

20 ACRE - 2 PROPERTY PORTFOLIO
**Executive Mini Storage
Portfolio**

GRNNELL, IA - IOWA FALLS, IA

PRESENTED BY:

JACK LUSTER

O: 618.292.1075

jack.luster@svn.com

HARRISON HAYNES

O: 563.451.5909

harrison.haynes@svn.com

KRISTEN ASMAN

O: 614.370.9077

kristen.asman@svn.com

OH #658012934



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

20 ACRE - 2 PROPERTY PORTFOLIO SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,225,000
NUMBER OF UNITS:	297
YEAR BUILT:	2023 & 2024
BUILDING SIZE:	27,200 NRSF
ACRES:	19.84
GROSS POSSIBLE WITH CURRENT UNITS:	\$217,080
PRO FORMA BUILT OUT GROSS REVENUE:	\$410,040

PROPERTY DESCRIPTION

This, 297 Unit Portfolio consists of 27,200 NRSF of traditional non-climate self-storage across two sites, both in college towns. + or -4 Acres of expansion/development at the Grinnell site and over 11 acres of Development ground in Iowa Falls. These two sites are new construction with Grinnell being finished in early 2023, and Iowa falls being finished in late 2024. Both sites are fully fenced with a barrier arms gate for access and Kiosk's at both sites for remote management.

GRINNELL SITE



OFFERING SUMMARY

NUMBER OF UNITS:	210
YEAR BUILT:	2023
BUILDING SIZE:	18,000 SF
ACRES:	6.24
GROSS POSSIBLE WITH CURRENT UNITS:	\$152,640
PRO FORMA BUILT OUT GROSS REVENUE:	\$291,600

PROPERTY DESCRIPTION

This, over 6-acre, property was completed in 2023. It has 18,000 net rentable square feet and boasts 4+or- acres of expansion land. This property is located in Grinnell Iowa, right along Interstate 80. Being in a college town, it is able to pull not just residents, but students as well. Property has opportunity for buildout and conversion of current unit mix.

PROPERTY HIGHLIGHTS

- College town
- Opportunity Zone
- 18,000 net rentable square feet.
- Can convert the current 150, (10x10s) into (10x20s)
- Approved for storage expansion
- 4 +or- acres of expansion land
- Kiosk

IOWA FALLS SITE



OFFERING SUMMARY

NUMBER OF UNITS:	87
BUILDING SIZE:	9,200 SF
ACRES:	13.60
GROSS POSSIBLE WITH CURRENT UNITS:	\$64,440
PRO FORMA BUILT OUT GROSS REVENUE:	\$118,440

PROPERTY DESCRIPTION

Project was completed in November of 2024 and lease us is already at 20%. The storage units are fully fenced in with a Kiosk at the entrance. It has over 11 acres of addition land to expand on.

CUSTOM HEADER

- College town
- Brand new build
- Leasing up fast
- 11 acres of additional expansion land
- Selling at appraisal value
- Kiosk

GRINNELL



IOWA FALLS



SECTION 1
Location
Information

1512000

180-0680600

180-0800900

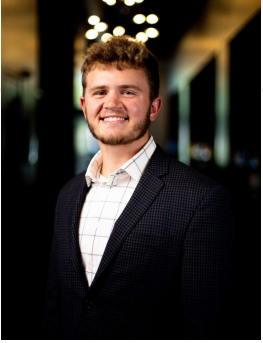
GRINNELL RETAIL MAP



IOWA FALLS RETAIL MAP



ADVISOR BIO



JACK LUSTER

Advisor

jack.luster@svn.com

Direct: **618.292.1075** | Cell: **618.292.1075**

PROFESSIONAL BACKGROUND

Raised in central Iowa, Jack quickly realized his passion for serving others. Raised as a Christian, passionate about being an athlete, Jack was mentored to help bring people together to reach a common goal. He pursued baseball at DMACC where he then went on to play at North Dakota State University in Fargo, North Dakota. This is where Jack realized his passion for Commercial Real Estate.

His main focus is with-in investment sales, with a specialty in Self-Storage, Jack is the only Commercial Real Estate Advisor, in the state of Iowa, that is a member of the Iowa Self-Storage Association where he is actively working on all 800+ self-storage properties across the state of Iowa. When Jack isn't in the office, he has his own baseball/softball private coaching business, which he does almost every day after work, and on the weekends to help kids accomplish their athletic goals.

EDUCATION

Bachelor degree at North Dakota State University.
Associates degree at Des Moines Area Community College.

MEMBERSHIPS

Member of the Iowa Self Storage Association.
Member of the West Des Moines Chamber of Commerce.
Member of the Iowa Commercial Real Estate Association.

SVN | CREATE Commercial Real Estate Advisors
2700 Westown Parkway Suite 200
West Des Moines, IA 50266

ADVISOR BIO



HARRISON HAYNES

Associate Advisor

harrison.haynes@svn.com

Direct: **563.451.5909** | Cell: **563.451.5909**

PROFESSIONAL BACKGROUND

Harrison is an Associate Advisor for SVN | CREATE. Graduate from Wartburg College in Waverly, IA with a bachelor's degree in finance and a 4-year member of the Knights Football team. Harrison Grew up in the Finance world with family all over the industry and found a love for Commercial Real Estate after school with an opportunity at a prestigious global firm, SVN who has a footprint all over the nation made joining the brand an easy choice. Harrison focuses on Industrial and Office sales and leases with a specialty in Self Storage & Investment Sales. Investment Sales and Acquisitions are a big part of Harrison's everyday life as he finds enjoyment in building the Wealth and Security for one's retirement or future. He finds great enjoyment in locating a property that an Owner/User or Investor can be happy about and build their portfolio to transform his client's lives positively in any way that he can. He is also very passionate about traveling and continues to broaden his knowledge of markets around the U.S. to expand his clientele into different markets in order to enjoy the two things he appreciates the most, his professional career and the trust his clients have in him to identify opportunities whenever and wherever he can. Harrison appreciates the time and effort it takes to achieve his own goals and the goals of the people he is representing. His love for the industry continues to grow with every new day tapping into different markets, speaking with clients on the phone or in person, and with the development of his client's independent wealth through investment properties.

EDUCATION

Bachelor's Degree at Wartburg College in Finance

MEMBERSHIPS

Member of Iowa Commercial Real Estate Association
Member of SVN Midwest Self Storage specialty practice group
National Self Storage Association Vendor Member

SVN | CREATE Commercial Real Estate Advisors
2700 Westown Parkway Suite 200
West Des Moines, IA 50266