

ABOUT THAT SPACE STORAGE PORTFOLIO

107 MILL STREET
ELIZABETH CITY, NC 27909

1538 WEEKSVILLE ROAD
ELIZABETH CITY, NC 27909

1855 WEEKSVILLE ROAD
ELIZABETH CITY, NC 27909

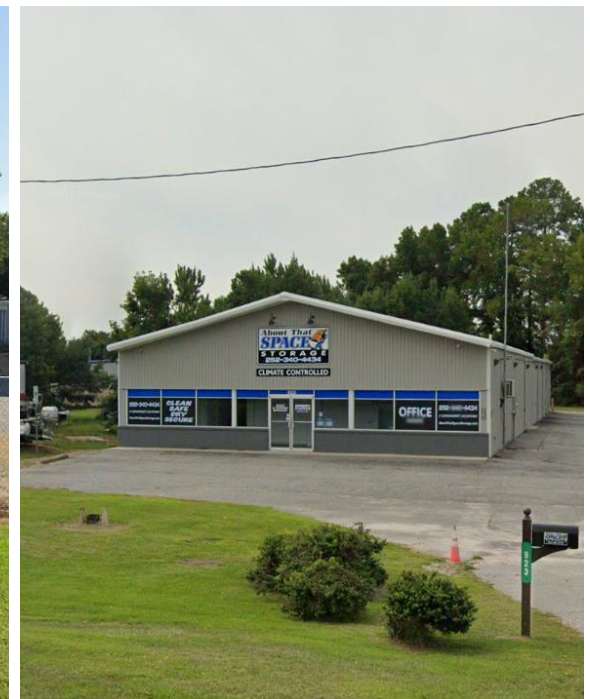
255 US-158
CAMDEN, NC 27921

768 SIMPSON DITCH RD
ELIZABETH CITY, NC 27909

923 HALSTEAD BLVD
ELIZABETH CITY, NC 27909

OFFERING MEMORANDUM

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2026 Marcus & Millichap. All rights reserved.

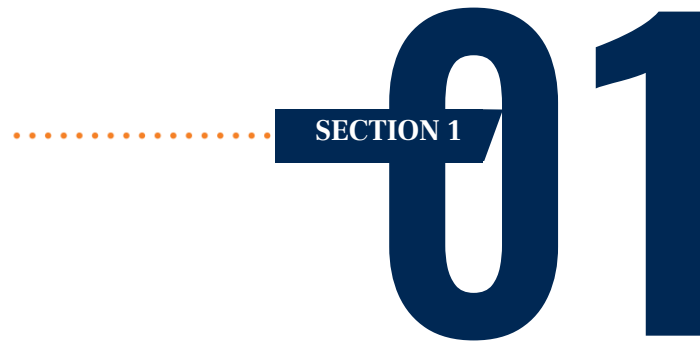
NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. | PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved. ACT ID

Marcus & Millichap



01

Investment Overview

Marcus & Millichap



ABOUT THAT SPACE STORAGE PORTFOLIO

OFFERING SUMMARY

Purchase Price	\$7,500,000
Price Per Rentable Square Foot	\$98.11
Current Physical Occupancy	86.62%
Current Economic Occupancy	81.57%
Current Cap Rate	5.58%
Year One Cap Rate	6.17%
Year Two Cap Rate	6.60%
Year Three Cap Rate	7.00%
Year Four Cap Rate	7.43%
Year Five Cap Rate	7.87%
Net Rentable Square Feet	76,446
Lot Size (Acres)	10.59
Year Built	1971 - 2005

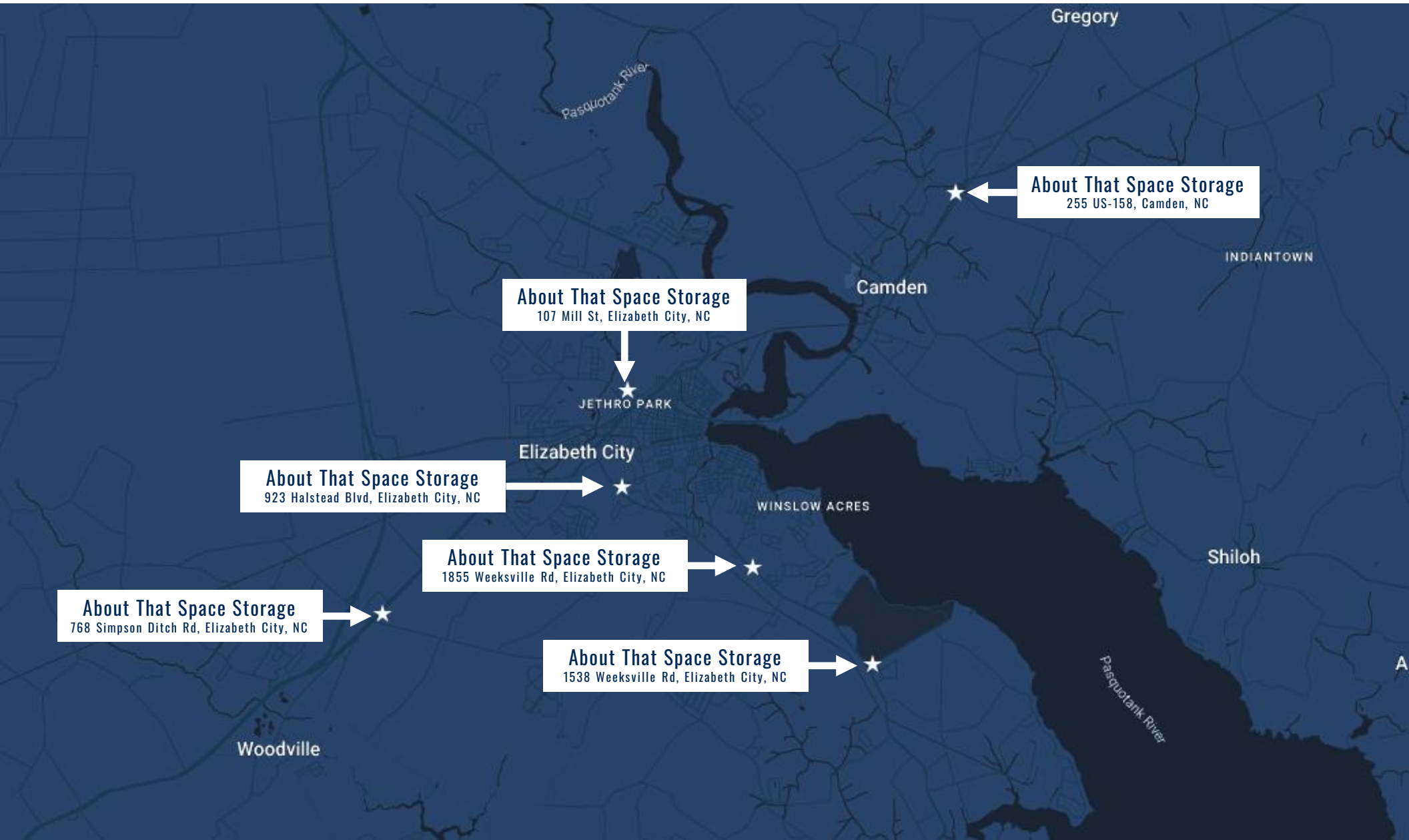
PROPERTY HIGHLIGHTS

- Coastal North Carolina Six Property, Stabilized Self-Storage Portfolio with Significant Upside
- All Six Facilities Located Within a Ten-Mile Radius In and Around Elizabeth City, North Carolina
- 76,446 Total Net Rentable Square Feet
- 58 Climate Controlled Self-Storage Units | 577 Non-Climate Controlled Units | 26 Uncovered Outdoor Parking Spaces
- Room for Expansion at Halstead Blvd, Simpson Ditch Road, and 1855 Weeksville Road Locations
- Weeksville Road Locations are Situated Adjacent to One of the Nation's Largest Coast Guard Bases: Air Station Elizabeth City



ABOUT THAT SPACE STORAGE PORTFOLIO

PORTFOLIO MAP







SECTION 2

02



Financial Analysis

Marcus & Millichap



ABOUT THAT SPACE STORAGE PORTFOLIO

UNIT MIX SUMMARY

Climate Controlled - Halstead Blvd													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current	Current	Current	Year Three	Year Three	Year Three	Year Five	Year Five	Year Five
					Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income
5	X 5	25	1	25	\$65	\$65	\$780	\$79	\$79	\$946	\$87	\$87	\$1,043
5	X 10	50	2	100	\$110	\$220	\$2,640	\$133	\$267	\$3,203	\$147	\$294	\$3,532
6	X 9	54	1	54	\$115	\$115	\$1,380	\$140	\$140	\$1,675	\$154	\$154	\$1,846
6	X 10	60	1	60	\$120	\$120	\$1,440	\$146	\$146	\$1,747	\$161	\$161	\$1,926
7	X 9	63	1	63	\$122	\$122	\$1,464	\$148	\$148	\$1,776	\$163	\$163	\$1,959
7	X 10	70	1	70	\$125	\$125	\$1,500	\$152	\$152	\$1,820	\$167	\$167	\$2,007
8	X 9	72	2	144	\$128	\$256	\$3,072	\$155	\$311	\$3,728	\$171	\$342	\$4,110
8	X 10	80	4	320	\$140	\$560	\$6,720	\$170	\$680	\$8,154	\$187	\$749	\$8,990
10	X 9	90	12	1,080	\$145	\$1,740	\$20,880	\$176	\$2,111	\$25,336	\$194	\$2,328	\$27,933
10	X 10	100	32	3,200	\$160	\$5,120	\$61,440	\$194	\$6,213	\$74,552	\$214	\$6,849	\$82,193
20	X 9	180	1	180	\$240	\$240	\$2,880	\$291	\$291	\$3,495	\$321	\$321	\$3,853
			58	5,296		\$8,683	\$104,196		\$10,536	\$126,432		\$11,616	\$139,391

Non-Climate-Controlled - Simpson Ditch Rd													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current	Current	Current	Year Three	Year Three	Year Three	Year Five	Year Five	Year Five
					Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income
5	X 10	50	8	400	\$60	\$480	\$5,760	\$73	\$582	\$6,989	\$80	\$642	\$7,706
10	X 10	100	44	4,400	\$85	\$3,740	\$44,880	\$103	\$4,538	\$54,458	\$114	\$5,003	\$60,040
			52	4,800		\$4,220	\$50,640		\$5,121	\$61,447		\$5,645	\$67,745

Non-Climate-Controlled - 1538 Weeksville Rd													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current	Current	Current	Year Three	Year Three	Year Three	Year Five	Year Five	Year Five
					Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income
5	X 10	50	66	3,300	\$60	\$3,960	\$47,520	\$73	\$4,805	\$57,661	\$80	\$5,298	\$63,571
10	X 10	100	51	5,100	\$85	\$4,335	\$52,020	\$103	\$5,260	\$63,121	\$114	\$5,799	\$69,591
10	X 15	150	41	6,150	\$100	\$4,100	\$49,200	\$121	\$4,975	\$59,700	\$134	\$5,485	\$65,819
10	X 20	200	51	10,200	\$115	\$5,865	\$70,380	\$140	\$7,117	\$85,400	\$154	\$7,846	\$94,153
			209	24,750		\$18,260	\$219,120		\$22,157	\$265,882		\$24,428	\$293,134

Non-Climate-Controlled - Mill St													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current	Current	Current	Year Three	Year Three	Year Three	Year Five	Year Five	Year Five
					Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income	Rent / Month	Monthly Income	Annual Income
5	X 10	50	12	600	\$60	\$720	\$8,640	\$73	\$874	\$10,484	\$80	\$963	\$11,558
10	X 10	100	13	1,300	\$85	\$1,105	\$13,260	\$103	\$1,341	\$16,090	\$114	\$1,478	\$17,739
15	X 10	150	26	3,900	\$100	\$2,600	\$31,200	\$121	\$3,155	\$37,858	\$134	\$3,478	\$41,739
20	X 10	200	13	2,600	\$115	\$1,495	\$17,940	\$140	\$1,814	\$21,769	\$154	\$2,000	\$24,000
			64	8,400		\$5,920	\$71,040		\$7,183	\$86,200		\$7,920	\$95,036

ABOUT THAT SPACE STORAGE PORTFOLIO

UNIT MIX SUMMARY

Non-Climate-Controlled - 1855 Weeksville Rd													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
5	X 10	50	30	1,500	\$60	\$1,800	\$21,600	\$73	\$2,184	\$26,210	\$80	\$2,408	\$28,896
10	X 10	100	73	7,300	\$85	\$6,205	\$74,460	\$103	\$7,529	\$90,350	\$114	\$8,301	\$99,611
10	X 20	200	76	15,200	\$115	\$8,740	\$104,880	\$140	\$10,605	\$127,262	\$154	\$11,692	\$140,306
			179	24,000		\$16,745	\$200,940		\$20,318	\$243,822		\$22,401	\$268,814

Non-Climate-Controlled - US Hwy 158													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
5	X 10	50	18	900	\$60	\$1,080	\$12,960	\$73	\$1,310	\$15,726	\$80	\$1,445	\$17,338
10	X 10	100	27	2,700	\$85	\$2,295	\$27,540	\$103	\$2,785	\$33,417	\$114	\$3,070	\$36,842
10	X 20	200	28	5,600	\$115	\$3,220	\$38,640	\$140	\$3,907	\$46,886	\$154	\$4,308	\$51,692
			73	9,200		\$6,595	\$79,140		\$8,002	\$96,029		\$8,823	\$105,872

Parking													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
15X35 - 1855 Weeksville Rd		0	25	0	\$60	\$1,500	\$18,000	\$73	\$1,820	\$21,841	\$80	\$2,007	\$24,080
20X30 - US Hwy 158		0	1	0	\$150	\$150	\$1,800	\$182	\$182	\$2,184	\$201	\$201	\$2,408
			26	N/A		\$1,650	\$19,800		\$2,002	\$24,025		\$2,207	\$26,488

Total Unit Mix									
	Total Units	Total NRSF	Current Gross Potential Monthly Income	Current Gross Potential Annual Income	Year Three Gross Potential Monthly Income	Year Three Gross Potential Annual Income	Year Five Gross Potential Monthly Income	Year Five Gross Potential Annual Income	
Climate Controlled - Halstead Blvd	58	5,296	\$ 8,683	\$ 104,196	\$ 10,536	\$ 126,432	\$ 11,616	\$ 139,391	
Non-Climate-Controlled - Simpson Ditch Rd	52	4,800	\$ 4,220	\$ 50,640	\$ 5,121	\$ 61,447	\$ 5,645	\$ 67,745	
Non-Climate-Controlled - 1538 Weeksville Rd	209	24,750	\$ 18,260	\$ 219,120	\$ 22,157	\$ 265,882	\$ 24,428	\$ 293,134	
Non-Climate-Controlled - Mill St	64	8,400	\$ 5,920	\$ 71,040	\$ 7,183	\$ 86,200	\$ 7,920	\$ 95,036	
Non-Climate-Controlled - 1855 Weeksville Rd	179	24,000	\$ 16,745	\$ 200,940	\$ 20,318	\$ 243,822	\$ 22,401	\$ 268,814	
Non-Climate-Controlled - US Hwy 158	73	9,200	\$ 6,595	\$ 79,140	\$ 8,002	\$ 96,029	\$ 8,823	\$ 105,872	
Parking	26	N/A	\$ 1,650	\$ 19,800	\$ 2,002	\$ 24,025	\$ 2,207	\$ 26,488	
	661	76,446	\$ 62,073	\$ 744,876	\$ 75,320	\$ 903,837	\$ 83,040	\$ 996,481	

ABOUT THAT SPACE STORAGE PORTFOLIO

INCOME & EXPENSE

Income & Expense																		
INCOME	Current		Year One		Year Two		Year Three		Year Four		Year Five							
Gross Potential Rental Income	\$	744,876	\$9.74SF	\$	800,742	\$10.47SF	\$	860,797	\$11.26SF	\$	903,837	\$11.82SF	\$	949,029	\$12.41SF	\$	996,481	\$13.04SF
Physical Vacancy	13.38%	\$ (71,468)	\$0.93SF	10.00%	\$ (80,074)	\$1.05SF	10.00%	\$ (86,080)	\$1.13SF	10.00%	\$ (90,384)	\$1.18SF	10.00%	\$ (94,903)	\$1.24SF	10.00%	\$ (99,648)	\$1.30SF
Rate Variance	8.83%	\$ (65,804)	\$0.86SF	8.00%	\$ (64,059)	\$0.84SF	8.00%	\$ (68,864)	\$0.90SF	8.00%	\$ (72,307)	\$0.95SF	8.00%	\$ (75,922)	\$0.99SF	8.00%	\$ (79,718)	\$1.04SF
Total Economic Vacancy	18.43%	\$ (137,272)	\$1.80SF	18.00%	\$ (144,134)	\$1.89SF	18.00%	\$ (154,944)	\$2.03SF	18.00%	\$ (162,691)	\$2.13SF	18.00%	\$ (170,825)	\$2.23SF	18.00%	\$ (179,366)	\$2.35SF
Effective Gross Rental Income	\$	607,604	\$7.95SF	\$	656,608	\$8.59SF	\$	705,854	\$9.23SF	\$	741,146	\$9.70SF	\$	778,204	\$10.18SF	\$	817,114	\$10.69SF
All Other Income	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF
Total Other Income	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF	\$	-	\$0.00SF
Effective Gross Income	\$	607,604	\$7.95SF	\$	656,608	\$8.59SF	\$	705,854	\$9.23SF	\$	741,146	\$9.70SF	\$	778,204	\$10.18SF	\$	817,114	\$10.69SF
Average Monthly Income	\$	50,634	\$0.66SF	\$	54,717	\$0.72SF	\$	58,821	\$0.77SF	\$	61,762	\$0.81SF	\$	64,850	\$0.85SF	\$	68,093	\$0.89SF
EXPENSES	Current		Year One		Year Two		Year Three		Year Four		Year Five							
Real Estate Taxes	\$	18,370	\$0.24SF	\$	18,829	\$0.25SF	\$	31,163	\$0.41SF	\$	31,942	\$0.42SF	\$	32,741	\$0.43SF	\$	33,559	\$0.44SF
Insurance	\$	20,516	\$0.27SF	\$	21,029	\$0.28SF	\$	21,555	\$0.28SF	\$	22,094	\$0.29SF	\$	22,646	\$0.30SF	\$	23,212	\$0.30SF
Utilities	\$	16,989	\$0.22SF	\$	17,414	\$0.23SF	\$	17,849	\$0.23SF	\$	18,296	\$0.24SF	\$	18,753	\$0.25SF	\$	19,222	\$0.25SF
Marketing & Advertising	\$	12,373	\$0.16SF	\$	11,135	\$0.15SF	\$	10,022	\$0.13SF	\$	9,020	\$0.12SF	\$	8,118	\$0.11SF	\$	7,306	\$0.10SF
Payroll	\$	57,335	\$0.75SF	\$	58,768	\$0.77SF	\$	60,237	\$0.79SF	\$	61,743	\$0.81SF	\$	63,287	\$0.83SF	\$	64,869	\$0.85SF
Repairs & Maintenance	\$	4,107	\$0.05SF	\$	4,210	\$0.06SF	\$	4,315	\$0.06SF	\$	4,423	\$0.06SF	\$	4,534	\$0.06SF	\$	4,647	\$0.06SF
Credit Card & Bank Fees	\$	2,072	\$0.03SF	\$	2,239	\$0.03SF	\$	2,407	\$0.03SF	\$	2,527	\$0.03SF	\$	2,654	\$0.03SF	\$	2,787	\$0.04SF
Office Expense	\$	4,595	\$0.06SF	\$	4,710	\$0.06SF	\$	4,827	\$0.06SF	\$	4,948	\$0.06SF	\$	5,072	\$0.07SF	\$	5,199	\$0.07SF
Computer & Software	\$	6,000	\$0.08SF	\$	6,150	\$0.08SF	\$	6,304	\$0.08SF	\$	6,461	\$0.08SF	\$	6,623	\$0.09SF	\$	6,788	\$0.09SF
Telephone & Internet	\$	6,986	\$0.09SF	\$	7,161	\$0.09SF	\$	7,340	\$0.10SF	\$	7,523	\$0.10SF	\$	7,711	\$0.10SF	\$	7,904	\$0.10SF
Landscaping & Snow Removal	\$	6,131	\$0.08SF	\$	6,284	\$0.08SF	\$	6,442	\$0.08SF	\$	6,603	\$0.09SF	\$	6,768	\$0.09SF	\$	6,937	\$0.09SF
General & Administrative	\$	2,999	\$0.04SF	\$	3,074	\$0.04SF	\$	3,151	\$0.04SF	\$	3,230	\$0.04SF	\$	3,311	\$0.04SF	\$	3,393	\$0.04SF
Off-Site Management Fees	5.00%	\$ 30,380	\$0.40SF	5.00%	\$ 32,830	\$0.43SF	5.00%	\$ 35,293	\$0.46SF	5.00%	\$ 37,057	\$0.48SF	5.00%	\$ 38,910	\$0.51SF	5.00%	\$ 40,856	\$0.53SF
Total Operating Expenses	31.1%	\$ 188,853	\$2.47SF	29.5%	\$ 193,834	\$2.54SF	29.9%	\$ 210,905	\$2.76SF	29.1%	\$ 215,867	\$2.82SF	28.4%	\$ 221,126	\$2.89SF	27.7%	\$ 226,678	\$2.97SF
Net Operating Income	\$	418,751	\$5.48SF	\$	462,774	\$6.05SF	\$	494,949	\$6.47SF	\$	525,280	\$6.87SF	\$	557,078	\$7.29SF	\$	590,436	\$7.72SF

ABOUT THAT SPACE STORAGE PORTFOLIO

FINANCIAL ASSUMPTIONS

Gross Potential Rent Growth

Year One	7.50%
Year Two	7.50%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Effective Gross Income Growth

Year One	8.07%
Year Two	7.50%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Net Operating Income Growth

Year One	10.51%
Year Two	6.95%
Year Three	6.13%
Year Four	6.05%
Year Five	5.99%

Comments

1. RE Taxes Were Last Assessed in 2022 and Will Reassess in 2028; Year Two RE Taxes are Based on a Market Value of \$4,000,000
2. Income and Expenses are based on 2025 Actual Income and Expense
3. Payroll and Computer & Software are added to expenses based on industry averages
4. A Management Fee is Added to Expenses Based on 5% of Gross Income
5. General & Administrative Includes Refunds and Subcontractors

Property Tax

Current Market Value	\$2,357,924
Current Assessed Value	\$2,357,924
Current Tax Rate	0.78%
Current RE Tax Expense	\$18,370
Year Two Market / Assessed Value	\$4,000,000 / \$4,000,000
Year Two Tax Bill	\$31,163
County	Pasquotank
Revaluation Cycle	Every Six Years

*You are solely responsible for independently verifying the information in this offering
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK

03

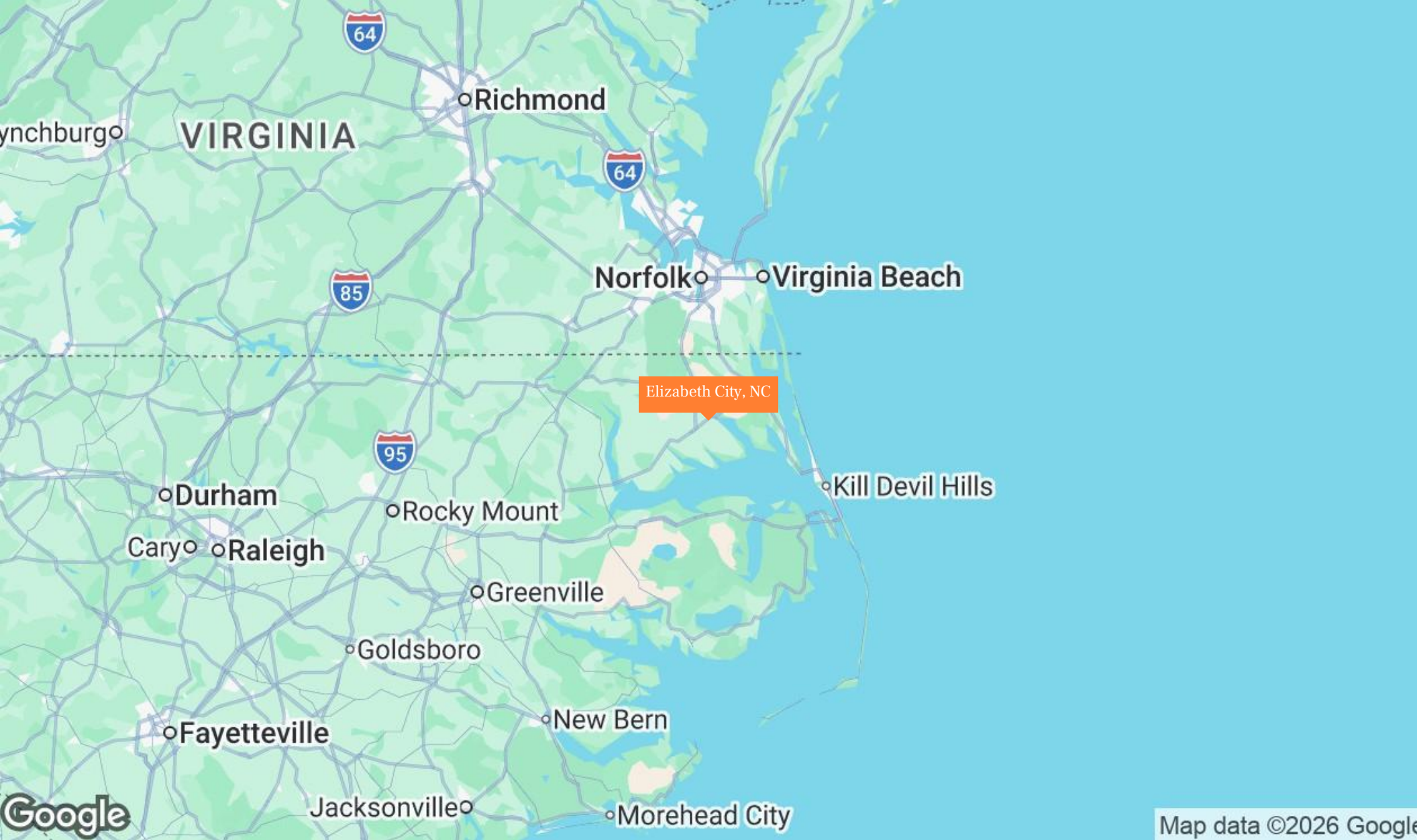
SECTION 3

Property Information

Marcus & Millichap

ABOUT THAT SPACE STORAGE PORTFOLIO

REGIONAL MAP



ABOUT THAT SPACE STORAGE – 107 MILL STREET, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 1538 WEEKSVILLE RD, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 1855 WEEKSVILLE RD, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 255 US-158, CAMDEN, NC 27921

PARCEL OUTLINE



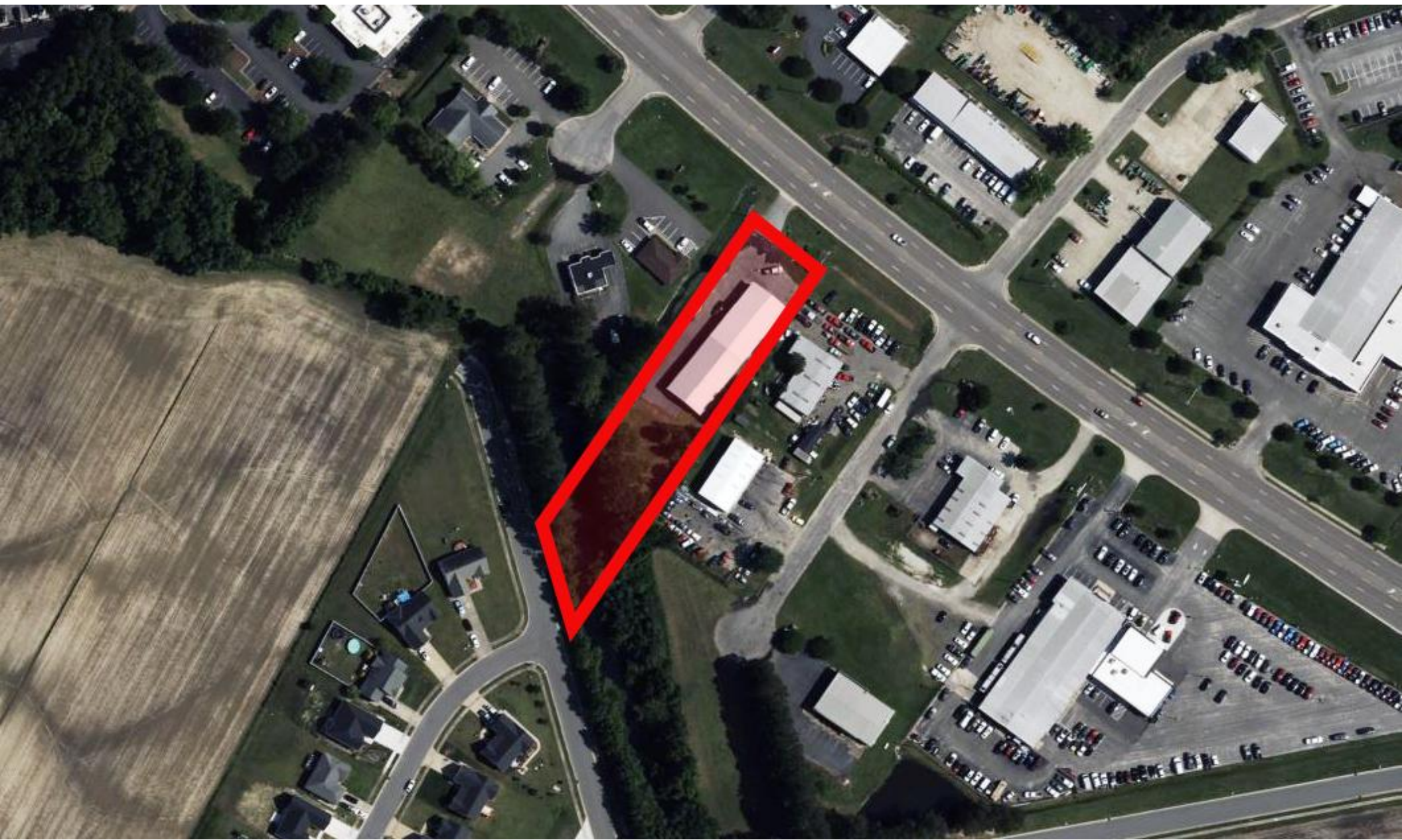
ABOUT THAT SPACE STORAGE – 768 SIMPSON DITCH RD, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 923 HALSTEAD BLVD, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



SECTION 4

04



Rent Comparables



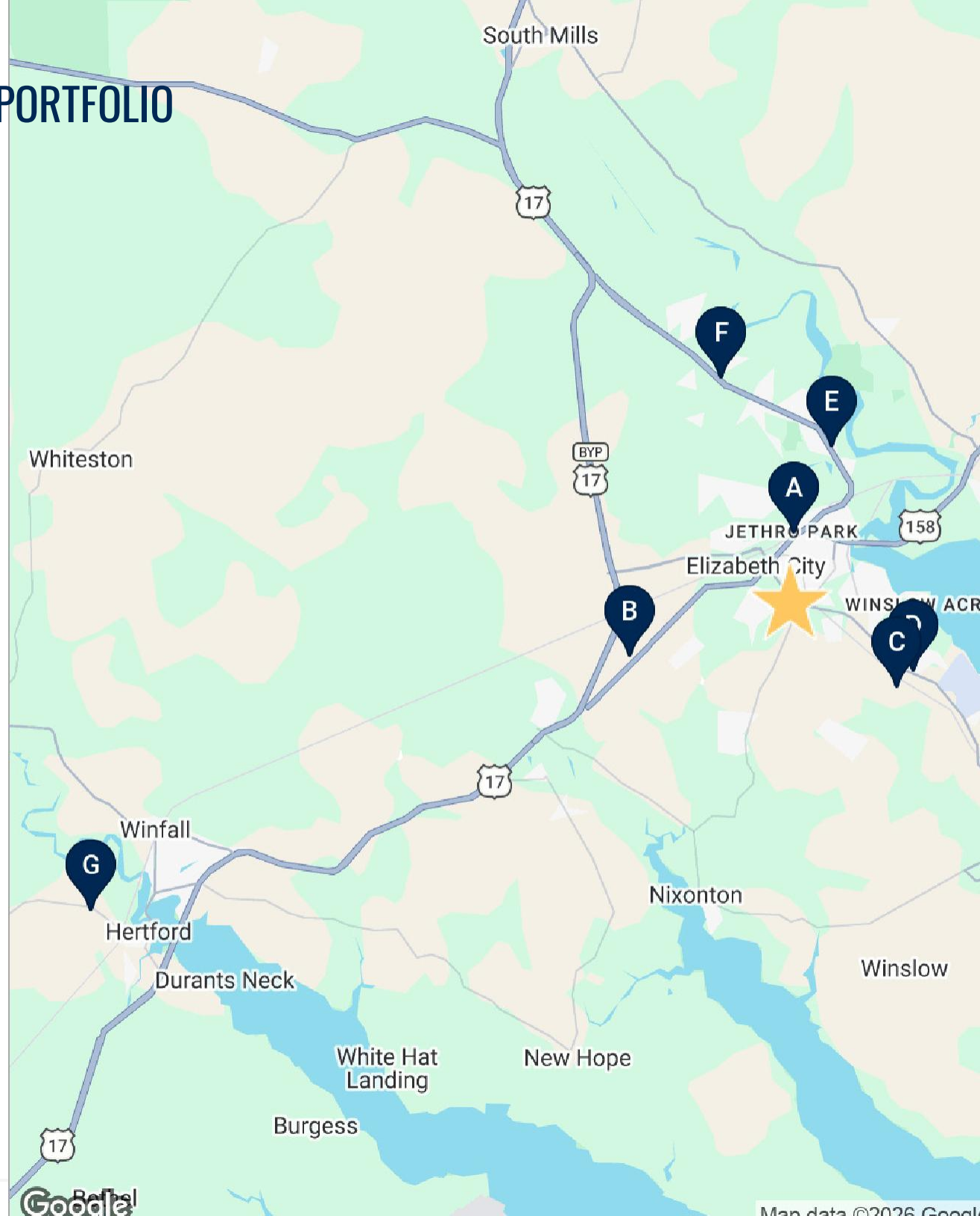
ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS MAP

RENT COMPS MAP

★ About That Space Storage Portfolio

- A Air-Tight Storage
- B Air-Tight Storage
- C Affordable Storage Guys
- D Weeksville Secure Self Storage
- E Sure-Store Mini Warehouses
- F Horseshoe Mini-Storage
- G Sure-Store Mini Warehouses



ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS

★ **About That Space Storage Portfolio**
923 Halstead Blvd, Elizabeth City, NC 27909

🕒 Year Built 1971



PROPERTY INFORMATION

Lot Size: 10.59 Acres

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 CC	\$110.00	50 SF	\$2.20
05x10 NC	\$60.00	50 SF	\$1.20
10x10 CC	\$160.00	100 SF	\$1.60
10x10 NC	\$85.00	100 SF	\$0.85
10x15 NC	\$100.00	150 SF	\$0.67
10x20 NC	\$115.00	200 SF	\$0.58

A **Air-Tight Storage**
1202 West Main Street Extension, Elizabeth City, NC 27909

🏠 80 Units | 🕒 Year Built 1997



PROPERTY INFORMATION

Lot Size: 0.63 Acres Gross SF: 11,000 SF

Rentable SF: 11,000 SF Survey Date: 05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$73.00	50 SF	\$1.46
10x10 NC	\$90.00	100 SF	\$0.90
10x15 NC	\$104.00	150 SF	\$0.69
10x20 NC	\$132.00	200 SF	\$0.66

ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS

B **Air-Tight Storage**
1308 Hwy 17, Elizabeth City, NC 27909

 260 Units |  Year Built 1969



PROPERTY INFORMATION

Lot Size:	4.09 Acres	Gross SF:	31,000 SF
Rentable SF:	31,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$73.00	50 SF	\$1.46
10x10 CC	\$176.00	100 SF	\$1.76
10x10 NC	\$89.00	100 SF	\$0.89
10x15 CC	\$215.00	150 SF	\$1.43
10x15 NC	\$117.00	150 SF	\$0.78

C **Affordable Storage Guys**
103 Enterprise Dr, Elizabeth City, NC 27909

 170 Units |  Year Built 2005



PROPERTY INFORMATION

Lot Size:	1.92 Acres	Gross SF:	-
Rentable SF:	22,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$55.00	50 SF	\$1.10
10x10 CC	\$140.00	100 SF	\$1.40
10x10 NC	\$75.00	100 SF	\$0.75
10x20 CC	\$220.00	200 SF	\$1.10
10X20 NC	\$135.00	200 SF	\$0.68

ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS

D **Weeksville Secure Self Storage**
1910 Weeksville Rd, Elizabeth City, NC 27909

 700 Units |  Year Built 2014



PROPERTY INFORMATION

Lot Size:	10.25 Acres	Gross SF:	80,000 SF
Rentable SF:	75,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 CC	\$100.00	50 SF	\$2.00
10x10 CC	\$145.00	100 SF	\$1.45
10x10 NC	\$100.00	100 SF	\$1.00
10x20 CC	\$225.00	200 SF	\$1.13
10X20 NC	\$155.00	200 SF	\$0.78

E **Sure-Store Mini Warehouses**
1300 N Road St, Elizabeth City, NC 27909

 60 Units |  Year Built 1992



PROPERTY INFORMATION

Lot Size:	1.42 Acres	Gross SF:	-
Rentable SF:	7,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$50.00	50 SF	\$1.00
10x10 NC	\$70.00	100 SF	\$0.70
10x15 NC	\$85.00	150 SF	\$0.57
10x20 NC	\$110.00	200 SF	\$0.55

ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS

F **Horseshoe Mini-Storage**
1980 N Road St, Elizabeth City, NC 27909

 350 Units |  Year Built 1998



PROPERTY INFORMATION

Lot Size:	5.7 Acres	Gross SF:	45,000 SF
Rentable SF:	40,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$65.00	50 SF	\$1.30
10x10 CC	\$145.00	100 SF	\$1.45
10X10 NC	\$85.00	100 SF	\$0.85
10X15 NC	\$95.00	150 SF	\$0.63
10X20 NC	\$105.00	200 SF	\$0.53

G **Sure-Store Mini Warehouses**
104 Cedar Stretch Rd, Hertford, NC 27944

 180 Units |  Year Built 2001



PROPERTY INFORMATION

Lot Size:	1.43 Acres	Gross SF:	23,000 SF
Rentable SF:	23,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$50.00	50 SF	\$1.00
10x10 NC	\$70.00	100 SF	\$0.70
10x15 NC	\$85.00	150 SF	\$0.57
10x20 NC	\$110.00	200 SF	\$0.55

05

SECTION 5



Market Overview



ABOUT THAT SPACE STORAGE PORTFOLIO

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	23,230	32,477	47,887
2025 Estimate			
Total Population	22,962	32,047	47,159
2020 Census			
Total Population	22,420	31,183	45,825
2010 Census			
Total Population	22,967	31,343	45,527
Daytime Population			
2025 Estimate	25,319	33,384	44,168
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Households	9,485	13,125	18,715
2025 Estimate			
Total Households	9,298	12,863	18,317
Average (Mean) Household Size	2.3	2.4	2.4
2020 Census			
Total Households	8,938	12,360	17,550
2010 Census			
Total Households	8,589	11,836	16,742

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2025 Estimate			
\$250,000 or More	1.4%	2.3%	2.8%
\$200,000-\$249,999	1.2%	1.9%	2.2%
\$150,000-\$199,999	5.5%	5.7%	5.9%
\$125,000-\$149,999	5.7%	6.6%	7.4%
\$100,000-\$124,999	6.5%	8.1%	9.9%
\$75,000-\$99,999	16.1%	16.1%	16.1%
\$50,000-\$74,999	18.1%	17.5%	17.3%
\$35,000-\$49,999	12.4%	12.7%	11.9%
\$25,000-\$34,999	9.1%	8.3%	8.3%
\$15,000-\$24,999	12.3%	10.7%	9.4%
Under \$15,000	11.8%	10.1%	8.8%
Average Household Income	\$71,360	\$78,613	\$83,068
Median Household Income	\$59,878	\$65,153	\$69,217
Per Capita Income	\$28,718	\$31,075	\$32,705

ABOUT THAT SPACE STORAGE PORTFOLIO

DEMOGRAPHICS

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2025 Estimate	22,962	32,047	47,159
0 to 4 Years	6.4%	6.0%	5.6%
5 to 14 Years	11.7%	11.6%	11.6%
15 to 17 Years	3.9%	3.8%	3.8%
18 to 19 Years	3.7%	3.3%	2.9%
20 to 24 Years	8.3%	7.6%	6.8%
25 to 29 Years	6.6%	6.4%	6.1%
30 to 34 Years	7.1%	6.9%	6.7%
35 to 39 Years	6.4%	6.7%	6.8%
40 to 49 Years	10.7%	11.3%	11.7%
50 to 59 Years	10.6%	11.2%	12.1%
60 to 64 Years	6.5%	6.6%	6.9%
65 to 69 Years	5.7%	5.9%	6.3%
70 to 74 Years	4.6%	4.8%	4.9%
75 to 79 Years	3.6%	3.7%	3.8%
80 to 84 Years	2.2%	2.2%	2.3%
Age 85+	2.0%	2.1%	2.0%
Median Age	37.0	38.0	40.0

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	15,150	21,698	32,699
Elementary (0-8)	3.7%	3.5%	3.7%
Some High School (9-11)	7.7%	7.0%	7.4%
High School Graduate (12)	27.8%	27.3%	27.6%
Some College (13-15)	23.0%	23.5%	23.8%
Associate Degree Only	9.0%	9.3%	9.9%
Bachelor's Degree Only	19.4%	20.0%	19.0%
Graduate Degree	9.5%	9.3%	8.6%
HOUSING UNITS			
	3 Miles	5 Miles	10 Miles
Occupied Units			
2030 Projection	10,843	14,704	20,852
2025 Estimate	10,622	14,404	20,402
Owner Occupied	4,726	7,341	12,075
Renter Occupied	4,528	5,322	6,297
Vacant	1,324	1,541	2,085
Persons in Units			
2025 Estimate Total Occupied Units	9,298	12,863	18,317
1 Person Units	32.1%	29.4%	27.4%
2 Person Units	34.0%	34.9%	35.8%
3 Person Units	16.2%	16.6%	17.0%
4 Person Units	9.9%	11.0%	11.6%
5 Person Units	5.0%	5.4%	5.6%
6+ Person Units	2.8%	2.7%	2.6%

ABOUT THAT SPACE STORAGE PORTFOLIO

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 47,159. The population has changed by 3.58 percent since 2010. It is estimated that the population in your area will be 47,887 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 150 people per square mile.



HOUSEHOLDS

There are currently 18,317 households in your selected geography. The number of households has changed by 9.41 percent since 2010. It is estimated that the number of households in your area will be 18,715 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$69,217, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 66.38 percent since 2010. It is estimated that the median household income in your area will be \$79,552 five years from now, which represents a change of 14.9 percent from the current year.

The current year per capita income in your area is \$32,705, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$83,068, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 21,197 people in your selected area were employed. The 2010 Census revealed that 54 percent of employees are in white-collar occupations in this geography, and 22.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$294,705 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 11,159.00 owner-occupied housing units and 5,582.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 26.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.8 percent in the selected area compared with the 19.6 percent in the U.S.

Marcus & Millichap

ABOUT THAT SPACE STORAGE PORTFOLIO

ELIZABETH CITY, NORTH CAROLINA

EXCLUSIVELY LISTED BY:

NATHAN COE

Senior Managing Director Investments
Columbus Office
614.360.9801
Nathan.Coe@marcusmillichap.com
License: OH SAL.2015003418

BRETT HATCHER

Executive Managing Director Investments
Columbus Office
614.360.9043
Brett.Hatcher@marcusmillichap.com
License: OH SAL.2006002356

GABRIEL COE

Executive Managing Director Investments
Columbus Office
614.360.9041
Gabriel.Coe@marcusmillichap.com
License: OH SAL.2014003018

LUKE DAWLEY

Director Investments
614.360.9807
Luke.Dawley@marcusmillichap.com
License: OH SAL.2020000561

RACHEL BACKENSTOE

Associate Investments
614.360.9059
Rachel.Backenstoe@marcusmillichap.com
License: OH SAL.2025001460

KYLE BAESMAN

Associate Investments
614.360.9814
Kyle.Baesman@marcusmillichap.com
License: OH SAL.2025000105

CHARLES GALLAGHER

NC Broker of Record
Charles.Gallagher@marcusmillichap.com
License: 351471