



OFFERING MEMORANDUM

TWO-PROPERTY SELF-STORAGE PORTFOLIO

2811 3rd Ave, Huntington, WV &
630 8th Ave, Huntington, WV

FOR SALE | \$1,937,000

Brian Brockman - Broker

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Bang Realty, Inc

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BANG
REALTY

EXECUTIVE SUMMARY

Portfolio Metric	Current Snapshot
Portfolio	Two self-storage facilities
Market	Huntington, West Virginia
Asset Type	Self-storage portfolio
Total Units	167
Operating Area	14,640 SF
Occupied Units	149
Unit Occupancy	89.20%
Area Occupancy	93.60%
Current Monthly GPR	\$22,293
Current Monthly Rent Roll	\$19,582
T12 Revenue	\$268,940
T12 NOI	\$153,606
Offering Price	Portfolio



HUNTINGTON 3RD AVE - PROPERTY OVERVIEW

Property Metric	Value
Address	2811 3rd Ave, Huntington, WV 25702
Total Units	85
Operating Area	6,147 SF
Occupied Units	70
Vacant Units	14
Unrentable Units	1
Unit Occupancy	82.40%
Area Occupancy	86.50%
Monthly GPR	\$7,274
Monthly Rent Roll	\$6,150
Economic Occupancy	84.50%



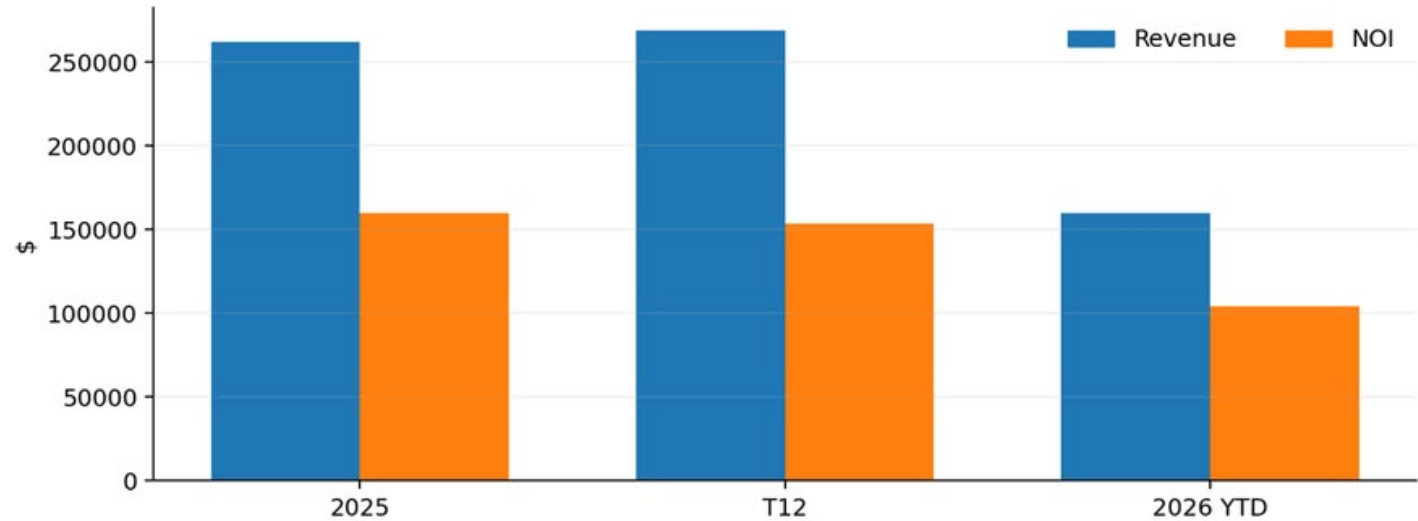
HUNTINGTON 8TH AVE - PROPERTY OVERVIEW

Property Metric	Value
Address	630 8th Ave, Huntington, WV
Total Units	82
Operating Area	8,493 SF
Occupied Units	79
Vacant Units	3
Unrentable Units	0
Complimentary Units	0
Unit Occupancy	96.30%
Area Occupancy	98.70%
Monthly GPR	\$15,019
Monthly Rent Roll	\$13,432
Economic Occupancy	89.40%



PORTFOLIO FINANCIAL INFORMATION

Period	Revenue	Operating Expenses	NOI	NOI Margin
2025 Full Year	\$262,027	\$102,296	\$159,731	61.00%
T12 through 7/31/26	\$268,940	\$115,334	\$153,606	57.10%
2026 YTD through 7/31/26	\$159,800	\$55,464	\$104,336	65.30%



FACILITY FINANCIAL BREAKDOWN

Facility	T12 Revenue	T12 Expenses	T12 NOI	NOI Margin
Huntington 3rd Ave	\$78,428	\$46,624	\$31,804	40.60%
Huntington 8th Ave	\$190,512	\$68,710	\$121,802	63.90%

Facility	2025 Revenue	2025 Expenses	2025 NOI	2026 YTD Revenue	2026 YTD NOI
Huntington 3rd Ave	\$76,025	\$41,634	\$34,391	\$47,365	\$24,773
Huntington 8th Ave	\$186,002	\$60,662	\$125,340	\$112,436	\$79,563

2026 YTD covers January 1 through July 31, 2026.

CURRENT OPERATING SNAPSHOT

Facility	Units	Occ.	Vac.	Unrent.	Unit Occ.	Area SF	Area Occ.	GPR/Mo.	Rent Roll/Mo.	Econ. Occ.
Huntingt on 3rd Ave	85	70	14	1	82.40%	6,147	86.50%	\$7,274	\$6,150	84.50%
Huntingt on 8th Ave	82	79	3	0	96.30%	8,493	98.70%	\$15,024	\$13,432	89.40%

CURRENT OPERATING SNAPSHOT

Portfolio Totals

167 units | 149 occupied | 89.2% unit occupancy | 14,640 SF operating area | 93.6% area occupancy | \$22,298 monthly GPR | \$19,582 monthly rent roll.

HUNTINGTON 3RD AVE - UNIT MIX

Unit Type / Size	Total	Occupied	Vacant	Unrent.	Occ.	Standard Rate	Avg. Occupied Rate
10x5 Front	16	10	6	0	62.50%	\$75	\$68
10x5 Front	11	9	2	0	81.80%	\$75	\$74
10x11	1	1	0	0	100.00%	\$100	\$100
14x5 Front	11	11	0	0	100.00%	\$80	\$85
10x10	1	1	0	0	100.00%	\$95	\$101
8x14	1	0	0	1	0.00%	\$100	\$0
11x13	1	1	0	0	100.00%	\$115	\$85
10x13	2	2	0	0	100.00%	\$115	\$122
10x14	1	1	0	0	100.00%	\$120	\$130
10x12 Rear	12	12	0	0	100.00%	\$110	\$116
14x5 Rear	6	5	1	0	83.30%	\$95	\$95
10x5 Rear	20	15	5	0	75.00%	\$75	\$73
18x12	1	1	0	0	100.00%	\$149	\$163
10x8.6	1	1	0	0	100.00%	\$70	\$80
TOTAL	85	70	14	1	82.40%	\$7,274	\$6,150

HUNTINGTON 3RD AVE - UNIT MIX

HUNTINGTON 8TH AVE - UNIT MIX

Unit Type / Size	Total	Occupied	Vacant	Unrent.	Occ.	Standard Rate	Avg. Occupied Rate
4x9	1	1	0	0	100.00%	\$70	\$80
10x9	3	3	0	0	100.00%	\$130	\$141
13x9	1	1	0	0	100.00%	\$135	\$151
8x5	1	1	0	0	100.00%	\$85	\$96
10x5	6	6	0	0	100.00%	\$90	\$93
10x13	17	17	0	0	100.00%	\$152	\$158
5x13	1	1	0	0	100.00%	\$110	\$110
5x10	7	6	1	0	85.70%	\$100	\$102
10x10	16	16	0	0	100.00%	\$135	\$146
15x5	1	1	0	0	100.00%	\$115	\$129
10x15	10	10	0	0	100.00%	\$160	\$162
15x30	1	1	0	0	100.00%	\$375	\$393
7x10	3	3	0	0	100.00%	\$115	\$127

HUNTINGTON 8TH AVE - UNIT MIX

Unit Type / Size	Total	Occupied	Vacant	Unrent.	Occ.	Standard Rate	Avg. Occupied Rate
10x19	1	1	0	0	100.00%	\$175	\$197
30x20	1	1	0	0	100.00%	\$250	\$305
12x10	1	1	0	0	100.00%	\$135	\$151
10x6	1	0	1	0	0.00%	\$90	\$0
7x5	1	1	0	0	100.00%	\$65	\$75
7x15	1	1	0	0	100.00%	\$130	\$130
5x15	1	1	0	0	100.00%	\$115	\$124
4x10	2	2	0	0	100.00%	\$75	\$78
Apartments	4	4	0	0	100.00%	\$550	\$682
Office Space	1	0	1	0	0.00%	\$2,500	\$0
TOTAL	82	79	3	0	96.34%	\$15,019	\$13,432

MARKET OVERVIEW

Facility Trade Area	3-Mile Population	3-Mile Median HH Income	3-Mile Storage Facilities	Current SF/Capita	Projected SF/Capita
Huntington 3rd Ave	41,624	\$49,290	14	8.34	8.44
Huntington 8th Ave	40,746	\$49,603	15	7.24	7.32

Market Context

TractIQ identifies 14 self-storage facilities within 3 miles of 2811 3rd Ave and 15 within 3 miles of 630 8th Ave. The reported current square-foot-per-capita levels are 8.34 and 7.24, respectively.

Source: TractIQ Storage Site Reports dated August 21, 2026. Market figures are third-party estimates and should be independently verified by prospective purchasers.

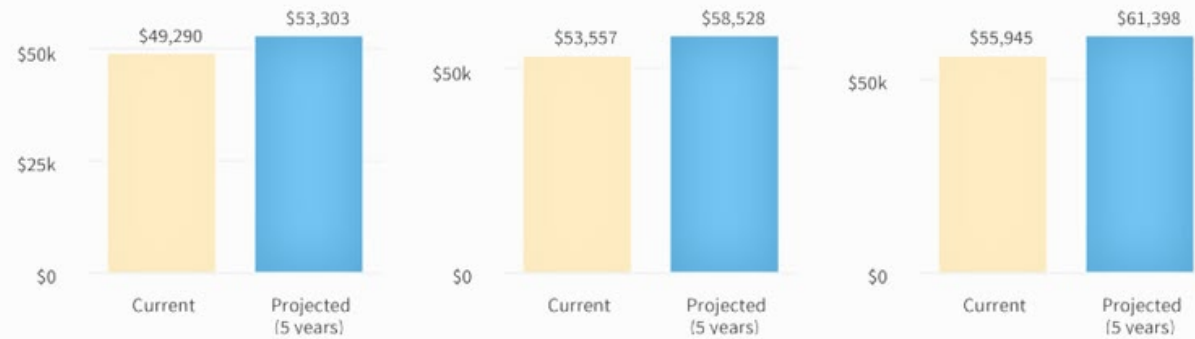
INVESTMENT CONSIDERATIONS

- Portfolio reports 89.2% current unit occupancy and 93.6% area occupancy across the two Huntington locations.
- T12 portfolio revenue is \$268,940 with \$153,606 NOI.
- 630 8th Ave is highly occupied and includes temperature-controlled storage, four apartment units and one office space in the current occupancy schedule.
- 2811 3rd Ave consists primarily of heated, non-air-conditioned storage units with front- and rear-entrance configurations.
- TractIQ reports current 3-mile square-foot-per-capita of 7.24 at 630 8th Ave and 8.34 at 2811 3rd Ave.

3RD AVE - DEMOGRAPHIC PROFILE

INCOME

Household Income (Median)



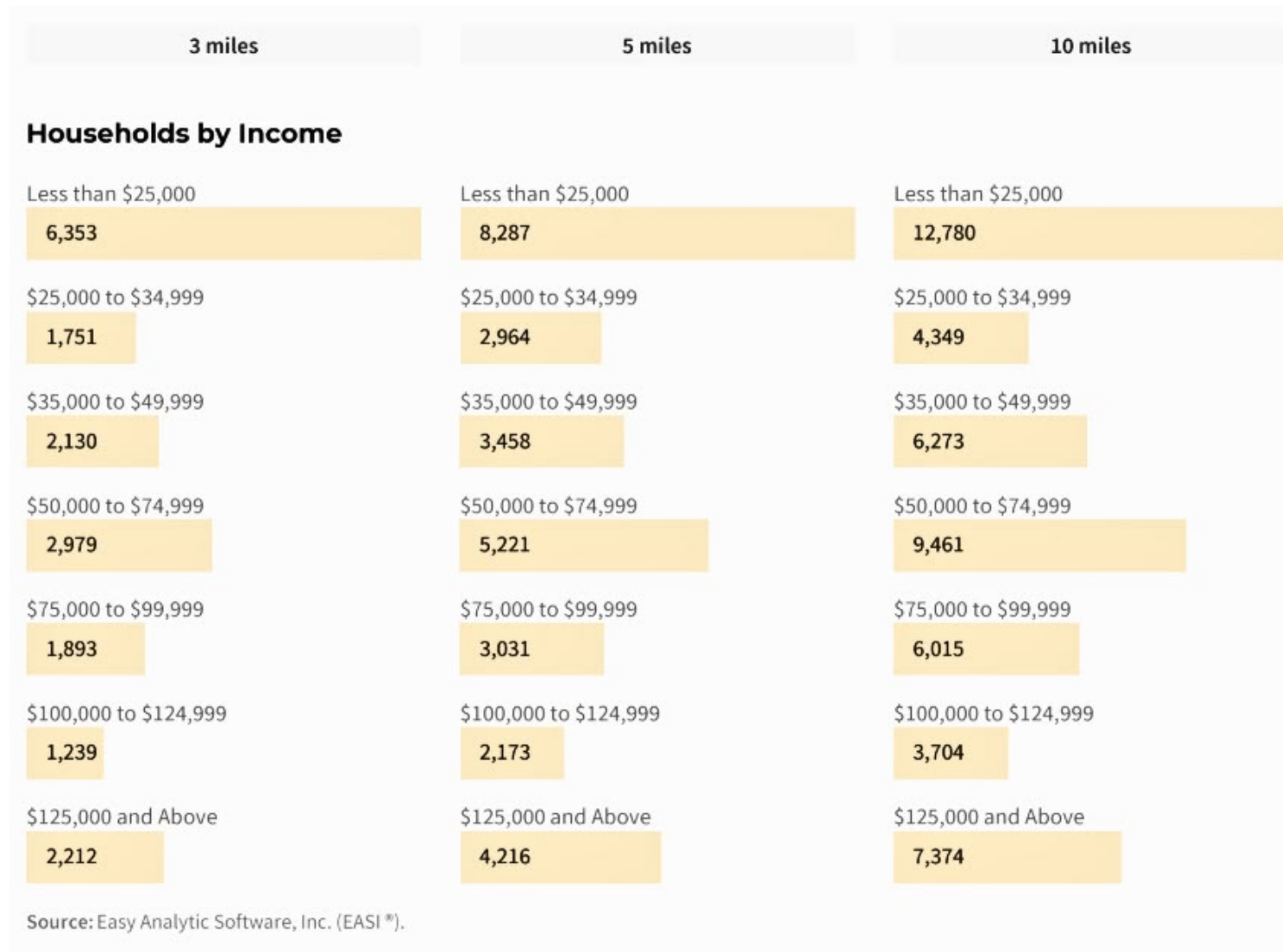
Source: Easy Analytic Software, Inc. (EASI ®).

Household Income (Average)



Source: Easy Analytic Software, Inc. (EASI ®).

3RD AVE - DEMOGRAPHIC PROFILE



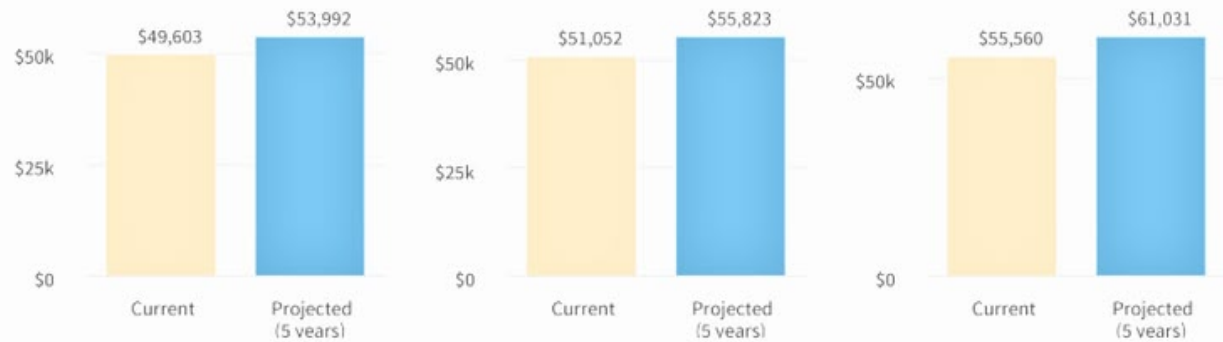
3RD AVE - DEMOGRAPHICS

	● 3 miles radius	● 5 miles radius	● 10 miles radius
Population			
Current Total Population	41,624	65,850	114,850
Current Population Density	1,686.02	884.44	442.22
Projected (5 years) Total Population	41,128 (-1.21%)	64,998 (-1.31%)	113,278 (-1.39%)
Projected (5 years) Population Density	1,665.93 (-1.21%)	873.00 (-1.31%)	436.17 (-1.39%)
Households			
Current Households	18,236	29,029	49,631
Projected (5 years) Households	18,295 (+0.32%)	29,071 (+0.14%)	49,560 (-0.14%)
Income			
Current Median Household Income	\$49,289.92	\$53,556.73	\$55,944.65
Current Average Household Income	\$67,652.13	\$74,217.44	\$75,876.86
Projected (5 years) Median Household Income	\$53,303.30 (+7.53%)	\$58,527.63 (+8.49%)	\$61,397.72 (+8.88%)
Projected (5 years) Average Household Income	\$74,975.16 (+9.77%)	\$82,025.93 (+9.52%)	\$84,345.22 (+10.04%)
Median Rent			
2020 Median Rent	\$501.25	\$542.35	\$525.75
Current Median Rent	\$636.00 (+21.19%)	\$671.73 (+19.26%)	\$627.08 (+16.16%)
Projected (5 years) Median Rent	\$647.89 (+22.63%)	\$680.64 (+20.32%)	\$634.85 (+17.19%)

8TH AVE - DEMOGRAPHIC PROFILE

INCOME

Household Income (Median)



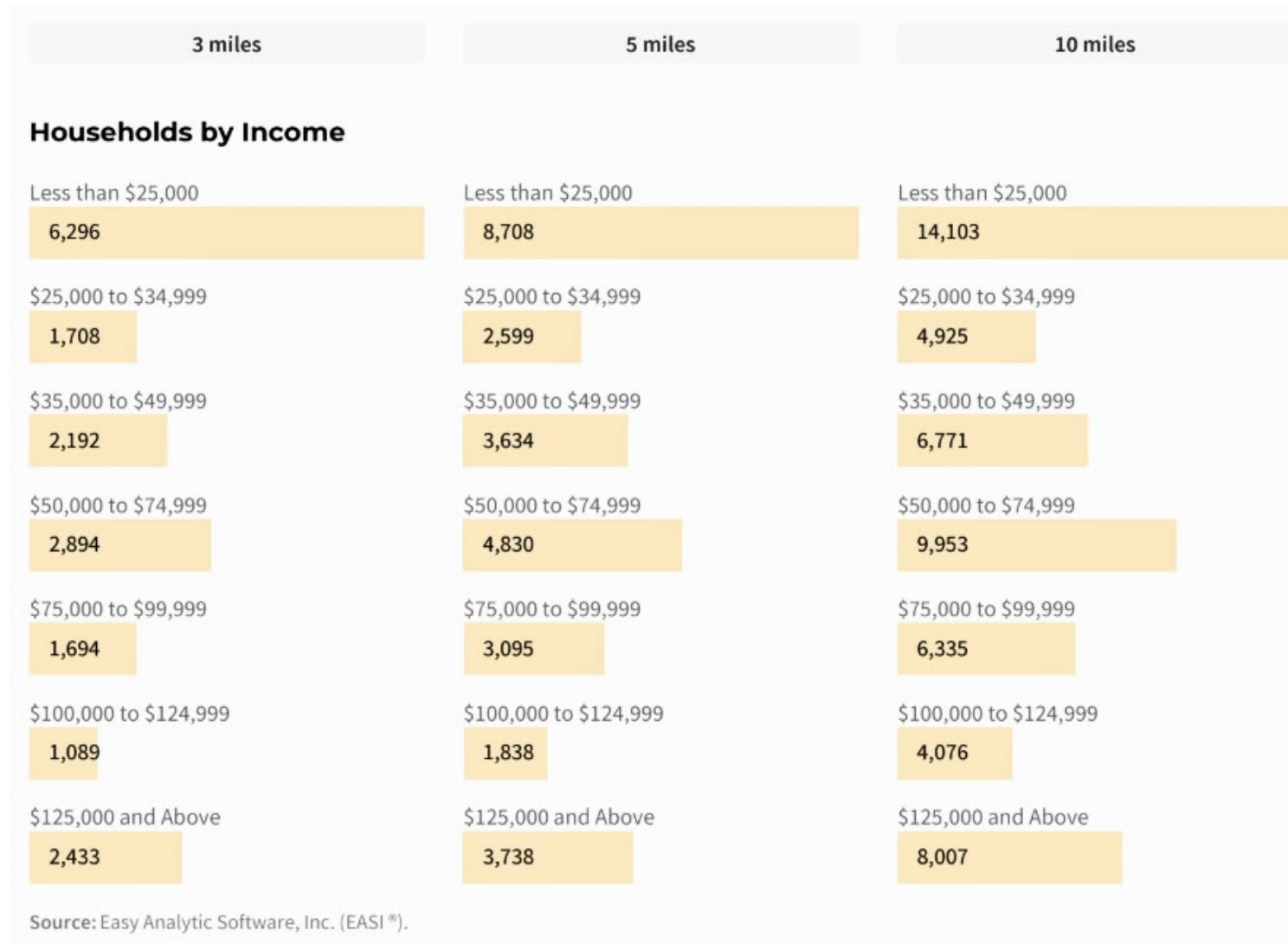
Source: Easy Analytic Software, Inc. (EASI ®).

Household Income (Average)



Source: Easy Analytic Software, Inc. (EASI ®).

8TH AVE - DEMOGRAPHIC PROFILE



8TH AVE - DEMOGRAPHICS

	● 3 miles radius	● 5 miles radius	● 10 miles radius
Population			
Current Total Population	40,746	64,080	124,641
Current Population Density	1,758.00	855.16	406.93
Projected (5 years) Total Population	40,286 (-1.14%)	63,277 (-1.27%)	122,927 (-1.39%)
Projected (5 years) Population Density	1,738.15 (-1.14%)	844.44 (-1.27%)	401.33 (-1.40%)
Households			
Current Households	17,985	28,121	53,845
Projected (5 years) Households	18,077 (+0.51%)	28,158 (+0.13%)	53,731 (-0.21%)
Income			
Current Median Household Income	\$49,602.77	\$51,052.12	\$55,560.33
Current Average Household Income	\$68,963.16	\$70,590.43	\$75,666.69
Projected (5 years) Median Household Income	\$53,992.24 (+8.13%)	\$55,822.59 (+8.55%)	\$61,031.34 (+8.96%)
Projected (5 years) Average Household Income	\$76,668.59 (+10.05%)	\$78,566.37 (+10.15%)	\$84,029.86 (+9.95%)
Median Rent			
2020 Median Rent	\$549.73	\$516.88	\$503.81
Current Median Rent	\$665.27 (+17.37%)	\$639.24 (+19.14%)	\$604.94 (+16.72%)
Projected (5 years) Median Rent	\$675.95 (+18.67%)	\$647.73 (+20.20%)	\$612.33 (+17.72%)

DEMOGRAPHICS HOUSING DEVELOPMENTS

Development / Project	Address	Distance	Project Stage	Num. of Units	Cost	Start Date
Bob Bailey Senior Wellness Center Rebid	14 th street West	0.32 miles	GC Bidding	-	\$1,700,000	2/13/2023
Barnett Commons	1524 10th Ave	0.91 miles	Under Construction	44 UNITS	\$16,600,000	3/27/2023
9th Ave Multi-family Residential	9th Ave	1.39 miles	Pre-Construction /Negotiated	-	\$3,500,000	9/1/2026
26th Street Townhomes	20 26th St	2.34 miles	Pre-Construction /Negotiated	32 UNITS	\$10,000,000	3/1/2027
Riverside Landing	3224 Riverside Dr	3.54 miles	Under Construction	-	\$12,000,000	11/19/2025
Proctorville Senior Center	7755 County Rd 107	2.53 miles	Award	N/A	\$818,000	5/30/2022
RFP Design - Village Mercantile Redevelopment – Architectural & Engineering Services	608610 14th Street West	4.51 miles	Conceptual	-	\$3,000,000	6/28/2027

DEMOGRAPHICS HOUSING DEVELOPMENTS

Facility	Address	Square Feet	Distance
Huntington Self Storage 3rd Avenue	2811 3rd Ave, Huntington, WV 25702, USA	5,635 SF	0 miles
Maier Storage Company	1653 7th Ave, Huntington, WV 25703, USA	85,018 SF	1.58 miles
Dudley's Mini Storage Center	1632 7th Ave, Huntington, WV 25703, USA	6,584 SF	1.63 miles
IncaAztec Self Storage - 15th St.	802 15th St, Huntington, WV 25701, USA	35,919 SF	1.86 miles
Route 60 Storage	3338 US-60 East, Huntington, WV 25705, USA	3,886 SF	1.94 miles
U-Haul Self Storage	625 & 639, 8th Ave, Huntington, WV 25701, USA	42,273 SF	2.6 miles
Huntington Self Storage 8th Avenue	630 8th Ave, Huntington, WV 25701, USA	19,390 SF	2.61 miles
IncaAztec Self Storage	113 2nd Ave, Chesapeake, OH 45619, USA	9,818 SF	2.7 miles
Mini Mall Storage	700 County Road 411 Proctorville, Proctorville, OH 45619, USA	45,220 SF	2.7 miles
Huntington Downtown Self Storage	244 Rear 3rd Avenue, Huntington, WV 25701, USA	24,637 SF	2.72 miles

DEMOGRAPHICS HOUSING DEVELOPMENTS

Facility	Address	Square Feet	Distance
Huntington Self Storage 8th Avenue	630 8th Ave, Huntington, WV 25701, USA	19,390 SF	0.00 miles
U-Haul Self Storage	625 & 639, 8th Ave, Huntington, WV 25701, USA	42,273 SF	0.05 miles
Tri-State Storage	114 8th Ave, Huntington, WV 25701, USA	37,479 SF	0.49 miles
Huntington Downtown Self Storage	244 Rear 3rd Avenue, Huntington, WV 25701, USA	24,637 SF	0.50 miles
Whirlwind Storage	202 4th Ave, Huntington, WV 25701, USA	8,966 SF	0.56 miles
Downtown Self-Storage	244 3rd Ave, Huntington, WV 25701, USA	15,373 SF	0.62 miles
IncaAztec Self Storage - 15th St.	802 15th St, Huntington, WV 25701, USA	35,919 SF	0.78 miles
IncaAztec Self Storage	113 2nd Ave, Chesapeake, OH 45619, USA	9,818 SF	0.96 miles
Dudley's Mini Storage Center	1632 7th Ave, Huntington, WV 25703, USA	6,584 SF	0.97 miles
U-Haul Storage of West End	546 Washington Ave, Huntington, WV 25701, USA	6,123 SF	1.03 miles

2811 3rd Ave, Huntington, WV. 25702



630 8th Ave, Huntington WV 25701

8TH AVE - PROPERTY PHOTOS



**2811 3rd Ave, Huntington, WV &
630 8th Ave, Huntington, WV**

BRIAN BROCKMAN – BROKER

LICENSE #: WVB200300608

BANG REALTY, INC

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