

Self Storage Investment Opportunity



Pleasant View Self Storage

189 S Pleasant View Road
Post Falls, ID 83854

Fairchild Self Storage

1529 S Craig Road
Airway Heights, WA 99001

Presented by:

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LIST PRICE: \$7,300,000

INVESTMENT HIGHLIGHTS

- Premier value-add opportunity with an immediate pathway to increased yield through sophisticated operational optimization
- Both facilities are stabilized occupancy and cash flow positive day one.
- 485 units/ 75,930 Net Rentable SF
- Own a regional portfolio across (2) strong economic and growth markets. Both assets occupy strategic, high-visibility footprints within explosive industrial and residential growth corridors
- Significant Value Appreciation The investment provides substantial wealth creation through appreciation. The property is acquired at an initial value of ~\$7.3 million and is projected to reach a residual sale value of \$10.20 million by Year 5. This represents over \$2.85 million in asset value creation over the hold period.

PROPERTY DETAILS

	Pleasant View Self Storage	Fairchild Self Storage
Rentable Square Feet:	28,390	32,640 (Storage) 14,900 (Parking Outside)
Total Units:	179	306
Physical Occupancy:	85%	73%
Acreage:	2.05	4.67

