



OFFERING **MEMORANDUM**

Franklin Street Real Estate Services LLC

In Association with ParaSell Inc. | A Licensed Vermont Broker #083.0650387-MAIN

ALL PURPOSE STORAGE

1331 U.S. 7, Rutland, VT 05701

771 Rutland Rd, West Rutland, VT 05777

77,250 NRSF | Self-Storage Properties

OFFERING PROCEDURE

Offers should be in the form of a Letter of Intent (LOI) and at a minimum offers should include the following:

1. Price
2. Earnest Money Deposit
3. Due Diligence Time Period
4. Closing Period
5. Bio/Experience
6. Any other substantial business points the buyer wants the seller to know

The owner will consider only those proposals submitted at the prior invitation of the Seller or its agents, Franklin Street and ParaSell Inc. The Seller reserves the right to negotiate with any party at any time. The Seller also reserves the unrestricted right to reject any or all offers.

Please address offers to:

In Association with Scott Reid & ParaSell Inc. | A Licensed Vermont
Broker: #083.0650387-MAIN

SCOTT REID

Broker - ParaSell Inc.
broker@parasellinc.com
949.942.6578
VT - #81.0105695

FRANK DESALVO (LEAD)

Managing Director | NC #307512
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DAVID PERLLESHI

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914.365.0752

JUSTIN CLARK

Senior Associate | FL #SL3616073
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813.793.8488

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

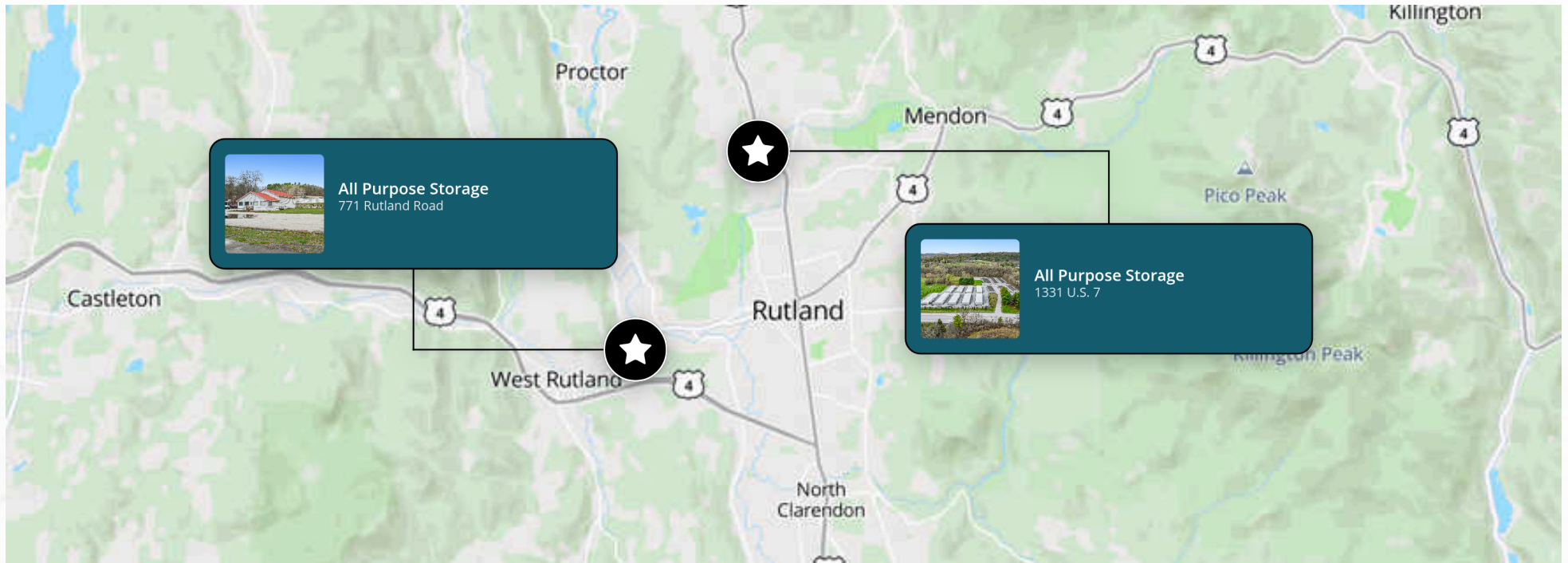
This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC or ParaSell Inc. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC or ParaSell Inc., nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC or ParaSell Inc.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC or ParaSell Inc. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents or whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street or ParaSell has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set forth through the due diligence period.



CONTACT US

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PROPERTY INFORMATION

ALL PURPOSE STORAGE

77,250 NRSF | Self-Storage Properties
1331 U.S. 7, Rutland, VT 05701
771 Rutland Rd, West Rutland, VT 05777

 FranklinStreet

OFFERING SUMMARY

OFFERING SUMMARY

List Price	\$11,250,000
Address	1331 US-7, Rutland, VT 05701
Address	771 Rutland Rd, West Rutland, VT 05777
Total Land Area	11.96 AC
Number of Units	592
Building Area	77,250 NRSF
\$/NRSF	\$145.63
Unit Occupancy	89.19%
Square Foot Occupancy	90.56%
Economic Occupancy	79.55%
Current NOI	\$800,080
Cap Rate	7.11%
Pro Forma NOI	\$1,047,097
Pro Forma Cap Rate	9.31%
3-Mile SF/Capita	8.6
5-Mile SF/Capita	8.5

PROPERTY SUMMARY

MSA	Rutland
County	Rutland
Parcel ID - Rutland	00063-1331
Parcel ID - West Rutland	074020773
Year Built - Rutland	2001, 2003, 2023
Year Built - West Rutland	1995, 1997, 2003
Number of Buildings	Twenty-Three
Number of Stories	One
Foundation	Concrete
Framing	Metal
Exterior Walls	Metal
Roof	Metal
Drive Aisles	Asphalt, Gravel
Security	Cameras, Perimeter Fencing
Entry	Gated w/ Keypad (Rutland)
Leasing Office	No
Management Software	Cubby

1331 U.S. 7, Rutland, VT 05701



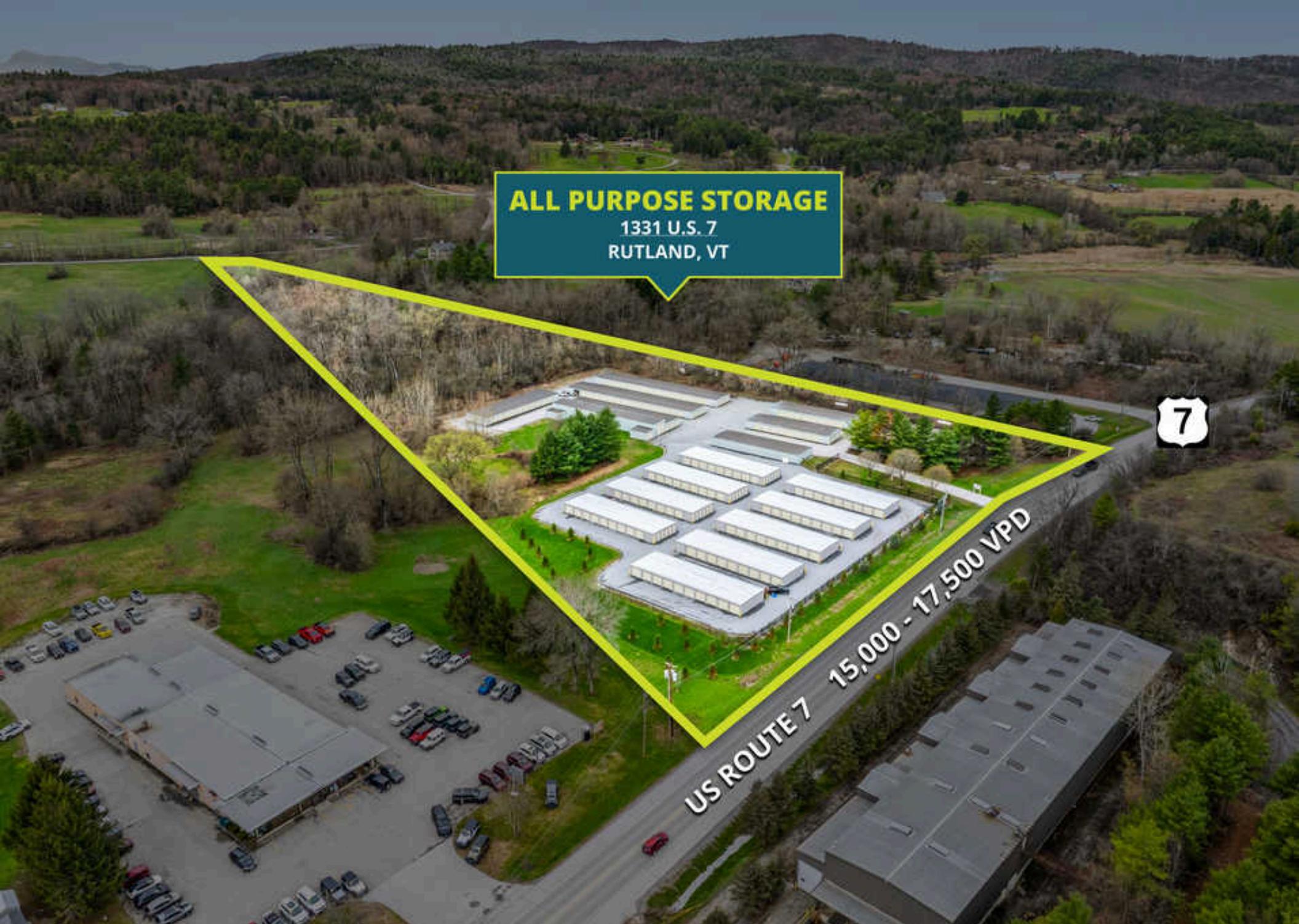
771 Rutland Rd, West Rutland, VT 05777



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- Cash Flowing Self Storage Portfolio With the Rutland Location Comprised of 482 Non-Climate Units Totaling 62,350 NRSF and the West Rutland Location Comprised of 110 Non-Climate Units Totaling 12,900 NRSF and a 2,000 SF Commercial Space.
- The Facilities Are Located Less Than Four Miles From Each Other, Allowing for Management Efficiencies.
- Strong Occupancy and a Moderate SF/Capita Should Allow the Next Owner to Increase Revenue Through Existing Customer Rent Increases.
- Rutland Location Was Doubled in Size During the 2021 Expansion and Currently Sits at 84.23% Physical Occupancy.
- Room for Future Expansion at the West Rutland Location. Seller Has Been Working Toward Approvals With the Town and Conceptual Plans are Included in the Deal Room.
- Facilities are Excellent Candidates for Remote Management With Automatic Gate and Keypad Entry Already In-Place at the Larger Rutland Location. Management Software and Essential Vendor Contracts In-Place at Both Locations.
- Recent Cap/Ex Improvements at the Rutland Location Include the Installation of Ornamental Fencing, \$50,000 in Landscaping Upgrades, and a Fresh Coat of Paint for the Buildings That Were Not Part of the 2021 Expansion.
- Strong Average Household Income of \$83,366 Within Five Miles of the Rutland Location.
- The Rutland MSA is Comprised Solely of Rutland County, Which is Located in Eastern Vermont and is Home to 60,271 Residents.



ALL PURPOSE STORAGE
1331 U.S. 7
RUTLAND, VT



US ROUTE 7 15,000 - 17,500 VPD





ALL PURPOSE STORAGE

771 RUTLAND ROAD
WEST RUTLAND, VT

RUTLAND RD 5,000 - 6,500 VPD

EXPANSION AREA

EXPANSION AREA





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FINANCIAL ANALYSIS

ALL PURPOSE STORAGE

77,250 NRSF | Self-Storage Properties
1331 U.S. 7, Rutland, VT 05701
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 FranklinStreet

MARKET RENT ANALYSIS

COMP #	FACILITY	ADDRESS	DISTANCE	5x10 NC	10x10 NC	10x15 NC	10x20 NC
1	Paquette Storage	125 Valley View, Mendon, VT	2.33 mi	NA	NA	NA	\$150.00
2	State Street Self Storage	26 Water St, Rutland, VT	2.37 mi	\$85.00	\$125.00	NA	NA
3	Self Storage at U-Haul	11 US-7, Rutland, VT	3.74 mi	\$150.00	\$205.00	NA	NA
4	Security Self Storage	252 Randbury Rd, Rutland, VT	3.85 mi	\$64.00	NA	\$125.00	\$140.00
5	Killington Space Self Storage	1894 US-4, Killington, VT	8.78 mi	\$100.00	\$150.00	\$175.00	\$200.00
AVERAGE STREET RENTS (MARKET)				\$100.00	\$160.00	\$150.00	\$163.00
CURRENT STREET RENTS (SUBJECT)				\$125.00	\$141.00	\$196.00	\$264.00
AVERAGE ACHIEVED RENTS (SUBJECT)				\$107.00	\$156.00	\$174.00	\$205.00
PRO FORMA RENTS (SUBJECT)				\$127.00	\$186.00	\$207.00	\$244.00

*Distances are based on the Rutland location



UNIT MIX

NON-CLIMATE - RUTLAND

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	CURRENT STREET RATE	AVERAGE ACHIEVED RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
5x5	25	600	24	22	2	\$99	\$82	\$1,968	\$23,616	\$98	\$2,344	\$28,127
5x10	50	6,150	123	111	12	\$125	\$107	\$13,121	\$157,455	\$127	\$15,628	\$187,531
10x10	100	10,600	106	91	15	\$141	\$156	\$16,536	\$198,432	\$186	\$19,695	\$236,336
10x15	150	14,400	96	87	9	\$196	\$174	\$16,725	\$200,704	\$213	\$20,489	\$245,870
10x20	200	19,800	99	92	7	\$264	\$205	\$20,295	\$243,540	\$251	\$24,862	\$298,347
10x30	300	9,300	31	30	1	\$276	\$284	\$8,804	\$105,648	\$348	\$10,785	\$129,423
15x20	300	600	2	2	0	\$307	\$293	\$586	\$7,032	\$359	\$718	\$8,615
10x90	900	900	1	1	0	\$799	\$719	\$719	\$8,628	\$825	\$825	\$9,900
Total		62,350	482	436	46			\$78,755	\$945,054		\$95,346	\$1,144,149

NON-CLIMATE - WEST RUTLAND

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	CURRENT STREET RATE	AVERAGE ACHIEVED RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
5x10	50	1,800	36	29	7	\$120	\$109	\$3,924	\$47,088	\$130	\$4,674	\$56,083
10x10	100	3,200	32	26	6	\$129	\$159	\$5,088	\$61,056	\$189	\$6,060	\$72,719
10x15	150	1,500	10	9	1	\$159	\$189	\$1,890	\$22,680	\$225	\$2,251	\$27,012
10x20	200	6,400	32	28	4	\$227	\$220	\$7,040	\$84,480	\$262	\$8,385	\$100,617
Total		12,900	110	92	18			\$17,942	\$215,304		\$21,369	\$256,431

TOTAL UNIT MIX

UNIT TYPE	TOTAL SQUARE FEET	TOTAL UNITS	OCCUPIED	VACANT	UNIT OCCUPANCY	SQUARE FOOT OCCUPANCY	MONTHLY GPR	ANNUAL GPR	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
NON-CLIMATE - RUTLAND	62,350	482	436	46	90.46%	91.66%	\$78,755	\$945,054	\$95,346	\$1,144,149
NON-CLIMATE - WEST RUTLAND	12,900	110	92	18	83.64%	85.27%	\$17,942	\$215,304	\$21,369	\$256,431
Total	75,250	592	528	64	89.19%	90.56%	\$96,697	\$1,160,358	\$116,715	\$1,400,580

RENT ROLL

SUITE	TENANT	SQUARE FEET	LEASE START	LEASE END	RENT/SF	MONTHLY RENT	ANNUAL RENT	PRO FORMA MONTHLY RENT	PRO FORMA ANNUAL RENT	NOTES
1	McCullough Brothers Inc.	2,000	10/1/2025	9/30/2027	\$12.54	\$2,090	\$25,080	\$2,140	\$25,680	Rent increases to \$2,140/month on 10/1/26
TOTAL		2,000				\$2,090	\$25,080	\$2,140	\$25,680	

PRO FORMA

All Purpose Storage Rutland, VT			NRSF: 77,250 Units: 592
	T-3 Annualized	T-3 Broker Adjusted	Pro Forma (Year 3)
Gross Potential Income	\$1,160,358	\$1,160,358	\$1,400,580
Economic Occupancy	79.55%	79.55%	87.50%
Net Rental Income	\$923,027	\$923,027	\$1,225,507
Commercial Rent Income	\$25,080	\$25,080	\$25,680
Fee Income	\$39,058	\$39,058	\$61,275
Tenant Insurance Income (net)	\$70,579	\$45,876	\$51,149
Total Operating Income	\$1,057,744	\$1,033,042	\$1,363,611
Controllable Expenses			
Utilities	\$7,192	\$7,192	\$7,632
Repairs & Maintenance	\$1,270	\$1,270	\$8,484
Contract Services (incl snow removal)	\$34,787	\$20,240	\$21,479
Marketing	\$32,511	\$15,450	\$11,252
Bank & Credit Card Fees	\$23,706	\$23,706	\$27,272
Telephone & Internet	\$3,199	\$3,199	\$3,395
Office/Admin/Software	\$20,708	\$13,905	\$14,756
Call Center	\$0	\$7,200	\$7,641
Contract Labor	\$11,451	\$0	\$0
Payroll	\$0	\$30,000	\$31,836
Total Controllable Expenses	\$134,823	\$122,162	\$133,747
Non-Controllable Expenses			
Real Estate Taxes	\$48,964	\$48,964	\$103,779
Insurance	\$10,184	\$10,184	\$10,808
Management Fee	\$0	\$51,652	\$68,181
Total Non-Controllable Expenses	\$59,148	\$110,800	\$182,767
Total Operating Expenses	\$193,971	\$232,962	\$316,514
Expense Ratio	18.34%	22.55%	23.21%
Net Operating Income	\$863,773	\$800,080	\$1,047,097

ASSUMPTIONS

- Gross Potential Income is based on the Unit Mix and the Average Achieved Rates.
- Operating Income is based on the T-3 P&L ending 7/31/26.
- Operating Expenses are based on the T-12 P&L ending 7/31/26. Adjustments have been made using historical \$/SF expense data.
- Pro Forma GPI has been escalated to account for the rent increases outlined in the Market Rent Analysis.
- Fee Income is calculated as 5% of Net Rental Income in the Pro Forma.
- Pro Forma Tenant Insurance Income is based on a penetration rate of 90% at a profit of \$8 per month per unit.
- Pro Forma Taxes have been escalated to account for future county-wide reassessment.

5-YEAR CASH FLOW

All Purpose Storage Rutland, VT						NRSF: 77,250 Units: 592
Year	T-3 Broker Adjusted	1	2	3	4	5
GPI Growth		6.9%	6.5%	6.1%	6.0%	6.0%
Expense Growth		2.0%	2.0%	2.0%	2.0%	2.0%
Occupancy % SF	90.6%	86.0%	90.0%	92.0%	92.0%	92.0%
Gross Potential Income	\$1,160,358	\$1,240,432	\$1,320,506	\$1,400,580	\$1,484,614	\$1,573,691
Vacancy	\$0	\$173,660	\$132,051	\$112,046	\$118,769	\$125,895
Discounts	\$0	\$43,415	\$46,218	\$42,017	\$44,538	\$47,211
Bad Debt	\$0	\$18,606	\$19,808	\$21,009	\$22,269	\$23,605
Economic Occupancy	79.55%	81.00%	85.00%	87.50%	87.50%	87.50%
Net Rental Income	\$923,027	\$1,004,750	\$1,122,430	\$1,225,507	\$1,299,038	\$1,376,980
Commercial Rent Income	\$25,080	\$25,680	\$25,680	\$25,680	\$25,680	\$25,680
Fee Income	\$39,058	\$50,237	\$56,121	\$61,275	\$64,952	\$68,849
Tenant Insurance Income (net)	\$45,876	\$45,466	\$48,307	\$51,149	\$51,149	\$51,149
Total Operating Income	\$1,033,042	\$1,126,133	\$1,252,539	\$1,363,611	\$1,440,818	\$1,522,658
Controllable Expenses						
Utilities	\$7,192	\$7,336	\$7,483	\$7,632	\$7,785	\$7,941
Repairs & Maintenance	\$1,270	\$8,154	\$8,317	\$8,484	\$8,653	\$8,826
Contract Services (incl snow removal)	\$20,240	\$20,645	\$21,058	\$21,479	\$21,908	\$22,347
Marketing	\$15,450	\$15,759	\$16,074	\$11,252	\$11,477	\$11,707
Bank & Credit Card Fees	\$23,706	\$22,523	\$25,051	\$27,272	\$28,816	\$30,453
Telephone & Internet	\$3,199	\$3,263	\$3,328	\$3,395	\$3,463	\$3,532
Office/Admin	\$13,905	\$14,183	\$14,467	\$14,756	\$15,051	\$15,352
Call Center	\$7,200	\$7,344	\$7,491	\$7,641	\$7,794	\$7,949
Payroll	\$30,000	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122
Total Controllable Expenses	\$122,162	\$129,807	\$134,481	\$133,747	\$137,421	\$141,229
Non-Controllable Expenses						
Real Estate Taxes	\$48,964	\$99,749	\$101,744	\$103,779	\$105,855	\$107,972
Insurance	\$10,184	\$10,388	\$10,596	\$10,808	\$11,024	\$11,244
Management Fee	\$51,652	\$56,307	\$62,627	\$68,181	\$72,041	\$76,133
Total Non-Controllable Expenses	\$110,800	\$166,444	\$174,967	\$182,767	\$188,919	\$195,349
Total Operating Expenses	\$232,962	\$296,251	\$309,447	\$316,514	\$326,340	\$336,578
Expense Ratio	22.55%	26.31%	24.71%	23.21%	22.65%	22.10%
Net Operating Income	\$800,080	\$829,882	\$943,091	\$1,047,097	\$1,114,478	\$1,186,079



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LOCATION INFORMATION

ALL PURPOSE STORAGE

77,250 NRSF | Self-Storage Properties
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771 Rutland Road, West Rutland, VT

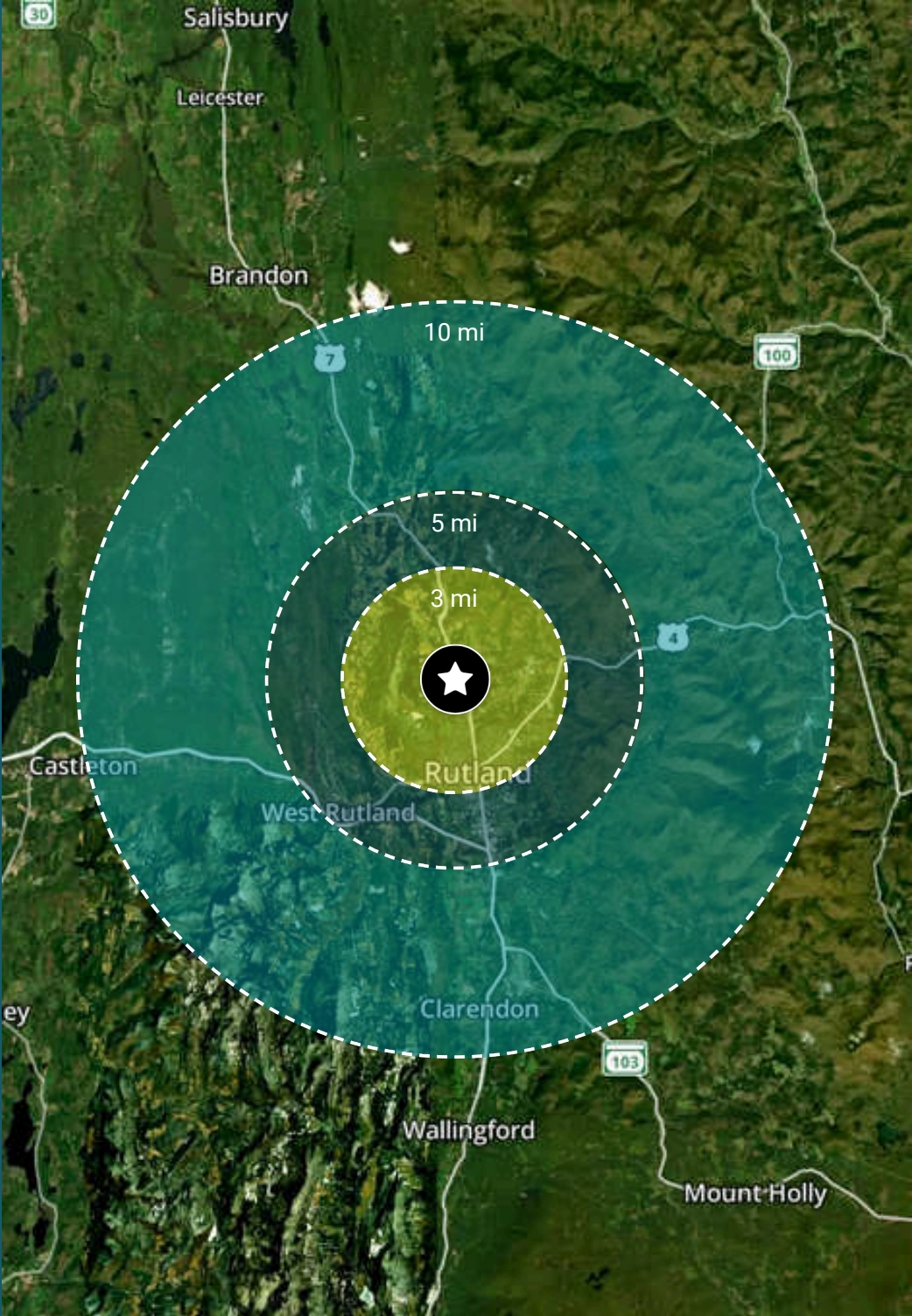
 FranklinStreet

AMENITIES MAP



DEMOGRAPHICS

2024 POPULATION	3-MILE	5-MILE	10-MILE
	15,458	25,283	34,514
2029 PROJECTED POPULATION	3-MILE	5-MILE	10-MILE
	15,389	25,165	34,359
ANNUAL POPULATION GROWTH	3-MILE	5-MILE	10-MILE
	0.0%	0.1%	0.0%
AVERAGE HOUSEHOLD INCOME	3-MILE	5-MILE	10-MILE
	\$82,854	\$83,366	\$84,654
MEDIAN HOUSEHOLD SIZE	3-MILE	5-MILE	10-MILE
	2.2	2.3	2.3
MEDIAN AGE	3-MILE	5-MILE	10-MILE
	48.3	48.2	48.1
HOUSING STARTS	3-MILE	5-MILE	10-MILE
	2	6	7
PROJECTED NEW HOUSING UNITS	3-MILE	5-MILE	10-MILE
	26	358	358



RUTLAND MSA OVERVIEW

County: Rutland County, VT
Population: 60,425 (Rutland County)
Principal City: Rutland, VT

Economy & Major Employers: The local economy is driven by a robust mix of healthcare, advanced manufacturing, and tourism sectors. Major employers anchoring the area include the Rutland Regional Medical Center, which serves as a critical healthcare hub for the region, and GE Aerospace, providing a highly skilled foundation for the local workforce. These institutional anchors offer resilient employment opportunities and stimulate consistent commercial activity throughout Rutland County.

Infrastructure & Accessibility: The region benefits from excellent connectivity via a network of primary state and federal highways. U.S. Route 7 serves as the major north-south commercial artery, while U.S. Route 4 provides vital east-west access across the state. For passenger transit and broader regional connectivity, the Ethan Allen Express Amtrak service operates directly through Rutland. This strategic proximity to major highways and rail infrastructure establishes the area as a highly accessible logistical and transit hub.

Neighborhood & Amenities: The immediate neighborhood surrounding the property features a vibrant mix of retail centers, local businesses, and daily conveniences. Downtown Rutland is located just minutes away, offering a historic and highly trafficked commercial corridor filled with dining, shopping, and services. Additionally, the world-renowned Killington Resort draws significant year-round tourism, further enhancing the local amenity base and driving consistent consumer traffic to the surrounding commercial districts.

Economic Growth: The area is experiencing significant capital investment and revitalization efforts. The highly anticipated Downtown Hotel Project is set to transform the city center, creating numerous construction and permanent jobs while boosting local tourism capacity. Furthermore, monumental housing and community development initiatives, including the Roofs Over Rutland program, are expanding local infrastructure and residential appeal, signaling strong long-term economic momentum and sustained growth for the entire county.

 **Rutland Regional
Medical Center**

 **GE Aerospace**



The All Purpose Storage facility at 1331 U.S. 7 in Rutland, VT, is strategically positioned within a central commercial and healthcare corridor. As the primary economic hub for Rutland County, the city sits in the heart of the region, offering excellent connectivity and regional access via U.S. Highway 7. The market features a stable and affluent demographic base across Rutland and West Rutland, highlighted by an impressive average household income of \$83,366. With a strong local workforce and established residential neighborhoods, the demographic profile suggests steady self-storage demand from established residents and transitioning professionals. Additionally, excellent regional access to surrounding outdoor recreational areas drives consistent seasonal and recreational storage needs.

The surrounding neighborhood provides a robust commercial footprint, anchored by major regional retailers and essential services. The local economy is bolstered by significant institutional and industrial demand drivers, including major employers like Rutland Regional Medical Center and GE Aerospace, which provide substantial employment stability. Furthermore, regional infrastructure and development initiatives like the highly anticipated Downtown Hotel Project are bringing renewed economic vitality and jobs to the area. Operating in a prominent commercial corridor with strong visibility along U.S. 7, the facility is perfectly positioned to capitalize on expanding economic activity, robust local employment, and steady demand from the surrounding community.

MEET THE TEAM

STRATEGIC PLANNING, ADVISORY, ACQUISITION & DISPOSITION

Our firm is a fully integrated shop, delivering expertise in investment sales, leasing, insurance, property and project management making Franklin Street the premier one-stop shop for self storage services in the southeast. Our integration allows us to create a truly unique experience for both new and established buyers.

MEET OUR SELF STORAGE SALES TEAM

Our team is dedicated to being true experts in the field and achieving exceptional results, one property at a time, for one client at a time. With combined volume history in self-storage investment sales of \$250M Frank DeSalvo and David Perlleshi lead a well-established team of dedicated professionals committed to the success of their clients.



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ABOUT US

A COLLABORATIVE APPROACH

Franklin Street is a full service commercial real estate services firm offering tailored solutions to our clients, nationwide. We offer expertise in Capital Markets, Insurance Services, Leasing and project and property management. Our collaborative approach means we serve as partners with our clients, and because we are full service, we provide a holistic view for our clients' goals across the lifecycle of an asset. Because we're privately held, we can provide high touch client service while remaining agile in how we approach our work.

OUR MISSION

To be the revolutionary force in commercial real estate. We foster a collaborative environment where our people are empowered to share their ideas and pursue their aspirations with purpose. We believe that by supporting our people to achieve their full potential, we will deliver meaningful and lasting value to our clients and communities.

We are driven by a fundamental belief that true success is built upon cultivating meaningful and authentic relationships with all our stakeholders. By pursuing our vision, we aim to constantly challenge the status quo and inspire change in our industry.



ANDREW WRIGHT

Founder & Chairman
of the Board

"Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business.

Our success comes from our clients' successes. It has been my personal goal to instill a "client-first" philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients' financial and real estate objectives."



OUR LOCATIONS

FULLY INTEGRATED NATIONWIDE



TAMPA | Corporate HQ

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ALL PURPOSE STORAGE

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