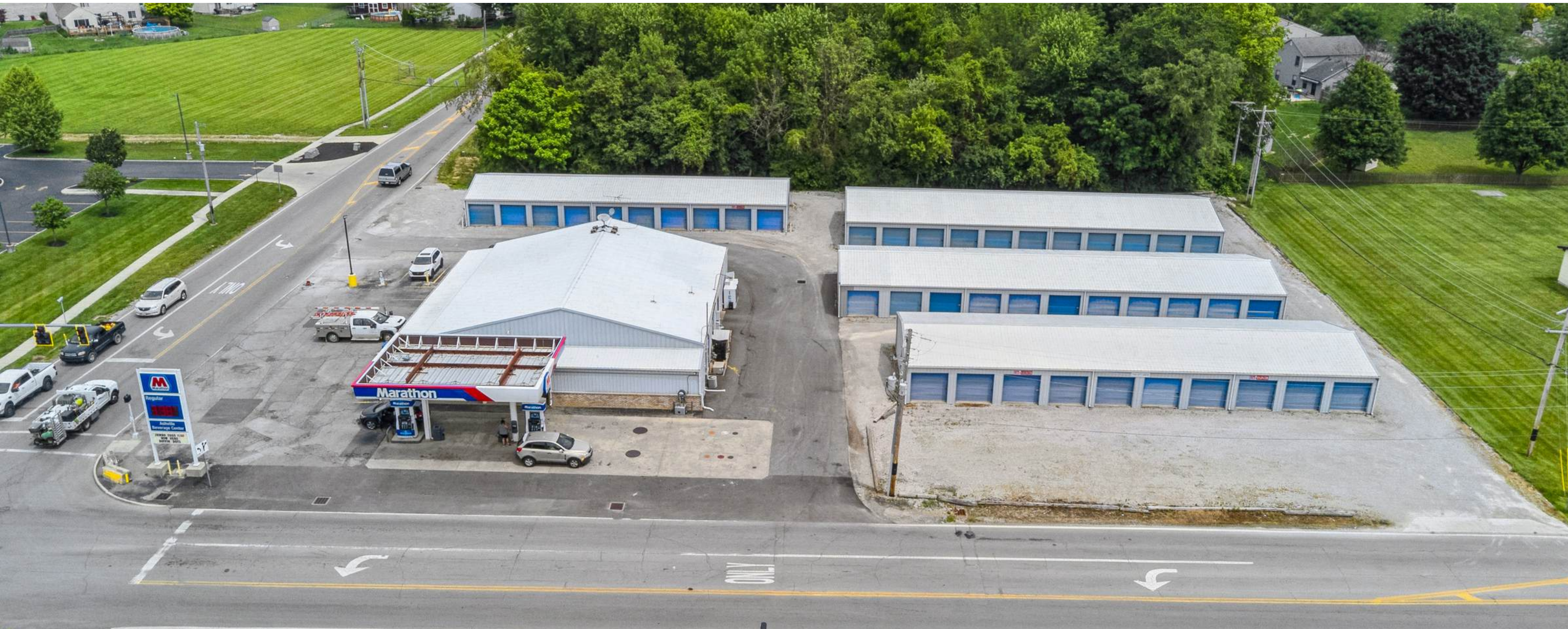


OFFERING MEMORANDUM

STORAGE DEPOT | ASHVILLE, OHIO (COLUMBUS, OH MSA)



NAI Martens
Self Storage

Exclusive Advisor

Drew Gannon, CCIM
316.680.1108
dgannon@naimartens.com

Broker of Record

NAI Ohio Equities
Matt Gregory, SIOR, CCIM
605 S Front St Suite 200
Columbus, OH 43215
REC.0000436898

**500 LONG ST
ASHVILLE, OH 43101**

Confidentiality Agreement

The information contained in this offering memorandum is confidential and is furnished solely for the purpose of review by a prospective purchaser.

The material contained herein is based in part upon information supplied by the Owner and in part upon information obtained by NAI Martens from sources deemed reliable. This offering contains selected information pertaining to the Property and does not purport to be all inclusive.

No warranty of representation, expressed or implied, is made by Owner, NAI Martens, or any of their respective affiliates, as to the accuracy of completeness of the information contained herein and same may be subject to errors, omissions, change of price, rental or other conditions prior to sale or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

By receipt of this memorandum, you agree that this Offering and its contents are of a confidential nature and you will not disclose this Offering or any of its contents to any other entity without the prior written authorization of Owner or NAI Martens. Additionally, recipients should refrain from contacting any building tenants without owner approval.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the feasibility of purchasing the property described herein.

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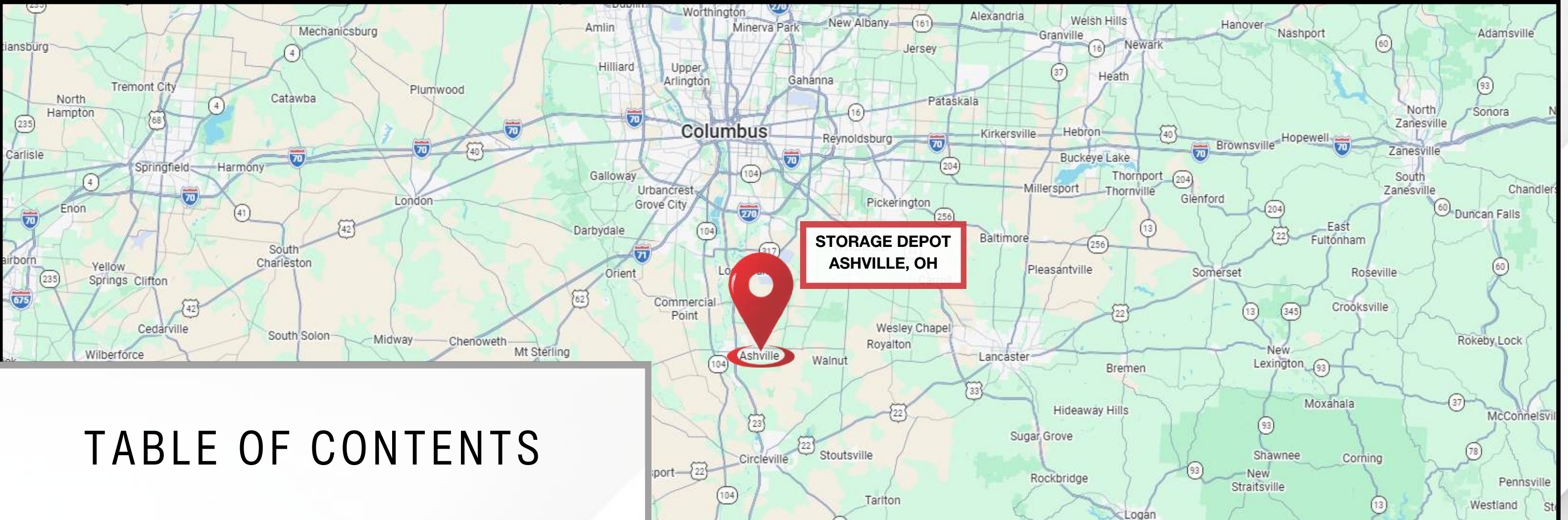


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CONTACT US



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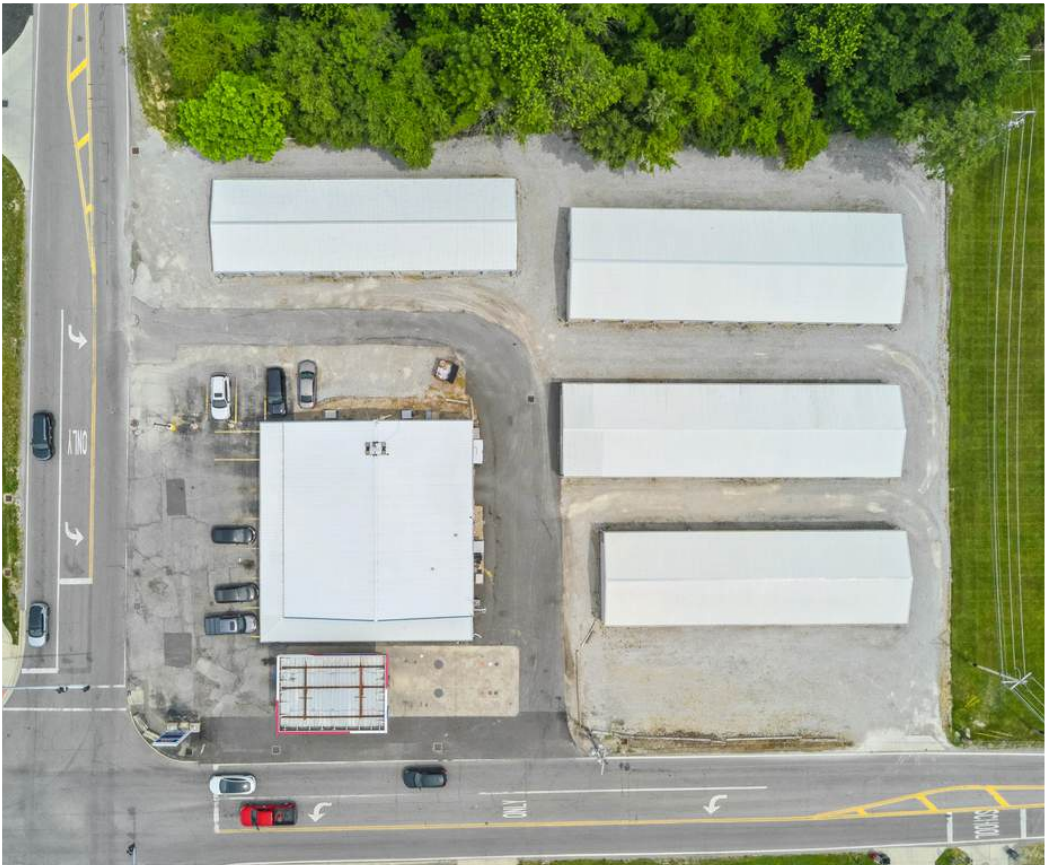
OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Address:	500 Long St Ashville, Ohio 43103
Sale Price:	\$1,250,000
Total Rentable SF:	+/- 13,350 SF
Total Number of Units:	97 Units
Unit Occupancy:	92.8%
Square Foot Occupancy:	93.0%
Economic Occupancy:	92.1%
Price/SF Total	\$93.63/SF
Total Land Size	0.93 Acres
Cap Rate	9.01%
Proforma Cap Rate (Yr 5)	10.84%
GIM (Proforma)	7.62
GIM (Current)	8.77
3 Mile SF per Capita	7.50
5 Mile SF per Capita	6.71
10 Mile SF per Capita	6.39
Year Built	1991, 1992, 1993, 1994
Management Software	Cubby
Zoning	General Business District - one building is in the Village of Ashville zoning and is legal nonconforming use and 3 buildings are in Harrison Township
Flood Zone	No

- Ashville is located within the path of growth of the Columbus, Ohio MSA, approximately 17 miles south of Downtown Columbus, providing access to a metropolitan area of more than 2.2 million residents.
- Ashville is a rapidly growing Columbus-area suburb, with population growth of approximately 7% since 2020.
- Undersupplied self-storage market with just 6.7 square feet of existing inventory per capita within a 5-mile radius and 6.39 square feet of existing inventory per capita within a 10-mile radius (StorTrack). No known new developments within a 10-mile radius.
- Value-add opportunity with below-market rental rates and the potential to increase revenue through tenant insurance and ancillary income. Currently, only 12 tenants are enrolled in the tenant insurance program.
- Low-maintenance investment with favorable real estate taxes and limited ongoing capital requirements. Property taxes are not scheduled to be reassessed until 2030.
- Turnkey remote asset featuring Cubby management software and a local boots on the ground manager.

PROPERTY PHOTOS

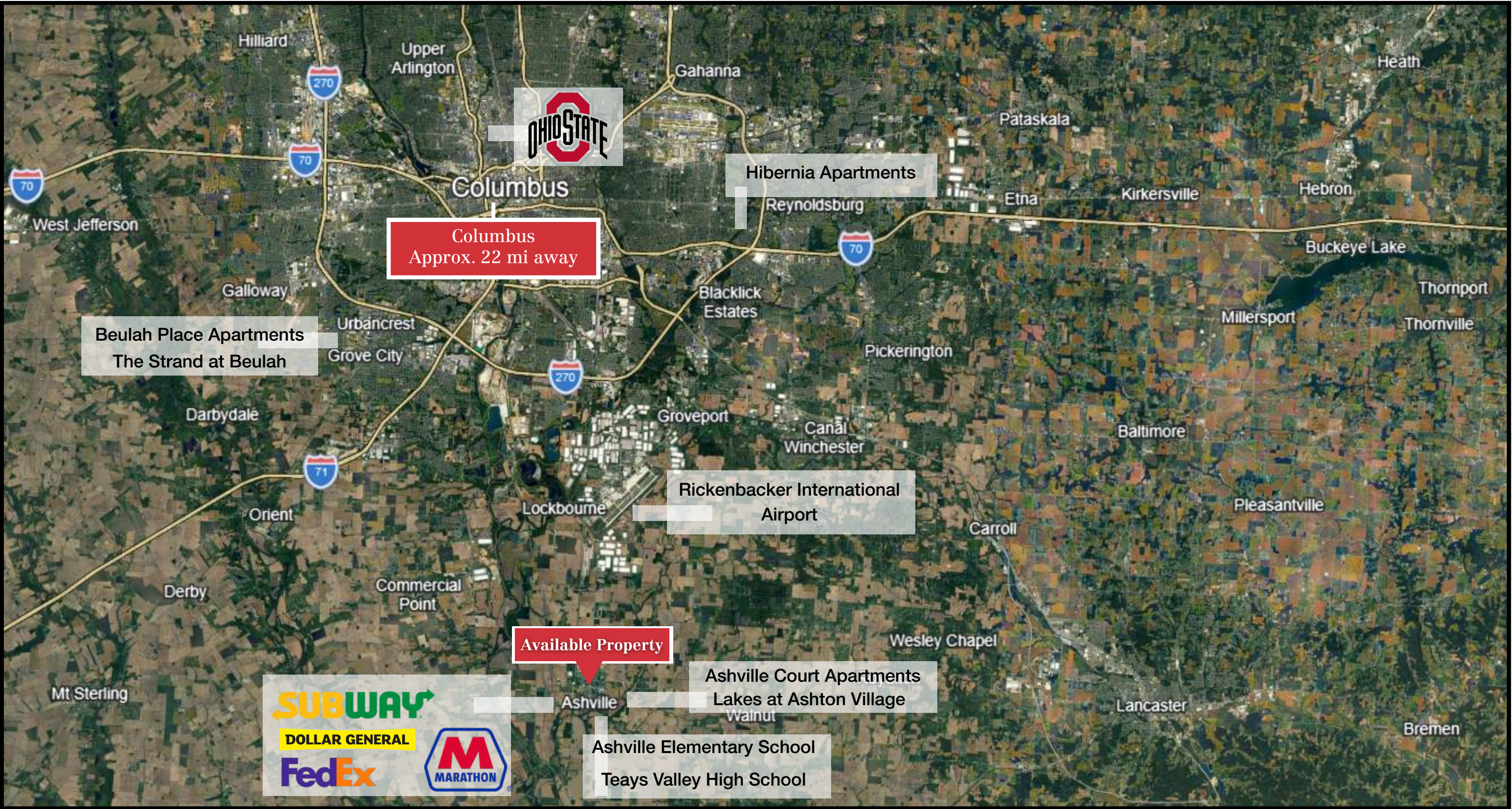


PROPERTY OUTLINE



*Property lines are approximate.

RETAILER MAP



ABOUT ASHVILLE, OH



17 Miles to Downtown Columbus

Strategically located just 20 miles south of Downtown Columbus, Ashville provides residents convenient access to one of the Midwest's fastest-growing employment and economic centers.



4,000+ New Jobs Announced by Anduril

Located approximately 10–15 miles from the Property, Anduril Industries planned 5-million-square-foot Arsenal-1 manufacturing campus is expected to create more than 4,000 direct jobs, reinforcing the region's position as a leading hub for advanced manufacturing and driving long-term demand for housing throughout the South Columbus growth corridor.



Part of the Rickenbacker Logistics Corridor

Ashville benefits from its proximity to the Rickenbacker Inland Port and Global Logistics Park, one of the nation's premier freight, distribution, and e-commerce hubs.



Population Growth Since 2020

Ashville's population has increased approximately 6.8% since 2020, reflecting strong in-migration trends and growing demand for housing throughout the South Columbus growth corridor.



POPULATION (2025)

3-Mile	5-Mile	10-Mile
9,131	13,070	68,675

MEDIAN AGE

3-Mile	5-Mile	10-Mile
38.0	38.7	39.7

MEDIAN HOUSEHOLD INCOME

3-Mile	5-Mile	10-Mile
\$81,540	\$81,712	\$78,755

AVERAGE HOUSEHOLD INCOME

3-Mile	5-Mile	10-Mile
\$101,241	\$104,306	\$105,793

TOTAL HOUSEHOLDS

3-Mile	5-Mile	10-Mile
3,625	3,733	25,942

HOUSEHOLD SIZE

3-Mile	5-Mile	10-Mile
2.52	2.58	2.62

OWNER OCCUPIED HOUSING UNITS

3-Mile	5-Mile	10-Mile
2,516	3,733	19,106

RENTER OCCUPIED HOUSING UNITS

3-Mile	5-Mile	10-Mile
1,109	1,327	6,836

MARKET SURVEY - RENT COMPARABLES

Property Name	Address	Distance from Subject Propety (Miles)	5x5	5x10	8x10	10x10	10x15	10x20	10x22	10x26	10x30
GoldTree Storage	3368 OG-752 Ashville, OH	0.2		\$80			\$135				
Viking Storage	19 Long St, Asville, OH	0.8				\$95	\$125	\$150			\$225
Rhino Self Storage	5005 S Corinne Dr South Bloomfield, OH	2.1		\$89		\$109	\$139	\$174			\$289
Scioto River Storage	14360 State Route 104, Ashville, OH	4.2				\$80		\$120			
Prestige Storage - Groveport	6435 Pontius Road, Groveport, OH	10.4				\$133	\$173	\$185			\$175
Prestige Storage - Circleville	150 Edison Ave Circleville, OH	11.1		\$88	\$144	\$178	\$203	\$168		\$246	\$271
Stone City Storage	1600 Canal Winchester S Rd Winchester, OH	11.6				\$120	\$145	\$199			
Access Storage Ohio Inc.	5625 Groveport Rd Groveport, OH	12.1		\$83		\$111	\$139				
Market Average				\$85	\$144	\$118	\$151	\$166		\$246	\$237
Storage Depot	500 Long St Ashville, OH	Street Rate	\$75	\$85	\$80	\$95	\$115	\$160	\$180	\$210	\$220
Avg. Rented Price			\$73.33	\$90.00	\$85.00	\$102.15	\$122.63	\$162.50	\$180.00	\$210.00	

RENT COMPARABLE MAP

Subject Property | Storage Depot



GoldTree Storage



Viking Storage



Rhino Self Storage



Scioto River Storage



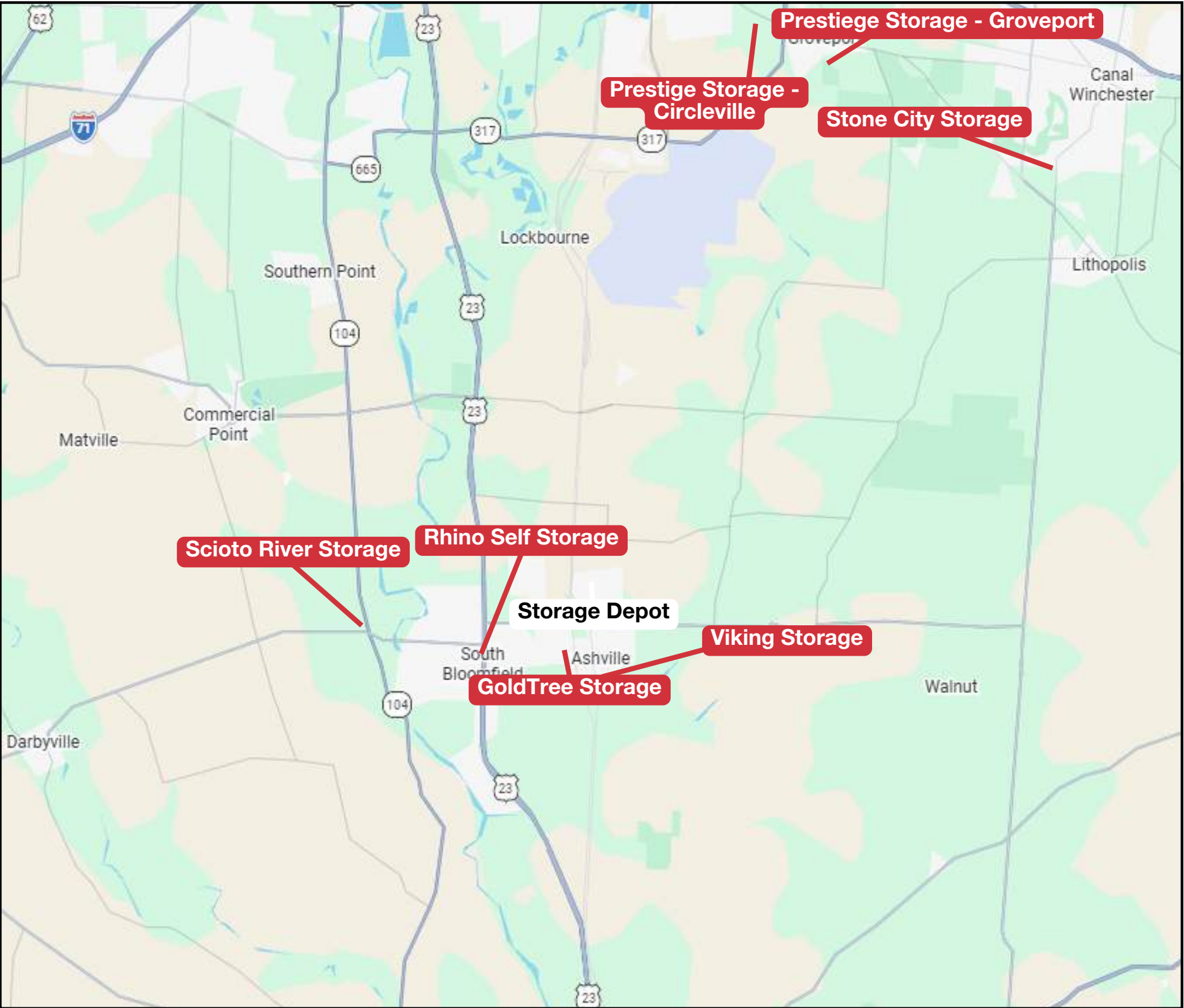
Prestige Storage - Groveport



Access Storage



Stone City Storage



PROPERTY DETAILS

Size	Count	Occupied	Total NRSF	Street Rate	Average Rent Price/Unit	Current Monthly Rents	Potential Monthly Rents
5x5	4	4	100	\$80	\$73.75	\$295	\$320
5x10	8	7	400	\$85	\$90.00	\$630	\$680
8x10	3	2	240	\$90	\$87.50	\$175	\$270
10x10	33	28	3,300	\$105	\$101.89	\$2,853	\$3,465
10x15	21	21	3,150	\$115	\$121.90	\$2,560	\$2,415
12x14	1	1	168	\$150	\$135.00	\$135	\$150
12x16	1	1	192	\$160	\$145.00	\$145	\$160
10x20	14	14	2,800	\$180	\$162.50	\$2,275	\$2,520
10x22	3	3	660	\$180	\$180.00	\$540	\$540
10x26	9	9	2,340	\$220	\$211.11	\$1,900	\$1,980
Total/Average	97	84	13,350			\$11,508	\$12,500

OFFERING SUMMARY

Building Size:	13,350 SF
Net Rentable SF:	13,350 SF
Total Number of Units:	97 Units
Unit Occupancy:	92.8%
Square Foot Occupany:	93.0%
Economic Occupancy:	91.2%
Lot Size:	0.93 Acres
Flood Zone:	No



CURRENT FINANCIALS

Current Financials

Annual Income	T-3	Notes
Potential Rental Income	\$150,000	
Vacancy/Discounts	(\$18,026)	
Other Income	\$8,862	
Tenant Insurance	\$1,763	
Total Effective Gross Income	\$142,599	

Purchase Price Analysis

Cap Rate	Price/SF	Sale Price	GIM
9.01%	\$93.63	\$1,250,000	8.77

Annual Expenses	Current	Per SF	% Of E.G.I.	Notes
Real Estate Taxes	\$2,989	\$0.22	2.1%	2025 Taxes
Insurance	\$3,856	\$0.29	2.7%	Based on policy renewal in May
Maintenance & Repairs	\$2,659	\$0.20	1.9%	
On Site Managament	\$3,000	\$0.22	2.1%	\$250 per month for local boots on the ground manager
Management	\$8,730	\$0.65	6.1%	\$7.50 per unit
Utilities	\$0	\$0.00	0.0%	No utilities at the site
Management Software	\$1,455	\$0.11	1.0%	\$1.25 per unit for Cubby software
Bank Charges	\$2,936	\$0.22	2.1%	2.225% of revenue
Pest Control & Weed Spray	\$800	\$0.06	0.6%	No lawn care at facility
Advertising	\$3,594	\$0.27	2.5%	11 months annualized
Misc/Internet	\$0	\$0.00	0.0%	None at the facility
Total Expenses	\$30,019		21.05%	
Net Operating Income	\$112,580			

PROFORMA FINANCIALS

Annual Income	T-3	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Rental Income	\$150,000	\$151,891	\$156,448	\$161,141	\$165,975	\$170,955
Vacancy/Discounts	(\$18,026)	(\$15,189)	(\$12,516)	(\$12,891)	(\$13,278)	(\$13,676)
Vacancy/Discounts as %	12.02%	10.00%	8.00%	8.00%	8.00%	8.00%
Effective Rental Income	\$131,974	\$136,702	\$143,932	\$148,250	\$152,697	\$157,278
Tenant Protection Fee	\$1,763	\$5,133	\$5,493	\$5,784	\$6,189	\$6,622
Other Income	\$8,862	\$9,305	\$9,584	\$9,872	\$10,168	\$10,473
Total Effective Gross Income	\$142,599	\$151,140	\$159,009	\$163,999	\$172,473	\$177,899
Annual Expenses	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Real Estate Taxes	\$2,989	\$3,437	\$3,437	\$3,437	\$5,156	\$5,156
Insurance	\$3,856	\$6,000	\$6,300	\$6,615	\$6,946	\$7,293
Maintenance & Repairs	\$2,659	\$2,739	\$2,821	\$2,906	\$2,993	\$3,083
On Site Management	\$3,000	\$3,000	\$3,000	\$3,500	\$3,500	\$4,000
Management	\$8,730	\$8,730	\$8,992	\$9,262	\$9,540	\$9,826
Utilities	\$0	\$0	\$0	\$0	\$0	\$0
Management Software	\$1,455	\$1,499	\$1,544	\$1,590	\$1,638	\$1,687
Bank Charges	\$2,936	\$3,401	\$3,503	\$3,608	\$3,716	\$3,827
Pest Control & Weed Spray	\$800	\$800	\$824	\$849	\$874	\$900
Advertising	\$3,594	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Misc/Internet	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Total Expenses	\$30,019	\$35,606	\$36,571	\$38,071	\$40,826	\$42,400
Expense Ratio	21.05%	23.56%	23.00%	23.21%	23.67%	23.83%
Net Operating Income	\$112,580	\$115,535	\$122,438	\$125,928	\$131,648	\$135,499

*Property taxes will not be reassessed until 2030.



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