



OFFERING **MEMORANDUM**

Franklin Street Real Estate Services, LLC

In Association with ParaSell Inc. | A Licensed Massachusetts Broker #423311-RE-C

ALL PURPOSE STORAGE

78 Woodard Road, Greenfield, MA 01301

303 Wisdom Way, Greenfield, MA 01301

66,470 NRSF | Self-Storage Portfolio

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 Massachusetts Broker: #423311-RE-C

SCOTT REID

Broker - ParaSell Inc.
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JUSTIN CLARK

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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.

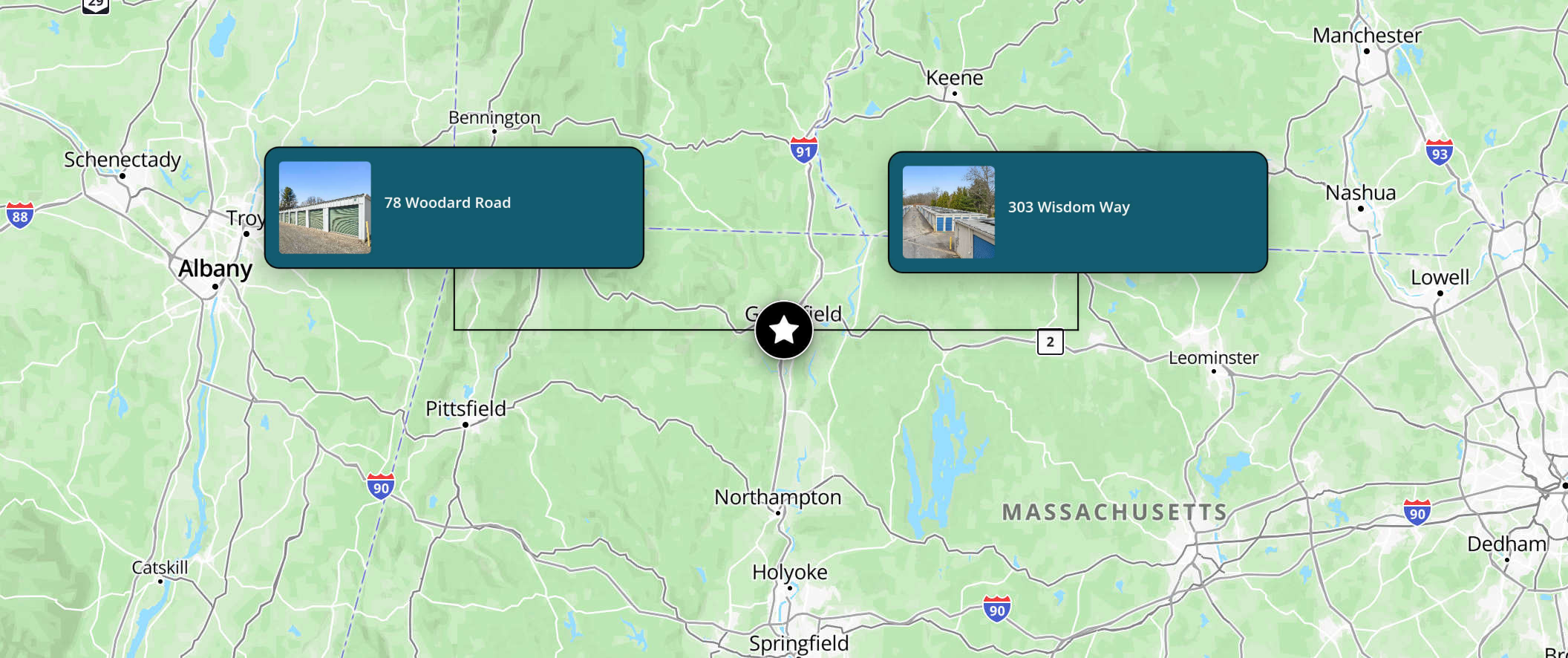
This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase 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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TABLE OF CONTENTS

4	PROPERTY INFORMATION
11	FINANCIAL ANALYSIS
16	LOCATION HIGHLIGHTS

4

PROPERTY INFORMATION

ALL PURPOSE STORAGE

66,470 NRSF | Self-Storage Portfolio

78 Woodard Road, Greenfield, MA 01301
303 Wisdom Way, Greenfield, MA 01301

 FranklinStreet

OFFERING SUMMARY

Offering Summary

Sale Price	\$9,197,000
Address	78 Woodard Road, Greenfield, MA 01301
Address	303 Wisdom Way, Greenfield, MA 01301
Land Area	8.20 AC
Number of Units	527
Building Area	66,470 NRSF
\$/NRSF	\$138.36
Unit Occupancy	81.24%
Square Foot Occupancy	84.55%
Economic Occupancy	81.64%
Current NOI	\$597,797
Cap Rate	6.50%
Pro Forma NOI	\$808,700
Pro Forma Cap Rate	8.79%
3-Mile SF/Capita	7.8
5-Mile SF/Capita	7.5

Property Summary

MSA	Greenfield
County	Franklin
Parcel ID	R25-2-0
Parcel ID	R41-32-0
Year Built	1999, 2003
Number of Buildings	Twelve
Number of Stories	One
Foundation	Concrete
Framing	Metal
Exterior Walls	Metal
Roof	Metal
Roof Age	1999, 2003
Drive Aisles	Asphalt, Gravel
Security	Cameras
Leasing Office	Yes
Management Software	Cubby

78 Woodard Road, Greenfield, MA



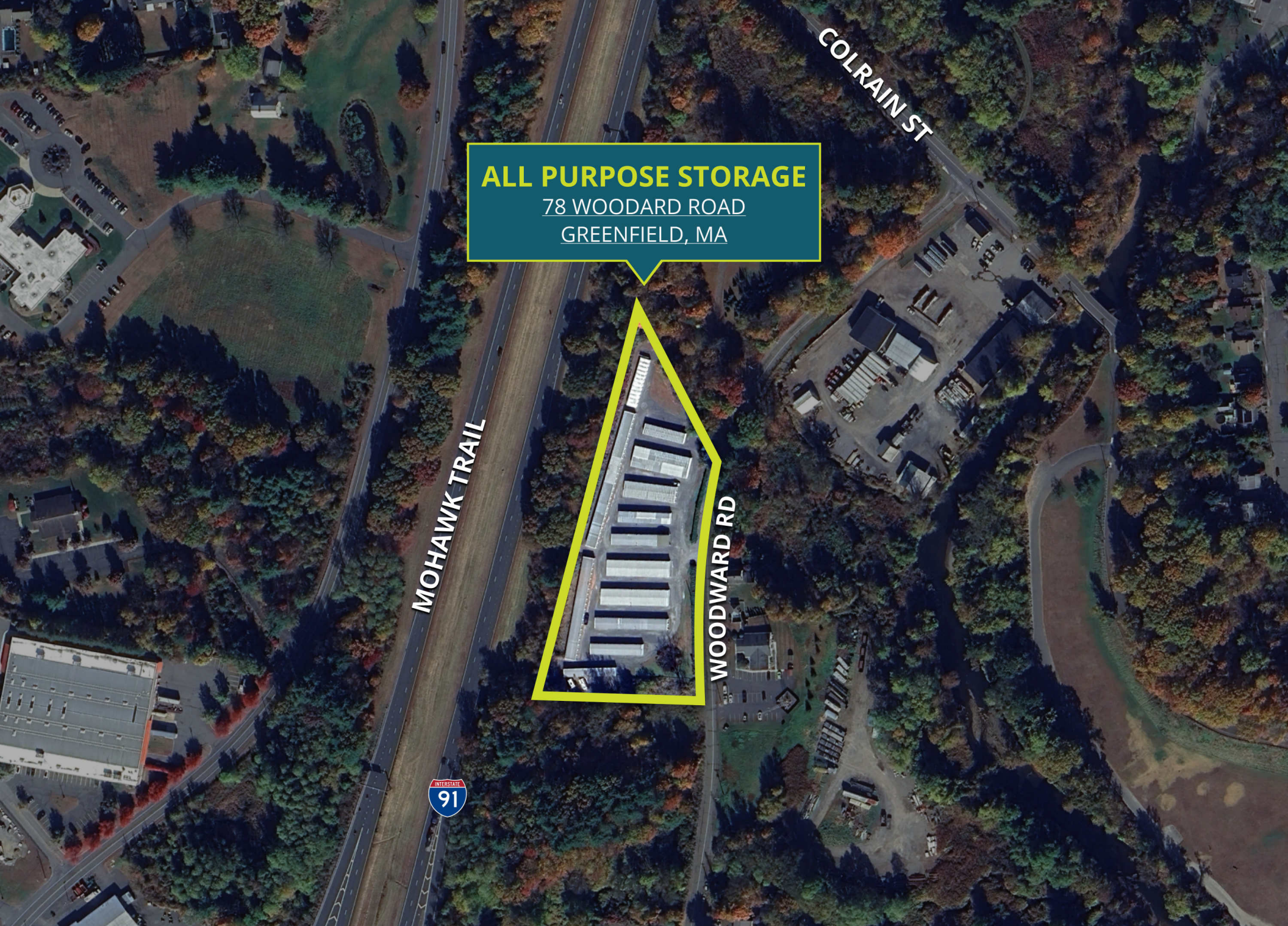
303 Wisdom Way, Greenfield, MA



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- Stabilized and Cash-Flowing Self Storage Assets Comprised of 527 Non-Climate Units Totaling 66,470 NRSF and 6 Outdoor Parking Rentals
- Installation of Solar Panels to the Roofs of Both Facilities is Nearly Complete and is Projected to Add \$57,500 in Annual Revenue
- Opportunity to Increase Revenue Through the Completion of Lease Up, and the Implementation of Existing Customer Rent Increases
- Low Market Saturation Rate of 7.5 SF/Capita Within Five Miles of the Facilities and No Active Storage Developments
- Opportunity to Increase Revenue Through Maximizing Fee and Tenant Insurance Income Streams
- Recent Capital Improvements Within the Last Two Years Include the Addition of Portable Units to the Wisdom Way Location and the Installation of Security Cameras at Both Locations
- Facilities Are Excellent Candidates for Remote Management With Essential Vendor Contracts and Management Software Already in Place
- Strong Average Household Income of \$78,775 Within Five Miles of the Facilities
- The Greenfield MSA is Located in Northwest Massachusetts and is Home to 70,836 Residents



ALL PURPOSE STORAGE

78 WOODARD ROAD
GREENFIELD, MA

MOHAWK TRAIL

WOODWARD RD

COLRAIN ST

INTERSTATE
91





ALL PURPOSE STORAGE
303 WISDOM WAY
GREENFIELD, MA



FINANCIAL ANALYSIS

ALL PURPOSE STORAGE

66,470 NRSF | Self-Storage Portfolio

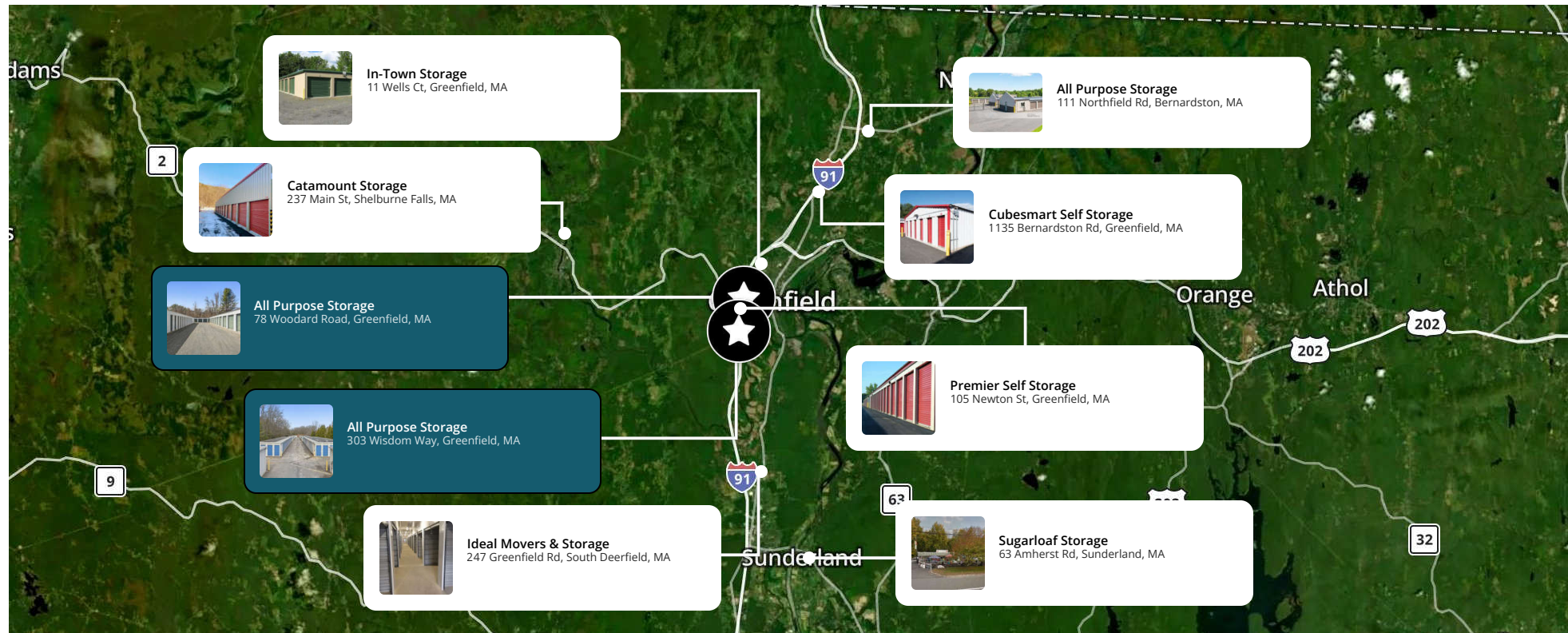
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 FranklinStreet

MARKET RENT ANALYSIS

COMP #	FACILITY	ADDRESS	DISTANCE	5x10 NC	10x10 NC	10x15 NC	10x20 NC
1	Premier Self Storage	105 Newton St, Greenfield, MA	0.39 mi	\$80.00	\$130.00	\$175.00	\$220.00
2	In-Town Storage	11 Wells Ct, Greenfield, MA	1.25 mi	\$90.00	\$115.00	\$125.00	\$135.00
3	Cubesmart Self Storage	1135 Bernardston Rd, Greenfield, MA	4.30 mi	\$66.00	\$133.00	\$167.00	\$172.00
4	Ideal Movers & Storage	247 Greenfield Rd, South Deerfield, MA	5.84 mi	\$110.00	\$150.00	\$170.00	\$200.00
5	Catamount Storage	237 Main St, Shelburne Falls, MA	6.24 mi	\$85.00	\$120.00	\$140.00	\$170.00
6	All Purpose Storage	111 Northfield Rd, Bernardston, MA	6.90 mi	\$87.00	\$109.00	\$113.00	\$129.00
7	Sugarloaf Storage	63 Amherst Rd, Sunderland, MA	9.08 mi	\$110.00	\$150.00	\$175.00	\$220.00
MEDIAN STREET RENTS				\$87.00	\$130.00	\$167.00	\$172.00
CURRENT STREET RENTS				\$63.00	\$109.00	\$149.00	\$159.00
AVERAGE ACHIEVED RENTS				\$98.00	\$140.00	\$159.00	\$195.00
PRO FORMA RENTS				\$115.00	\$165.00	\$185.00	\$240.00



UNIT MIX

78 WOODARD ROAD

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	2,600	52	32	20	\$63	\$98	\$5,096	\$61,152	\$115	\$5,980	\$71,760
5x15	75	1,800	24	20	4	\$87	\$118	\$2,832	\$33,984	\$140	\$3,360	\$40,320
10x10	100	7,600	76	63	13	\$109	\$140	\$10,640	\$127,680	\$165	\$12,540	\$150,480
10x15	150	3,300	22	20	2	\$149	\$159	\$3,498	\$41,976	\$185	\$4,070	\$48,840
8x20	160	1,920	12	10	2	\$147	\$148	\$1,776	\$21,312	\$195	\$2,340	\$28,080
10x20	200	16,400	82	66	16	\$159	\$195	\$15,990	\$191,880	\$240	\$19,680	\$236,160
10x30	300	3,900	13	9	4	\$219	\$247	\$3,211	\$38,532	\$300	\$3,900	\$46,800
Total		37,520	281	220	61			\$43,043	\$516,516		\$51,870	\$622,440

303 WISDOM WAY

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	3,450	69	52	17	\$59	\$93	\$6,417	\$77,004	\$115	\$7,935	\$95,220
5x15	75	2,250	30	26	4	\$97	\$124	\$3,720	\$44,640	\$140	\$4,200	\$50,400
10x10	100	4,000	40	33	7	\$107	\$150	\$6,000	\$72,000	\$165	\$6,600	\$79,200
10x15	150	6,450	43	39	4	\$159	\$165	\$7,095	\$85,140	\$185	\$7,955	\$95,460
10x20	200	12,800	64	59	5	\$157	\$201	\$12,864	\$154,368	\$240	\$15,360	\$184,320
Total		28,950	246	209	37			\$36,096	\$433,152		\$42,050	\$504,600

OPEN PARKING

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
10x20	200	1,200	6	4	2	\$79	\$88	\$528	\$6,336	\$115	\$690	\$8,280
Total		1,200	6	4	2			\$528	\$6,336		\$690	\$8,280

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
78 WOODARD ROAD	37,520	281	220	61	78.29%	79.69%	\$43,043	\$516,516	\$51,870	\$622,440
303 WISDOM WAY	28,950	246	209	37	84.96%	88.08%	\$36,096	\$433,152	\$42,050	\$504,600
OPEN PARKING	-	6	4	2	66.67%	-	\$528	\$6,336	\$690	\$8,280
Total	66,470	527	429	98	81.24%	84.55%	\$79,667	\$956,004	\$94,610	\$1,135,320

PRO FORMA

All Purpose Storage Greenfield, MA

NRSF: 66,470
Units: 527

	T-12 Actual	T-12 Broker Adjusted	Pro Forma (Year 3)
Gross Potential Income	\$956,004	\$956,004	\$1,135,320
Economic Occupancy	81.64%	81.64%	87.50%
Net Rental Income	\$780,496	\$780,496	\$993,405
Solar Income	\$0	\$0	\$57,500
Fee Income	\$25,598	\$25,598	\$49,670
Tenant Insurance Income (net)	\$59,321	\$35,593	\$45,533
Total Operating Income	\$865,415	\$841,686	\$1,146,108
Controllable Expenses			
Utilities	\$5,297	\$5,297	\$5,621
Repairs & Maintenance	\$2,834	\$2,834	\$7,300
Contract Services	\$28,140	\$28,140	\$29,863
Marketing	\$43,261	\$14,623	\$11,411
Bank & Credit Card Fees	\$21,398	\$21,398	\$22,922
Telephone & Internet	\$4,558	\$4,558	\$4,837
Office/Admin/Software	\$16,347	\$11,965	\$12,697
Call Center	\$0	\$4,200	\$4,457
Contract Labor	\$3,705	\$0	\$0
Payroll	\$0	\$30,000	\$31,836
Total Controllable Expenses	\$125,539	\$123,014	\$130,943
Non-Controllable Expenses			
Real Estate Taxes	\$66,930	\$66,930	\$136,572
Insurance	\$11,861	\$11,861	\$12,587
Management Fee	\$0	\$42,084	\$57,305
Total Non-Controllable Expenses	\$78,791	\$120,875	\$206,464
Total Operating Expenses	\$204,330	\$243,890	\$337,408
Expense Ratio	23.61%	28.98%	29.44%
Net Operating Income	\$661,085	\$597,797	\$808,700

ASSUMPTIONS

1. Gross Potential Income is based on the Unit Mix and Average Achieved Rates.
2. Net Rental Income is based on the T-12 P&L ending 1/31/26.
3. Operating Expenses are based on the T-12 P&L ending 1/31/26. Adjustments have been made using historical \$/SF expense data.

4. Pro Forma GPI has been escalated to account for the rent increases outlined in the Market Rent Analysis.
5. Fee Income is calculated as 5% of Net Rental Income in the Pro Forma.
6. Pro Forma Tenant Insurance Income is based on a penetration rate of 90% at a profit of \$8 per month per unit.
7. Pro Forma Taxes have been escalated to account for annual county-wide reassessment.

5-YEAR CASH FLOW

All Purpose Storage Greenfield, MA						NRSF: 66,470 Units: 527
Year	T-12 Broker Adjusted	1	2	3	4	5
GPI Growth		6.3%	5.9%	5.6%	5.5%	5.5%
Expense Growth		2.0%	2.0%	2.0%	2.0%	2.0%
Occupancy % SF	84.5%	92.0%	92.0%	92.0%	92.0%	92.0%
Gross Potential Income	\$956,004	\$1,015,776	\$1,075,548	\$1,135,320	\$1,197,763	\$1,263,640
Vacancy	\$0	\$81,262	\$86,044	\$90,826	\$95,821	\$101,091
Discounts	\$0	\$66,025	\$32,266	\$34,060	\$35,933	\$37,909
Bad Debt	\$0	\$15,237	\$16,133	\$17,030	\$17,966	\$18,955
Economic Occupancy	81.64%	84.00%	87.50%	87.50%	87.50%	87.50%
Net Rental Income	\$780,496	\$853,252	\$941,105	\$993,405	\$1,048,042	\$1,105,685
Solar Income	\$0	\$57,500	\$57,500	\$57,500	\$57,500	\$57,500
Fee Income	\$25,598	\$42,663	\$47,055	\$49,670	\$52,402	\$55,284
Tenant Insurance Income (net)	\$35,593	\$40,474	\$45,533	\$45,533	\$45,533	\$45,533
Total Operating Income	\$841,686	\$993,888	\$1,091,193	\$1,146,108	\$1,203,477	\$1,264,002
Controllable Expenses						
Utilities	\$5,297	\$5,402	\$5,510	\$5,621	\$5,733	\$5,848
Repairs & Maintenance	\$2,834	\$7,016	\$7,157	\$7,300	\$7,446	\$7,595
Contract Services	\$28,140	\$28,703	\$29,277	\$29,863	\$30,460	\$31,069
Marketing	\$14,623	\$14,916	\$11,187	\$11,411	\$11,639	\$11,872
Bank & Credit Card Fees	\$21,398	\$19,878	\$21,824	\$22,922	\$24,070	\$25,280
Telephone & Internet	\$4,558	\$4,649	\$4,742	\$4,837	\$4,934	\$5,033
Office/Admin	\$11,965	\$12,204	\$12,448	\$12,697	\$12,951	\$13,210
Call Center	\$4,200	\$4,284	\$4,370	\$4,457	\$4,546	\$4,637
Payroll	\$30,000	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122
Total Controllable Expenses	\$123,014	\$127,653	\$127,727	\$130,943	\$134,251	\$137,665
Non-Controllable Expenses						
Real Estate Taxes	\$66,930	\$131,269	\$133,894	\$136,572	\$139,303	\$142,090
Insurance	\$11,861	\$12,098	\$12,340	\$12,587	\$12,839	\$13,095
Management Fee	\$42,084	\$49,694	\$54,560	\$57,305	\$60,174	\$63,200
Total Non-Controllable Expenses	\$120,875	\$193,061	\$200,794	\$206,464	\$212,316	\$218,385
Total Operating Expenses	\$243,890	\$320,714	\$328,521	\$337,408	\$346,567	\$356,050
Expense Ratio	28.98%	32.27%	30.11%	29.44%	28.80%	28.17%
Net Operating Income	\$597,797	\$673,174	\$762,672	\$808,700	\$856,910	\$907,951

LOCATION INFORMATION

ALL PURPOSE STORAGE

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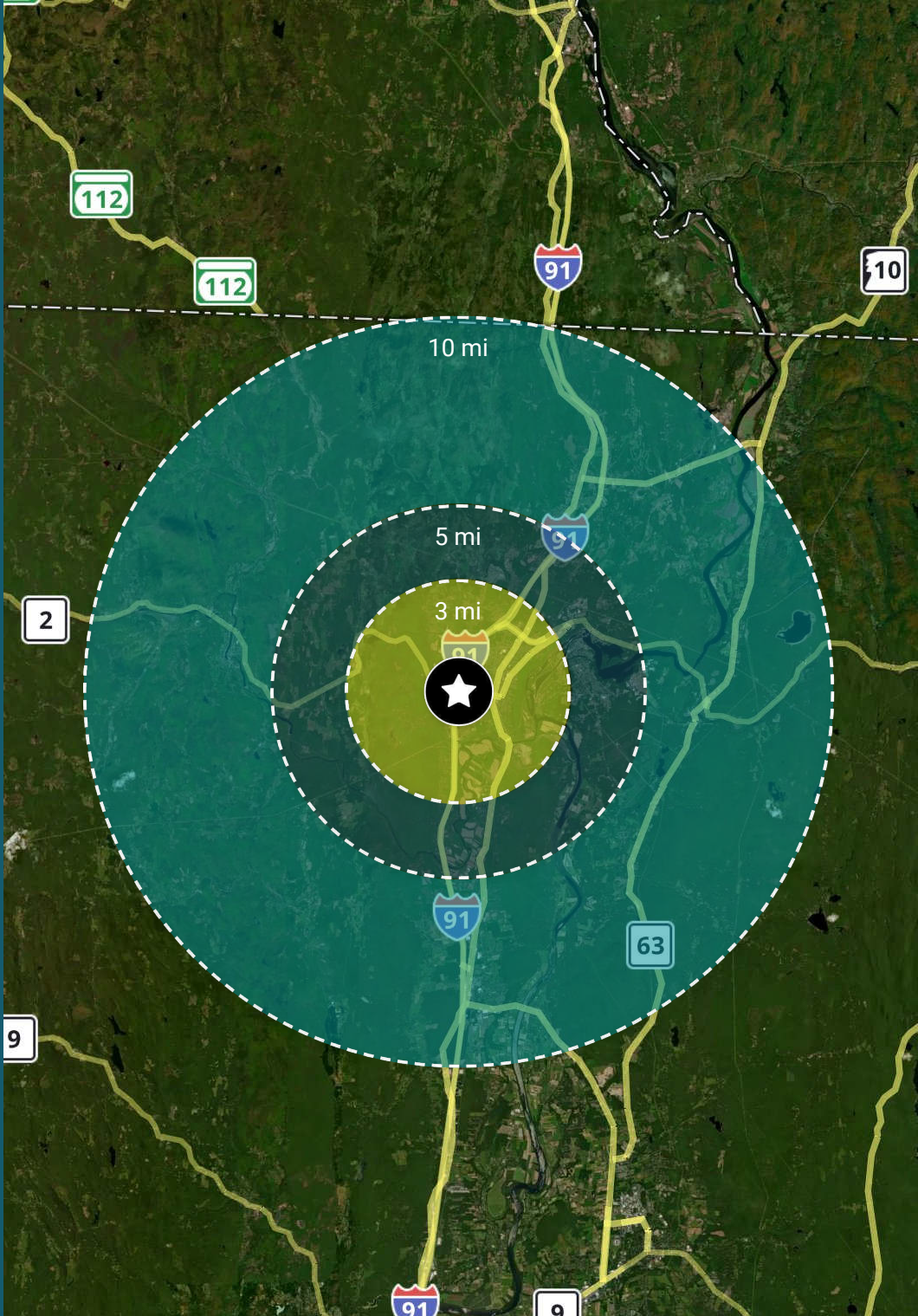
 FranklinStreet

AMENITIES MAP



DEMOGRAPHICS

2024 POPULATION			
	3-MILE	5-MILE	10-MILE
	17,552	26,311	46,410
2029 PROJECTED POPULATION			
	3-MILE	5-MILE	10-MILE
	17,551	26,313	46,414
ANNUAL POPULATION GROWTH			
	3-MILE	5-MILE	10-MILE
	0.0%	0.1%	0.0%
AVERAGE HOUSEHOLD INCOME			
	3-MILE	5-MILE	10-MILE
	\$72,747	\$78,775	\$89,225
AVERAGE HOUSEHOLD SIZE			
	3-MILE	5-MILE	10-MILE
	2.3	2.4	2.4
MEDIAN AGE			
	3-MILE	5-MILE	10-MILE
	45.5	45.5	46.9
HOUSING STARTS			
	3-MILE	5-MILE	10-MILE
	5	6	7
PROJECTED NEW HOUSING UNITS			
	3-MILE	5-MILE	10-MILE
	223	235	268



Greenfield MSA

County: Franklin County, MA

Population: Approximately 70,836

Principal City: Greenfield, MA

Economy: A stable and evolving economy serves as the commercial hub of Franklin County. The region is supported by a mix of healthcare, education, and local enterprise. Its strategic location and business-friendly environment continue to attract investment, while the relatively affordable cost of living appeals to both residents and growing businesses, fostering steady development in retail, services, and real estate.

Culture & Attractions: Nestled in the scenic Pioneer Valley, the region offers a vibrant mix of cultural and recreational activities. Residents and visitors enjoy historic downtown Greenfield, local arts scenes, and community festivals. The area's natural beauty provides ample opportunities for outdoor activities, with nearby parks, rivers, and trails perfect for hiking, cycling, and seasonal recreation.

Transportation: With its strategic road network, including major highways like I-91 and Route 2, the MSA is well-connected for both business and daily commuting. These vital corridors provide seamless access throughout New England, linking Greenfield to broader regional markets. Local public transportation options continue to support accessibility for residents and commuters throughout the surrounding communities.

Major Employers: The area hosts a broad range of leading employers that anchor the local economy. In healthcare, institutions like Baystate Franklin Medical Center are prominent, providing critical services and jobs. Education is strongly represented by Greenfield Community College. Additionally, established regional companies like Sandri Energy highlight the area's diverse workforce, making it a resilient and thriving economic center.



**GREENFIELD
COMMUNITY
COLLEGE**



Located at 78 Woodard Road in Greenfield, MA, the property is situated in a highly accessible market with steady economic drivers. The asset benefits from its premier location near the intersection of I-91 and Route 2, providing seamless transportation access throughout Franklin County and the broader New England region. This critical transit hub facilitates consistent traffic flow and high visibility for the facility. The surrounding area features a dynamic mix of retail and essential services, creating a convenient destination for residents and businesses. This robust accessibility ensures strong demand for self-storage services from commercial tenants requiring logistical efficiency and residential customers seeking space for personal belongings.

The Greenfield market is experiencing significant revitalization, driven by key infrastructure and residential growth. The ongoing Main Street Improvement Project is enhancing the downtown corridor, attracting commercial investments and improving community appeal. The area is also seeing an influx of housing developments, highlighted by the transformative Wilson's Department Store redevelopment and the Wells Street project. These residential expansions bring new residents to the urban core, directly translating into increased demand for reliable storage solutions. By capitalizing on these economic drivers, the facility is perfectly positioned to serve the growing community, presenting a solid foundation for long-term success.

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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THE FRANKLIN STREET ADVANTAGE

WHY FRANKLIN STREET

Full service and fully integrated

Capital Markets, Insurance, Leasing, and Management work seamlessly together to tailor solutions to our clients.

Agile execution, with no red tape

As a privately held firm, with entrepreneurial spirit and institutional capabilities, we can be responsive to our clients and nimble in our approach.

National reach, local expertise

We offer local intelligence and knowledge backed by data and expertise across the lifecycle of an asset.

INTEGRATED EXPERTISE

At Franklin Street, cross-servicing is more than a concept - it's our competitive advantage. Our integrated platform allows seamless collaboration between our Capital Markets, Insurance, Leasing, and Management teams. This ensures clients receive comprehensive and tailored solutions that create lasting value.



Capital Markets



Insurance Services



Leasing



Management

OUR GROWTH TRAJECTORY



12
OFFICES



400+
TEAM MEMBERS



20%
FOOTPRINT
EXPANSION



2,100+
TOTAL CLIENTS
SERVED IN 2025

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

813.839.7300

1311 North Westshore Blvd., Suite 200
Tampa, FL 33607

ATLANTA

404.832.1250

3384 Peachtree Rd. NE
Suite 650
Atlanta, GA 30326

DALLAS

214.509.7575

5700 Tennyson Parkway
Suite 300
Plano, TX 75024

JACKSONVILLE

904.271.4120

50 North Laura St.
Suite 1750
Jacksonville, FL 32202

ORLANDO

407.458.5400

20 N Orange Ave
Suite 610
Orlando, FL 32801

CHARLOTTE

704.593.6401

6047 Tyvola Glen Cir.
Suites 122 & 123
Charlotte, NC 28217

FT. LAUDERDALE

954.640.1100

1000 South Pine Island Rd.
Suite 901
Plantation, FL 33324

MIAMI

305.363.4750

2 Alhambra Plaza
Suite 701
Coral Gables, FL 33134

NASHVILLE

615.208.4786

1033 Demonbreun St
Suite 300
Nashville, TN 37203

AUSTIN

512.316.7866

3321 Bee Caves Rd.
Suite 310
Austin, TX 78746

CINCINNATI

513.800.0900

9370 Main St.
Suite E
Montgomery, OH 45242

ALL PURPOSE STORAGE

66,470 NRSF | Self-Storage Portfolio

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303 Wisdom Way, Greenfield, MA 01301

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 FranklinStreet

