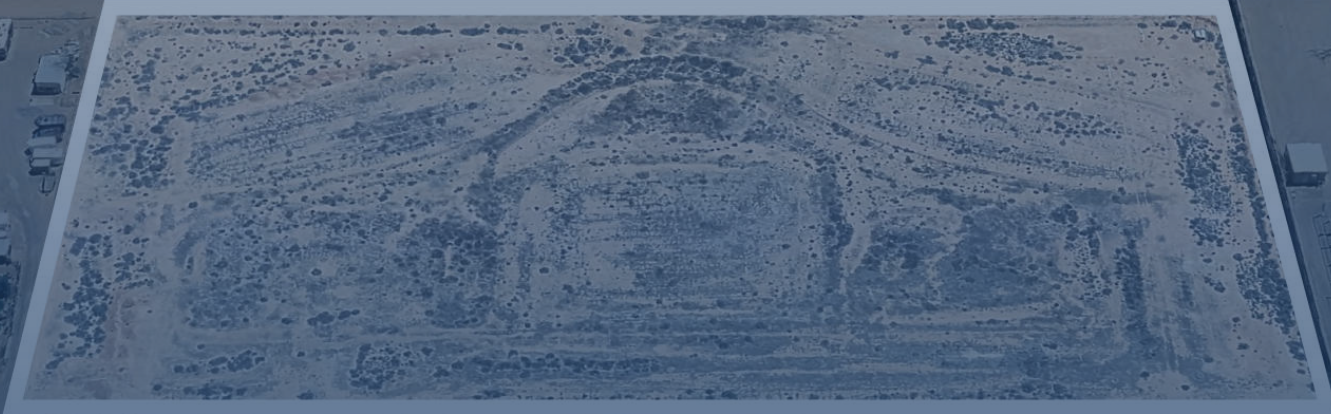


CASA GRANDE LAND



N HACIENDA RD

CASA GRANDE LAND

CASA GRANDE, AZ

RARE NEW FULLY DESIGNED SELF-STORAGE DEVELOPMENT

LIST PRICE - \$1,750,000

118,850 NRSF | 1,015 UNITS

SVA SkyView[®]
Advisors

Transaction Guidelines



The offering is being marketed exclusively by SkyView Advisors. The Seller will entertain offers for the acquisition of 100% interest in the property. The Seller will select the Buyer based on their sole and absolute discretion. Factors included in the decision include, but not limited to:

- Offer Price
- Description of major assumptions reflected in the offer price
- The amount of earnest money deposited
- Source of purchaser's equity and debt capital
- Proposed due diligence period and subsequent closing period
- Level of due diligence completed on this offering
- List of any committee or third-party approvals required to close the transaction

Interested Buyers must address all communications, inquiries, site visit requests, and Letters of Intent to the SkyView Advisors team members shown to the right, as the representatives of the Seller. SkyView Advisors will notify prospective purchasers of a call for offers date.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed 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. SkyView Advisors, LLC®, is a service mark of SkyView Advisors, LLC®, 2025 SkyView Advisors LLC® All rights reserved.

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CONFIDENTIALITY DISCLAIMER & EXCLUSIVE AGENCY MEMORANDUM

This Exclusive Agency Memorandum (“Memorandum”) was prepared by SkyView Advisors (“SVA”) on behalf of (“Seller”) and is confidential and furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of SVA. This Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/SVA and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/SVA and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions. This Memorandum was prepared on the basis of information available to the Seller and SVA in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor SVA guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an “as-is” basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or SVA. Neither Seller nor SVA nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser.

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N HACIENDA RD

CASA GRANDE LAND

INVESTMENT OVERVIEW

N AGUA FRIA LN

EHANOCK TRAIL



CASA GRANDE LAND

Executive Summary

SkyView Advisors presents Casa Grande Land, a fully designed, ready for building permit subdivision, self-storage development at 300 North Hacienda Road in Casa Grande, AZ, offering 118,850 net rentable square feet across 1,015 units in 6 buildings. Slated for 2027 delivery, the facility provides 394 climate-controlled units, 571 drive-up units, and 50 uncovered boat and RV parking spaces.

The 5-mile radius features an average household income near \$95,000 and a 5.34% annual population growth rate within three miles, supporting robust storage demand. The submarket is severely undersupplied, with zero new self-storage construction within five miles since 2008, driving existing facilities to peak occupancies.

Upon Year 4 stabilization, the property is projected to generate \$1,372,339 in Net Operating Income. Driven by local economic expansion and over 6,400 new corporate jobs, this project captures pent-up demand in an undersupplied market.

HIGHLIGHTS



Rare New Development In An Undersupplied Market

Rare New Development Opportunity Within a Supply-Constrained Market With No Self-Storage Construction Delivered Within a 5-Mile Radius Since 2008



Limited Market Supply: <9 SF Per Capita

Upon Completion, Market Supply Will Remain Below 9 Square Feet Per Capita Within the 5-Mile Radius



Explosive Population Influx

Strong Demographic Fundamentals Supported by a Population Base of More Than 43,000 Residents Within a 5-Mile Radius. Population Growth Significantly Outpaces National Averages, With Annual Growth Rates of 5.34% Within 3 Miles and 3.27% Within 5 Miles



Affluent Trade Area

Affluent Trade Area With Average Household Incomes Approaching \$95,000



Shovel-Ready With Completed Site Plans

Fully Designed Project With Site Plans Completed and Positioned to Immediately Pursue Building Permits

Property Name	Casa Grande Land
List Price	\$1,750,000
Address	300 N Hacienda Rd, Casa Grande, AZ 85194
County	Pinal
NRSF	118,850
Total Number of Units	1,015
Current Ask Rate	\$1.41
Stable Ask Rate	\$1.41
Non Climate Units	571
Climate Controlled Units	394
Uncovered Parking Spaces (RV/Boat/Etc.)	50
Unit Sizes	25 SF to 600 SF
Site Area (Gross SF)	376,528 SF
Floor Area Ratio (FAR)	43%
Site Area (Gross Acres)	7.59
# of Buildings	7 (6 + office)
Year Built	2027
Zoning	PAD
Parcel Number(s)	401-17-003M
Max Height / Stories	22' max / 1 story
Construction Type	11-B - Sprinklered
Foundation	Concrete
Flood Zone	X

Developmental Details

Additional Information About The Property

- **Site Plans & Permitting:**
 - Fully designed site plans ready for permit submission (see ahead)
 - The site plans are completed and positioned to immediately pursue building permits for the 118,850 NRSF, 6-building project.
- **Construction Timeline:**
 - Modern facility with delivery in 2027
- **Strategic Unit Mix:**
 - Strategic unit mix: 67% drive-up and 33% climate-controlled
- **Unit Mix Details:**
 - Drive-up units average 139 square feet, while climate-controlled units average 100 square feet.
 - The facility provides a physical advantage through modern construction, distinguishing it from older competing assets.
- **Drainage & Civil Structure:**
 - Comprehensive grading and Drainage plans have been completed.
 - Site design incorporates engineered retention facilities, underground retention systems, storm drain infrastructure, and stormwater management improvements.
 - Drainage engineering has been incorporated into the approved site plan package.



Developmental Details

ADDITIONAL INFORMATION ABOUT THE PROPERTY

- **Utility Availability:**

- Utility infrastructure has been incorporated into the development plans, including: Water service, Fire protection infrastructure, Fire hydrants and fire line system, Electrical service and transformer locations, Irrigation infrastructure, Septic system and leach field design
- Utility planning and engineering have been completed as part of the project design package.

- **Off-Site Improvements:**

- Development plans include required off-site roadway and frontage improvements along Hacienda Road.
- Planned improvements include: Roadway and paving improvements, Driveway access improvements, Sidewalks and ADA accessibility enhancements, Street lighting, Frontage landscaping, and Related civil infrastructure improvements
- Off-site improvement plans are included within the approved development package.



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CASA GRANDE LAND

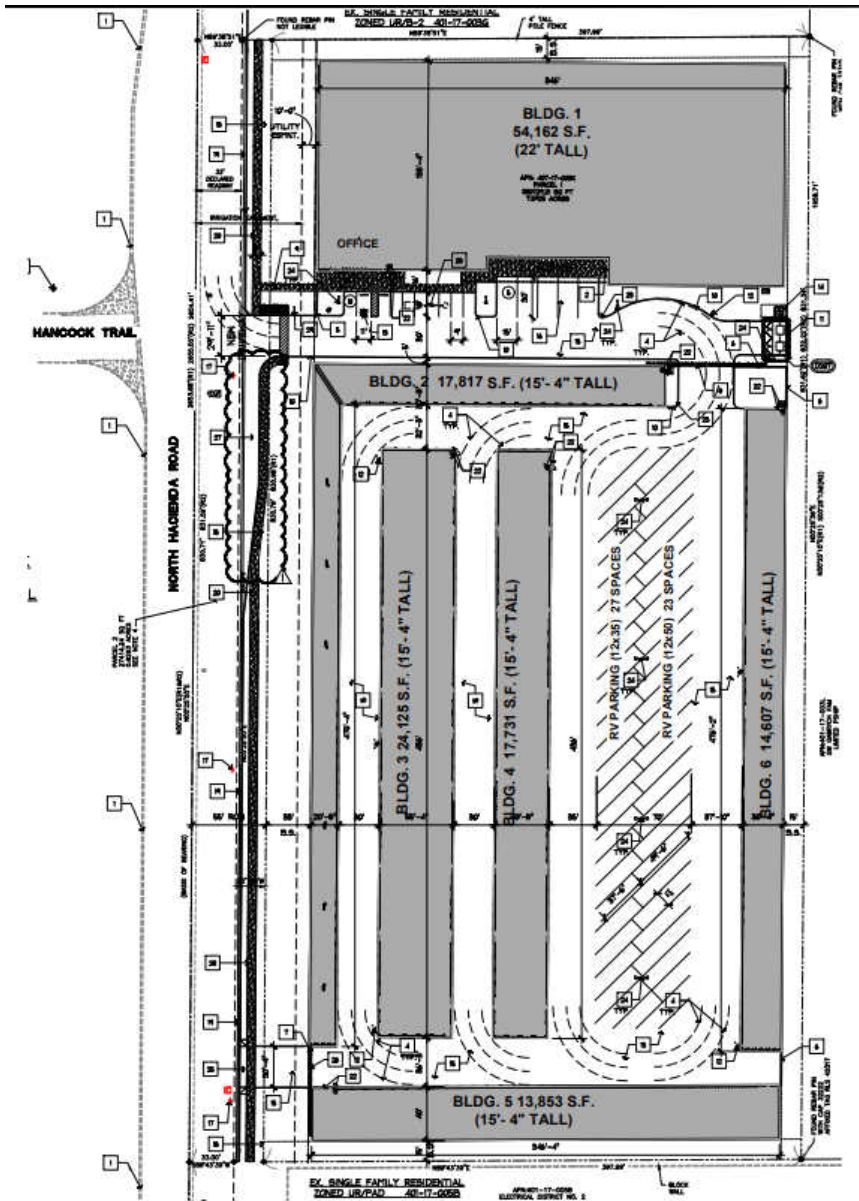
300 NORTH HACIENDA ROAD

CASA GRANDE

E Hancock Trail



S Hacienda Rd



DEVELOPMENT READINESS

- ±7.59-acre self-storage development site
- Planned for approximately 142,000 SF of self-storage and RV storage
- Fully engineered site plan completed
- Building layouts, circulation, drainage, landscaping, and utility planning incorporated into the design
- Significant predevelopment work completed, reducing entitlement and design risk
- Positioned to advance efficiently through the remaining development process

ENTITLEMENT STATUS

- Zoned PAD (Planned Area Development)
- Planned for institutional-quality self-storage development
- Fully designed site layout completed
- Project designed in accordance with applicable development standards
- Opportunity to advance through remaining permitting and construction phases

INFRASTRUCTURE & UTILITIES

- Civil engineering completed for on-site drainage and stormwater management
- Water, sewer, power, and telecommunications infrastructure incorporated into project planning
- Off-site improvements evaluated as part of the development process
- Site designed to support efficient construction and long-term operations

ACCESS & VISIBILITY

- Frontage along North Hacienda Road
- Convenient ingress and egress serving the surrounding trade area
- Designed for efficient customer circulation throughout the property
- Wide internal drive aisles supporting ease of access and maneuverability
- Prominent visibility within one of Casa Grande's fastest-growing development corridors

SITE DESIGN HIGHLIGHTS

- Six-building layout designed to maximize operational efficiency and rentable area
- 1,015 total self-storage units
- 50 dedicated RV storage spaces
- Centralized office and loading area
- Mix of climate-controlled and drive-up storage units
- Designed to support a modern, institutional-quality self-storage facility"

CASA GRANDE LAND

N HACIENDA RD

N AGUA FRIA LN

HANCOCK TRAIL

CASA GRANDE LAND

MARKET OVERVIEW

Market Summary

Casa Grande, Arizona

- » **Arizona Innovation & Tech Corridor**
(Strategic Location)
- » **Population: >43,000 (5-Mile)**
(Casa Grande Demographics – 5-Mile Radius)
- » **Annual Population Growth: 5.34% (3-Mile)**
(Local 2024)
- » **Average Household Income: ~\$95,000**
(Casa Grande Trade Area Demographic Analysis 2024)
- » **Regional Investment: Over \$4.6 Billion**
(Local Econ)
- » **Job Creation: Over 6,400 New Jobs**
(Lucid & LG 2024)
- » **Zero New Storage Supply Delivered Since 2008**
(Market Report)
- » **94-100% Occupancy**
(Casa Grande Submarket Competitor Report 2024)

Strategically positioned between Phoenix and Tucson along Interstate 10, Casa Grande has emerged as one of Arizona's premier growth corridors and a key beneficiary of the state's ongoing industrial and economic expansion. Once a primarily agricultural community, the city has transformed into a regional hub for advanced manufacturing, logistics, electric vehicle production, and semiconductor supply chain investment.

Major employers and institutional capital continue to target Casa Grande due to its central location, business-friendly environment, and access to critical transportation infrastructure. Billions of dollars in investment from companies such as Lucid Motors, LG Energy Solution, and Kohler are driving sustained economic growth while reinforcing the city's role within Arizona's Innovation and Technology Corridor.

As industrial development accelerates and new residential communities continue to expand throughout the region, Casa Grande is experiencing a level of growth that is reshaping the market's long-term trajectory. The combination of significant job creation, expanding commercial activity, and continued investment has positioned the area as one of the most compelling development markets in the Southwest, creating a strong foundation for future self-storage demand.

CASA GRANDE LAND

Market Summary

Economic Development

THE CONFLUENCE INDUSTRIAL PARK

A recently completed industrial development by Opus that has attracted logistics and manufacturing tenants. Its full leasing success reflects strong demand for distribution / fulfillment space serving Phoenix-Tucson and broader Sun Corridor markets. The development is expected to catalyze further industrial investment in the surrounding area, reinforcing Casa Grande's role as a key regional logistics hub.

LUCID MOTORS ADVANCED MANUFACTURING EXPANSION

The region's industrial landscape is anchored by the Lucid Motors Advanced Manufacturing Plant (AMP-1). This massive \$700 million facility is currently executing a 3 million-square-foot expansion. Projected to employ over 6,000 workers by 2028, this landmark investment serves as a primary catalyst for local economic development and sustained housing demand across the submarket.

LG ENERGY SOLUTION BATTERY COMPLEX

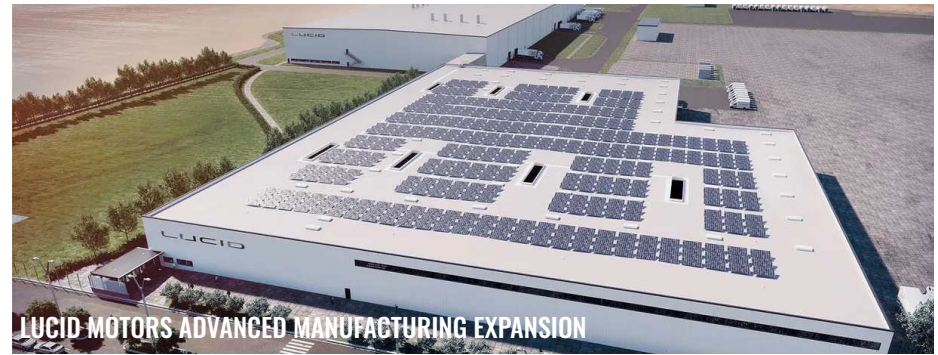
Casa Grande's position as a leader in advanced technology is solidified by the arrival of LG Energy Solution. The company is developing a new \$5.5 billion battery manufacturing complex, which will create thousands of high-paying jobs. This monumental investment significantly bolsters the regional economy and attracts ancillary businesses and suppliers to the immediate area.

KOHLER MANUFACTURING FACILITY DEVELOPMENT

The local manufacturing sector is further strengthened by Kohler's strategic expansion into the market. The company is constructing a new 1 million-square-foot manufacturing facility that will add over 400 new jobs to the Casa Grande submarket. This development highlights the area's exceptional business environment, logistical advantages, and highly capable labor force.

ARIZONA LAND CONSULTING MIXED-USE PROJECT

Commercial and retail infrastructure is rapidly evolving to support the booming population, highlighted by Arizona Land Consulting's new \$40 million mixed-use development. Anchored by a WinCo Foods, this project will enhance local amenities, drive consumer traffic, and provide essential services to the thousands of new residents and workers entering the thriving Casa Grande market.



Major Employers



Employer	Industry	Employees	Distance
Lucid Motors	Manufacturing / Automotive	2,000	8.2 mi
Casa Grande Elementary School District	Education	1,000	12.7 mi
Walmart	Logistics / Distribution	1,000	6.6 mi
Banner Health	Healthcare	1,000	2.8 mi
Tractor Supply Company	Logistics / Distribution	500	8.0 mi
Kohler Co.	Manufacturing	500	10.1 mi

CIRCLE K

CAL Ranch

SAFeway

DISCOUNT TIRE

HARBOR FREIGHT

Starbucks

THE HOME DEPOT

Walmart

Dillard's
The Style of Your Life.

Promenade at Casa Grande

PETSMART

KOHL'S

ULTA BEAUTY

Marshalls

Michaels

JCPenney

ROSS DRESS FOR LESS

Target

BIG 5 SPORTS CENTER

DOLLAR TREE

OfficeMax

CHIPOTLE MEXICAN GRILL

Walmart

WALMART

CASA GRANDE LAND

300 NORTH HACIENDA ROAD

CASA GRANDE

LOWE'S

TSC TRACTOR SUPPLY CO

Tri-Valley Plaza

Planet Fitness

garden of eatin'

Planet Fitness

FRY'S

Casa Grande Gateway

CVS pharmacy

Green Chicks Tacos

SimonMed Imaging

BANK OF AMERICA

BUFFALO WILD WINGS

Chick-fil-A

Culver's

IN-N-OUT BURGER

Olive Garden

Cane's CROCKEN FINGER

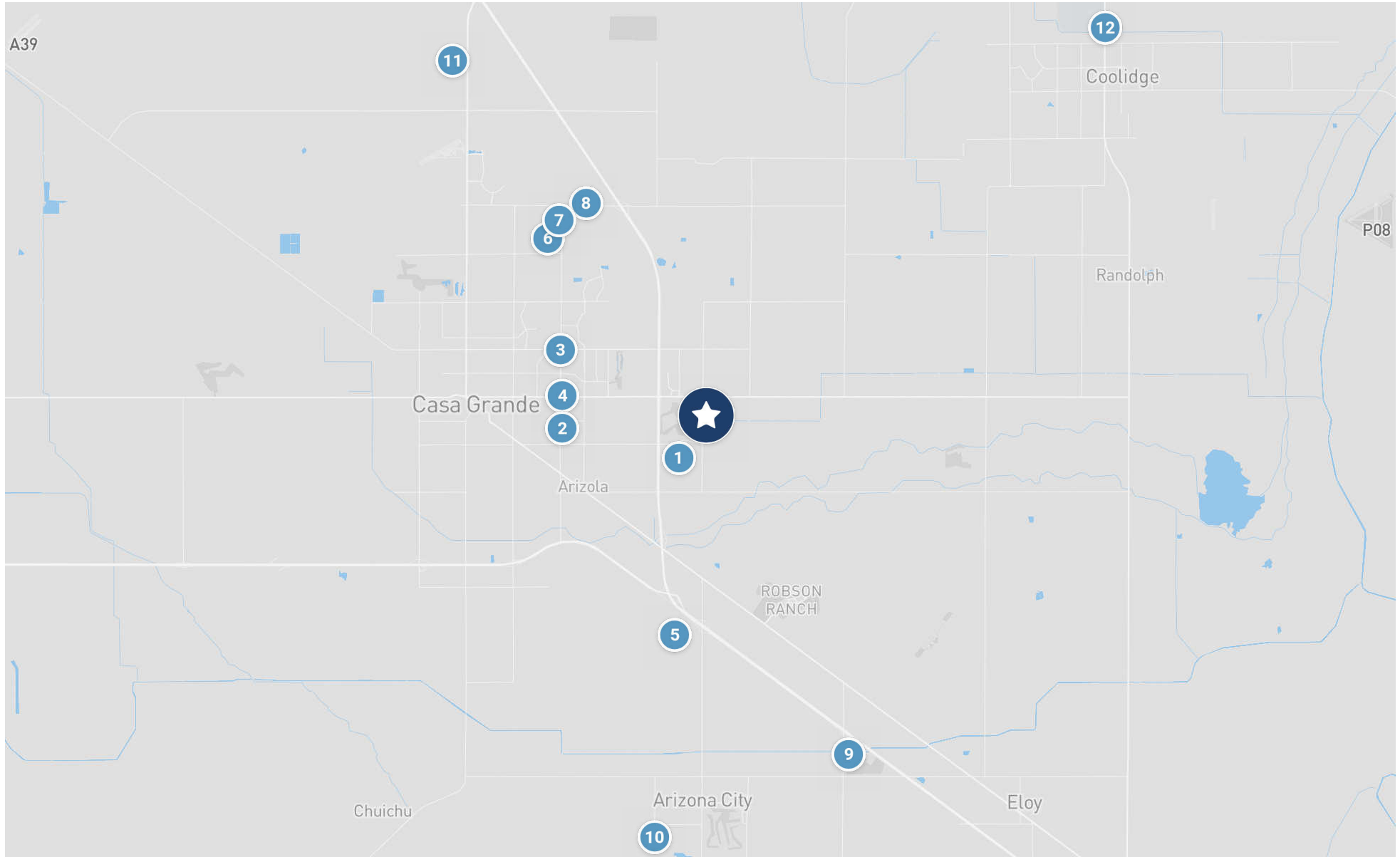
Walmart



Residential Developments

ID	Property Type	Property Address	Distance	Estimated Units
1	Single Family	314 S San Marino Loop, Casa Grande, AZ 85194	1.15	N/A
2	Single Family	1518 E Fletcher Dr, Casa Grande, AZ 85122	3.04	592
3	Multi Family	NEC E Cottonwood Lane & N Peart Road, Casa Grande, AZ 85122	3.33	77
4	Multi Family	South side of Kortsen Road east of Colorado Street, Casa Grande, AZ 85122	3.70	120
5	Single Family	8012 S Magic Drive, Casa Grande, AZ 85193	4.77	N/A
6	Single Family	2513 N Bronco Ln, Casa Grande, AZ 85122	4.96	98
7	Single Family	1469 E Fleet Place, Casa Grande, AZ 85122	5.32	296
8	Multi Family	2840 N Palomino Pkwy, Casa Grande, AZ 85122	5.44	204
9	Single Family	3868 W Long Drive, Eloy, AZ 85131	7.90	N/A
10	Single Family	Lamb Road W Ventana Dr, Arizona City, AZ 85123	8.87	N/A
11	Single Family	4019 N Ghost Hollow Ave, Casa Grande, AZ 85122	9.14	125
12	Single Family	Arizona Boulevard N Gateway Manor Place, Coolidge, AZ 85128	9.51	N/A
			Total Units:	1,512

Residential Developments Map

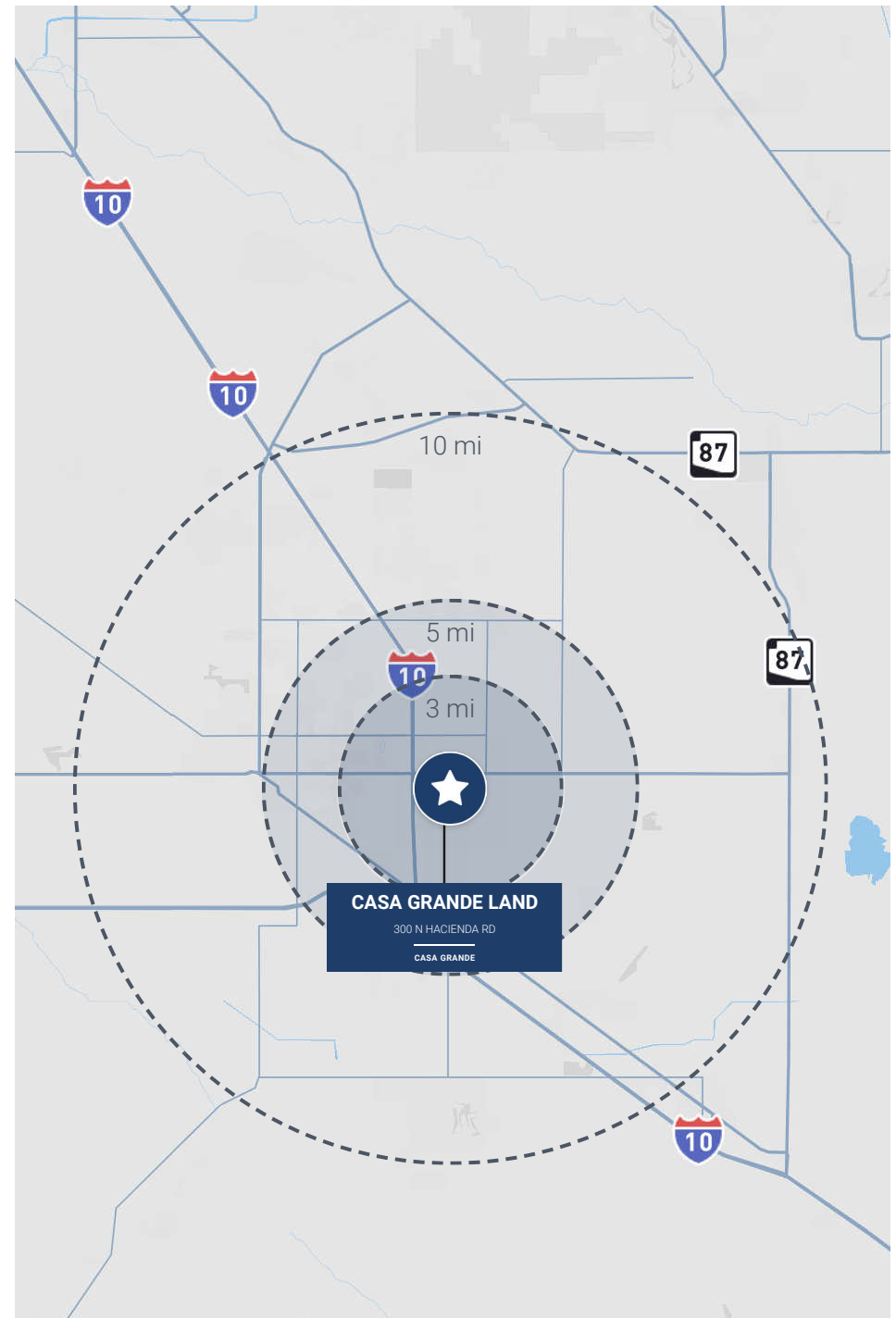


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	NATIONAL
2010 Population	1,550	5,834	32,344	-
2020 Population	2,289	6,888	36,851	-
2025 Population	2,806	9,015	43,070	-
2030 Population	3,121	11,691	50,595	-
2010-2020 Annual Growth Rate	3.98%	1.67%	1.31%	0.74%
2020-2025 Annual Growth Rate	3.96%	5.26%	3.01%	0.59%
2025-2030 Annual Growth Rate	2.15%	5.34%	3.27%	0.17%
2025 Median Age	67.2	64.2	44.9	38.1

INCOME	1 MILE	3 MILES	5 MILES	NATIONAL
2025 Median Household Income	\$83,779	\$72,332	\$73,919	\$81,778
2025 Average Household Income	\$105,143	\$90,178	\$94,987	\$120,689
2025 Per Capita Income	\$50,100	\$42,271	\$37,666	\$47,101
2025-2030 Median Annual Growth Rate	1.37%	1.78%	2.00%	-0.08%
2025-2030 Average Annual Growth Rate	1.32%	1.79%	2.12%	-0.26%
2025-2030 Per Capita Annual Growth Rate	1.43%	1.55%	2.28%	-0.02%

HOUSING	1 MILE	3 MILES	5 MILES	NATIONAL
2025 Total Homes	1,704	5,889	20,555	-
2025 Owner Occupied Homes	1,638	5,114	15,614	-
2025 Renter Occupied Homes	66	775	4,941	-
2025 Vacant Homes	310	1,740	3,420	-
% of Owner Occupied Homes	96.1%	86.8%	76.0%	56.3%
% of Renter Occupied Homes	3.9%	13.2%	24.0%	33.7%
% of Vacant Homes	18.2%	29.6%	16.6%	10.0%





N HACIENDA RD

N AGUA FRIA LN

HANCOCK TRAIL

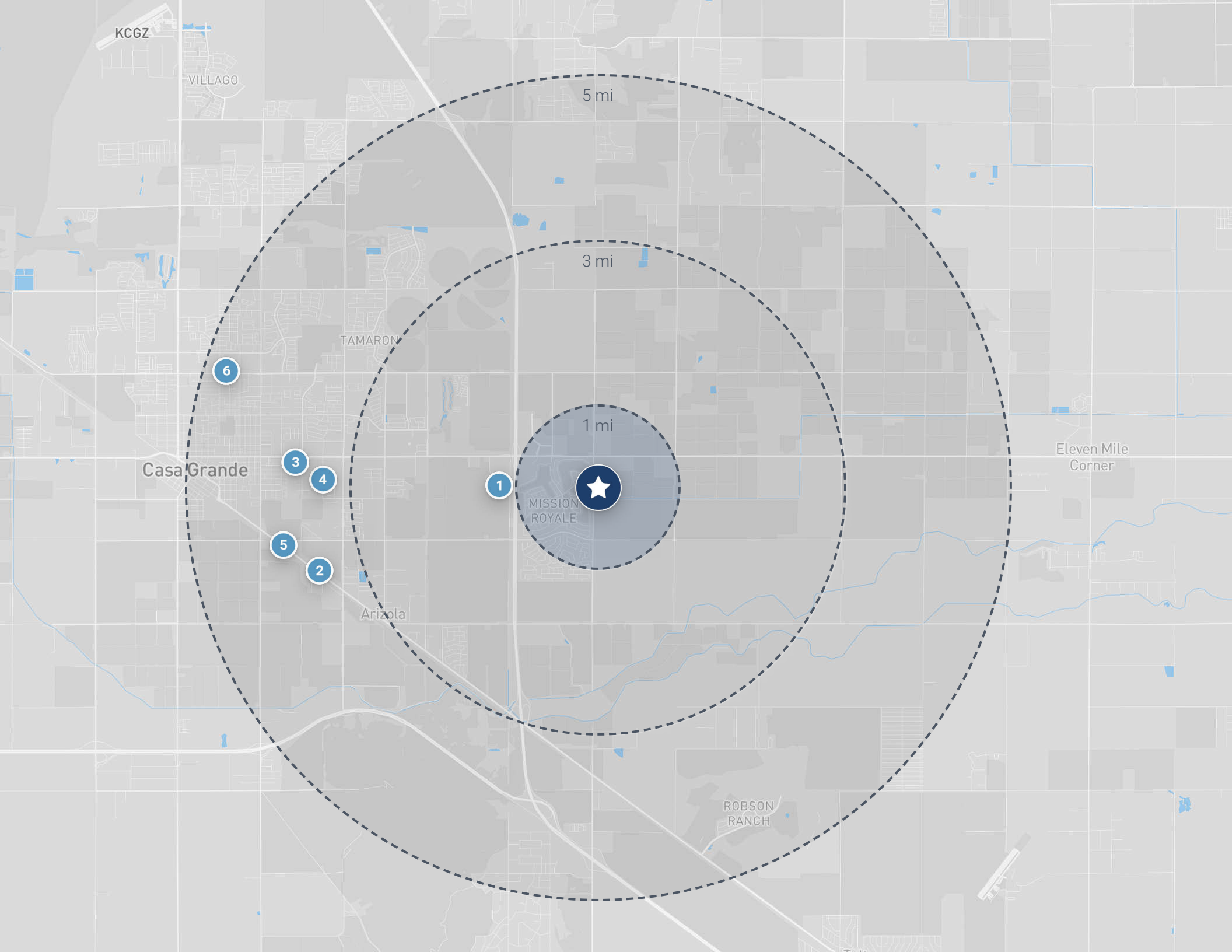
CASA GRANDE LAND

STORAGE MARKET OVERVIEW

Demand Analysis

ID	Property Name	Property Address	Distance	Year Built	Population		
					1 Mile	3 Mile	5 Mile
					2,806	9,015	43,070
					Storage NRSF		
					1 Mile	3 Mile	5 Mile
	Casa Grande Land	300 N Hacienda Rd, Casa Grande, AZ 85194	-	2027	118,850		
1	U-Haul Moving & Storage of Casa Grande	242 N Camino Mercado, Casa Grande, AZ 85122	1.15	2008		70,958	
2	Allspace Business Park & Mini Storage	14924 West Jimmie Kerr Boulevard, Casa Grande, AZ 85122	3.53	2007			6,794
3	Securlock Storage at Casa Grande	517 N Colorado St, Casa Grande, AZ 85122	3.64	1997			77,567
4	Southern Pavilion Casa Grande	847 N Colorado St, Casa Grande, AZ 85122	3.65	2006			66,567
5	Casa Grande Self Storage	15566 W Jimmie Kerr Blvd, Casa Grande, AZ 85122	3.84	1986			30,105
6	Plaza De Los Alamos Mini Storage	550 E Cottonwood Ln, Casa Grande, AZ 85122	4.67	1986			9,378
Total Existing Supply					118,850	189,808	380,219
Sqft per person					42.36	21.05	8.83

The Casa Grande self-storage market benefits from a highly restricted development pipeline due to the time, capital, and entitlement processes required to bring new facilities online. Consequently, the area has seen minimal new supply in nearly two decades, priming the market for rapid inventory absorption. With a fully designed development plan, the subject property is perfectly positioned to capitalize on this supply shortage. Furthermore, as commercial and residential growth expands the local trade area, this modern facility is exceptionally well-suited to serve the community's evolving storage needs



KCGZ

VILLAGO

5 mi

3 mi

1 mi

TAMARON

6

Casa Grande

3

4

1

MISSION ROYALE

Eleven Mile Corner

5

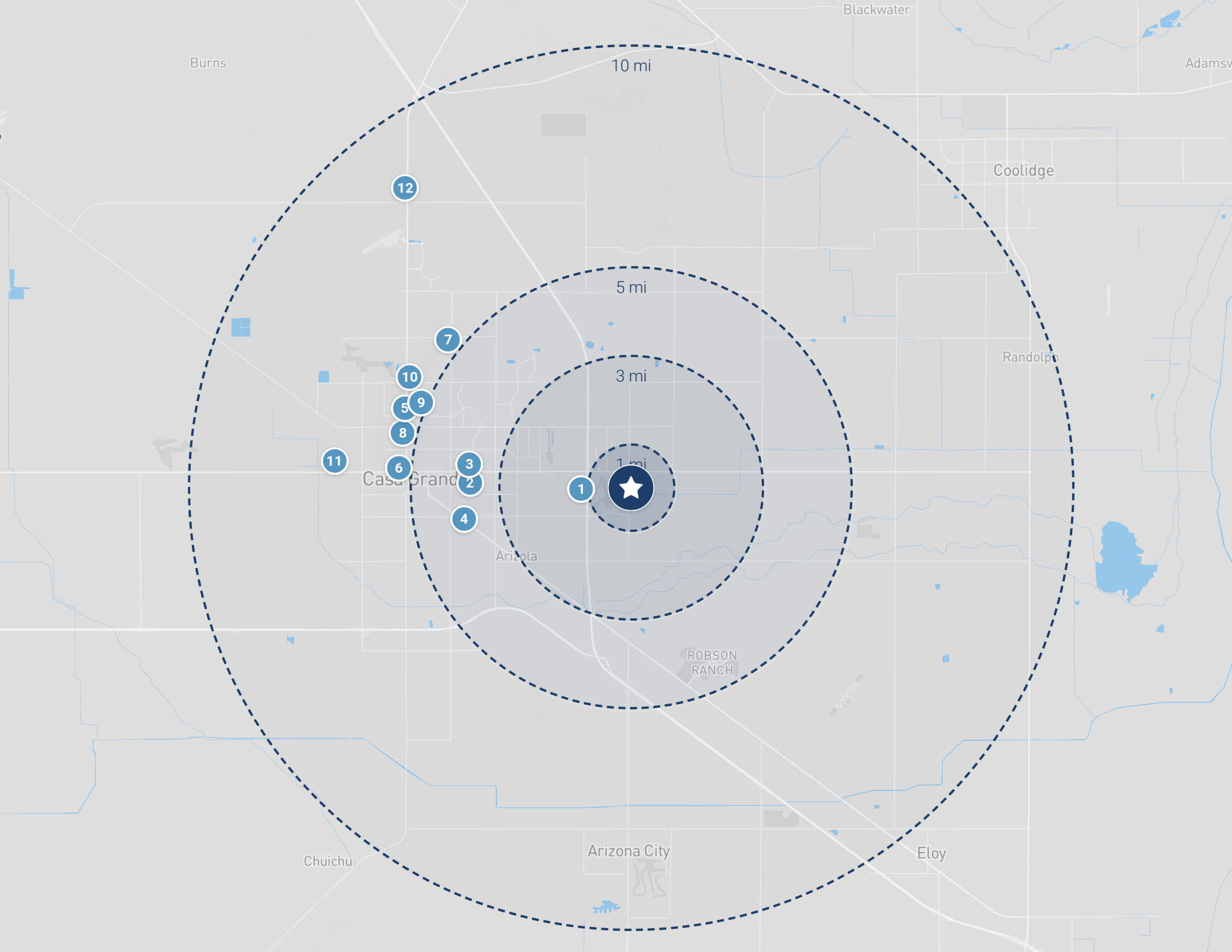
2

Arizola

ROBSON RANCH

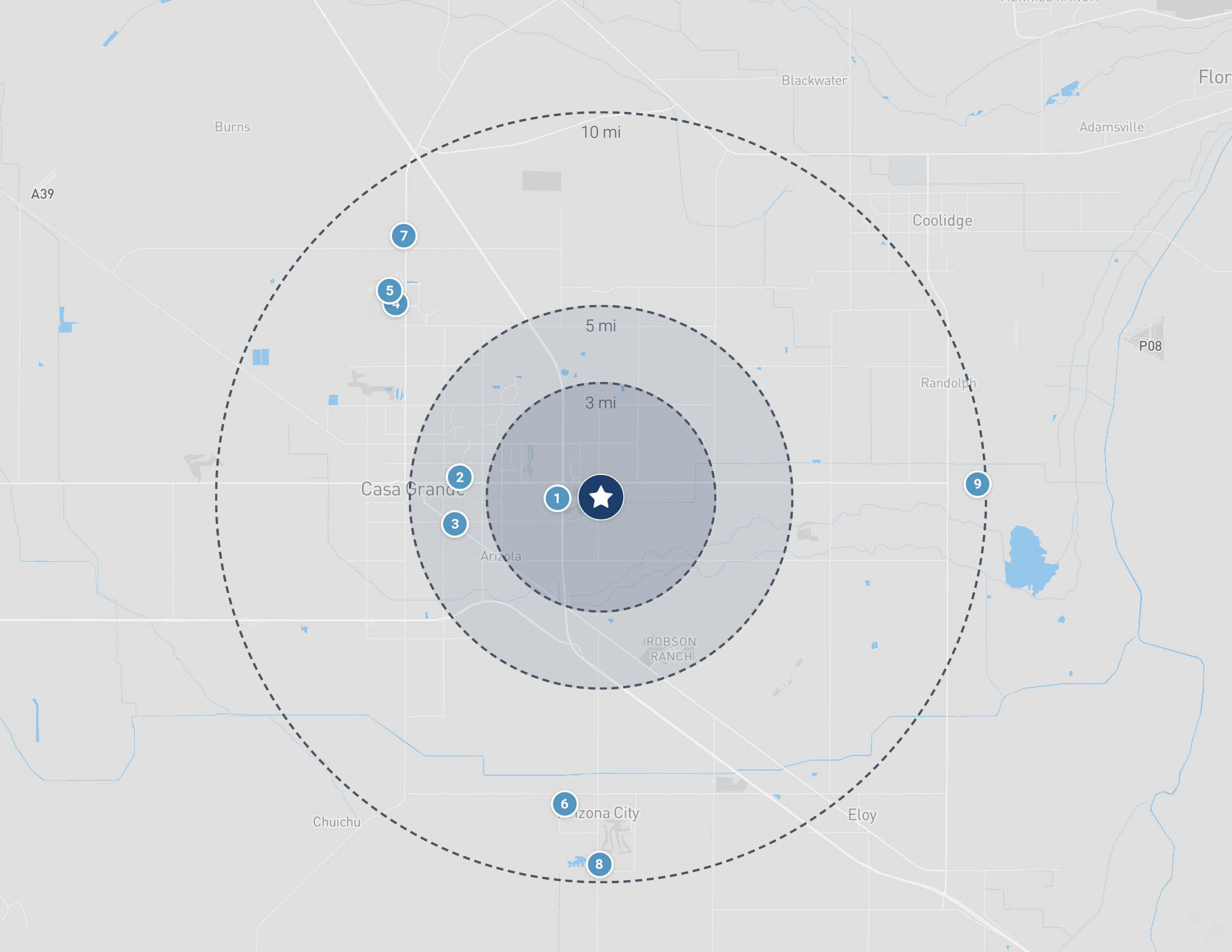
Rent Comparables

ID	Property Name	Address	Distance	Year Built	Climate Controlled Main						Drive Up					
					5x5	5x10	10x10	10x15	10x20	10x30	5x10	10x10	10x15	10x20	10x25	10x30
	Casa Grande Land	300 N Hacienda Rd, Casa Grande, AZ 85194	-	2027	\$89	\$119	\$169	\$220	\$250	\$320	\$99	\$140	\$185	\$230	\$250	\$300
1	U-Haul Moving & Storage of Casa Grande	242 N Camino Mercado, Casa Grande, AZ 85122	1.15	2008	-	-	-	-	-	-	-	-	-	-	\$225	-
2	Securlock Storage at Casa Grande	517 N Colorado St, Casa Grande, AZ 85122	3.64	1997	\$99	\$119	-	-	-	-	\$109	-	\$179	-	-	-
3	Southern Pavilion Casa Grande	847 N Colorado St, Casa Grande, AZ 85122	3.65	2006	\$82	\$93	\$149	\$167	\$185	\$232	\$65	\$139	\$153	\$165	\$190	\$217
4	Casa Grande Self Storage	15566 W Jimmie Kerr Blvd, Casa Grande, AZ 85122	3.84	1986	-	-	-	-	-	-	\$96	\$184	\$204	\$231	\$273	\$339
5	A Storage Place of Casa Grande	1688 North Pinal Avenue, Casa Grande, AZ 85122	5.24	2004	\$79	\$110	\$145	\$175	\$205	-	\$88	\$120	\$150	\$180	-	-
6	Crossroads Self Storage	819 North French Street, Casa Grande, AZ 85122	5.27	1999	-	-	-	-	-	-	-	-	\$140	\$160	\$175	\$200
7	Rodeo Storage	1009 East Rodeo Road, Casa Grande, AZ 85122	5.27	2005	\$85	\$125	\$175	-	-	-	\$100	\$143	\$165	\$184	\$243	\$271
8	Casa Grande Mini Storage	420 W Cholla St, Casa Grande, AZ 85122	5.28	1973	-	-	-	-	-	-	\$69	\$109	\$170	\$200	-	\$220
9	Casa Grande Mini Storage	1742 N Pinal Ave, Casa Grande, AZ 85122	5.30	1982	-	-	-	-	-	-	\$69	\$109	\$170	\$200	-	\$220
10	CG RV Storage	2046 N Pinal Ave, Casa Grande, AZ 85122	5.55	N/A	-	-	-	-	-	-	\$69	\$109	\$170	\$200	-	\$220
11	MyPlace Self Storage Casa Grande	1040 N VIP Blvd, Casa Grande, AZ 85122	6.85	1978	-	-	\$186	-	-	-	\$99	\$169	\$196	\$221	-	-
12	Copper Mountain Self Storage Casa Grande	3751 N Pinal Ave, Casa Grande, AZ 85122	8.43	2008	\$89	\$119	\$169	\$219	\$249	-	\$99	\$149	\$189	\$229	-	\$299
Competitor Average:					\$87	\$113	\$165	\$187	\$213	\$232	\$86	\$137	\$171	\$197	\$221	\$248
Percentage Growth to Reach Market:					-2%	-5%	-2%	-15%	-15%	-28%	-13%	-2%	-7%	-14%	-12%	-17%



Rent Comparables Parking

ID	Property Name	Property Address	Distance	Year Built	Uncovered Parking			
					Small 150 to 240	Medium 241 to 420	Large 421 to 540	X-Large 541+
	Casa Grande Land	300 N Hacienda Rd, Casa Grande, AZ 85194	-	2027	\$85	\$95	\$120	\$150
1	U-Haul Moving & Storage of Casa Grande	242 N Camino Mercado, Casa Grande, AZ 85122	1.15	2008	-	-	\$120	-
2	Southern Pavilion Casa Grande	847 N Colorado St, Casa Grande, AZ 85122	3.65	2006	\$55	\$85	\$80	-
3	Casa Grande Self Storage	15566 W Jimmie Kerr Blvd, Casa Grande, AZ 85122	3.84	1986	\$36	\$57	-	-
4	Airpark Boat & RV Storage	3031 N Lear Ave, Casa Grande, AZ 85122	7.25	2025	-	\$100	-	-
5	Arizona Allard RV Boat & Trailer Storage	3151 N Cessna Ave, Casa Grande, AZ 85122	7.57	2008	\$55	\$75	-	\$100
6	Anytime Storage - W Carousel	11058 West Carousel Dr, Arizona City, AZ 85123	8.12	2001	\$48	-	\$108	-
7	Copper Mountain Self Storage Casa Grande	3751 N Pinal Ave, Casa Grande, AZ 85122	8.43	2008	\$84	\$94	\$99	\$119
8	Anytime Storage - S Sunland Gin Rd	15785 South Sunland Gin Rd, Arizona City, AZ 85123	9.60	1994	-	\$48	-	-
9	Goldman Storage	5927 E Steele Rd, Coolidge, AZ 85128	9.69	N/A	\$60	-	\$70	\$150
Competitor Average:					\$56	\$77	\$95	\$123
Percentage Growth to Reach Market:					-34%	-19%	-21%	-18%



10 mi

5 mi

3 mi

7

5

4

2

3

1

9

6

8

A39

Burns

Blackwater

Adamsville

Flor

Coolidge

P08

Randolph

Casa Grande

Arizola

ROBSON RANCH

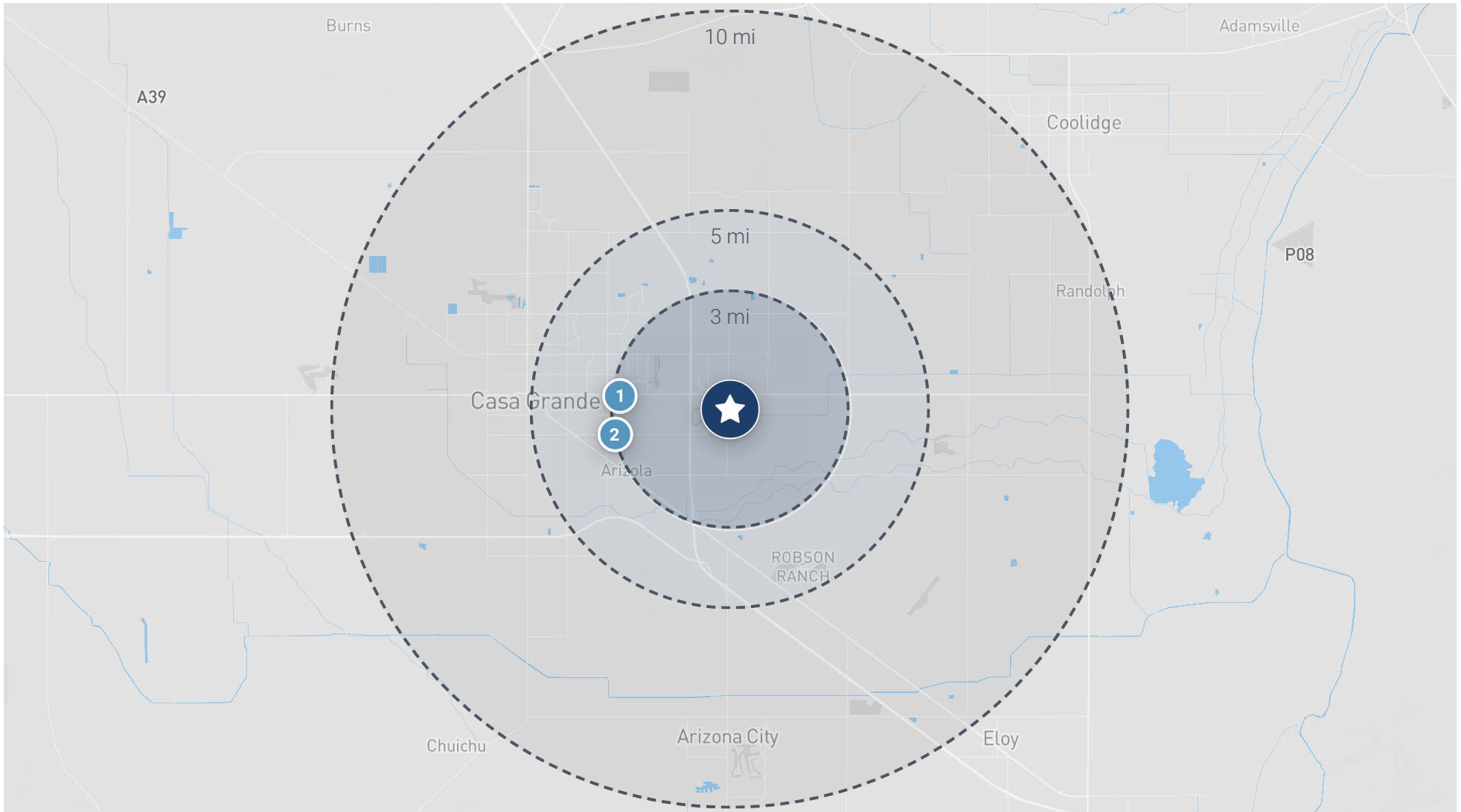
Chuichu

Arizona City

Eloy

Future Development

ID	Address	NRSF	Status	Type	Distance (miles)	Owner	Estimated Completion Date
1	S 1601, 1609, 1635 & 1639 E Florence Blvd, Casa Grande, AZ 85122	90,000	Planning	New Building	2.74	PSC Group	03/31/2029
2	SEC Earley Rd & Noble St, Casa Grande, AZ 85122	18,771	Final Planning	New Building	2.93	Lofts at Townsite, Inc	05/31/2028



CASA GRANDE LAND

N HACIENDA RD

N AGUA FRIA LN

E HANCOCK TRAIL

CASA GRANDE LAND

FINANCIALS

Unit Mix

Unit Mix Summary

Type	Total	NRSF	Avg Unit Size	Potential Monthly Rent	Potential Monthly Rent/SF	Potential Annual Rent	Potential Annual Rent/SF	% of Total SF
Climate Controlled Main	394	39,500	100 Sqft	\$63,792	\$1.61	\$765,504	\$19.38	33%
Drive Up	571	79,350	139 Sqft	\$97,531	\$1.23	\$1,170,372	\$14.75	67%
Uncovered Parking	50	24,720	-	\$6,200	\$0.25	\$74,400	\$3.01	0%
Total	1,015	118,850	123 Sqft	\$167,523	\$1.41	\$2,010,276	\$16.91	

Unit Mix Individual

Unit Type	Unit Size	Unit SF	Total Units	NRSF	Asking Rate	Potential Monthly Rent	Potential Monthly Rent/SF	Potential Annual Rent	Potential Annual Rent/SF	% of Total SF
Drive Up	5x5	25	32	800	\$69	\$2,208	\$2.76	\$26,496	\$33.12	0.7%
Drive Up	5x10	50	127	6,350	\$99	\$12,573	\$1.98	\$150,876	\$23.76	5.3%
Drive Up	5x15	75	28	2,100	\$120	\$3,360	\$1.60	\$40,320	\$19.20	1.8%
Drive Up	10x10	100	132	13,200	\$140	\$18,480	\$1.40	\$221,760	\$16.80	11.1%
Drive Up	10x15	150	80	12,000	\$185	\$14,800	\$1.23	\$177,600	\$14.80	10.1%
Drive Up	10x20	200	57	11,400	\$230	\$13,110	\$1.15	\$157,320	\$13.80	9.6%
Drive Up	10x25	250	50	12,500	\$250	\$12,500	\$1.00	\$150,000	\$12.00	10.5%
Drive Up	10x30	300	55	16,500	\$300	\$16,500	\$1.00	\$198,000	\$12.00	13.9%
Drive Up	15x30	450	10	4,500	\$400	\$4,000	\$0.89	\$48,000	\$10.67	3.8%
Climate Controlled Main	5x5	25	17	425	\$89	\$1,513	\$3.56	\$18,156	\$42.72	0.4%
Climate Controlled Main	5x10	50	98	4,900	\$119	\$11,662	\$2.38	\$139,944	\$28.56	4.1%
Climate Controlled Main	5x15	75	14	1,050	\$130	\$1,820	\$1.73	\$21,840	\$20.80	0.9%
Climate Controlled Main	7.5x10	75	93	6,975	\$135	\$12,555	\$1.80	\$150,660	\$21.60	5.9%
Climate Controlled Main	10x10	100	88	8,800	\$169	\$14,872	\$1.69	\$178,464	\$20.28	7.4%
Climate Controlled Main	10x15	150	21	3,150	\$220	\$4,620	\$1.47	\$55,440	\$17.60	2.7%
Climate Controlled Main	10x20	200	41	8,200	\$250	\$10,250	\$1.25	\$123,000	\$15.00	6.9%
Climate Controlled Main	10x25	250	12	3,000	\$275	\$3,300	\$1.10	\$39,600	\$13.20	2.5%
Climate Controlled Main	10x30	300	10	3,000	\$320	\$3,200	\$1.07	\$38,400	\$12.80	2.5%
Uncovered Parking	12x25	300	2	600	\$85	\$170	\$0.28	\$2,040	\$3.40	0.0%
Uncovered Parking	12x30	360	1	360	\$95	\$95	\$0.26	\$1,140	\$3.17	0.0%
Uncovered Parking	12x35	420	23	9,660	\$105	\$2,415	\$0.25	\$28,980	\$3.00	0.0%
Uncovered Parking	12x40	480	2	960	\$120	\$240	\$0.25	\$2,880	\$3.00	0.0%
Uncovered Parking	12x45	540	1	540	\$130	\$130	\$0.24	\$1,560	\$2.89	0.0%
Uncovered Parking	12x50	600	21	12,600	\$150	\$3,150	\$0.25	\$37,800	\$3.00	0.0%
Total			1,015	118,850		\$167,523	\$1.41	\$2,010,276	\$16.91	

Income & Expenses

Revenue	Yr 4 Pro Forma Revenue	Per SF	% GPR
Gross Potential Rent	\$2,010,276	\$16.91	
Retail Sales	\$6,494	\$0.05	
Admin Fees	\$17,690	\$0.15	
Truck Rental Income	\$0	\$0.00	
Late & NSF Fees	\$17,690	\$0.15	
Misc. Income	\$0	\$0.00	
Tenant Insurance Income	\$68,183	\$0.57	
Sales Tax Income	\$0	\$0.00	
Gross Potential Income	\$2,120,333	\$17.84	105.5%
Vacancy	(\$221,130)	(\$1.86)	-11.0%
Bad Debt	(\$10,051)	(\$0.08)	-0.5%
Rent Concessions	(\$10,051)	(\$0.08)	-0.5%
COGS	(\$3,247)	(\$0.03)	-0.2%
Sales Tax Paid	\$0	\$0.00	0.0%
Net Rental Income	\$1,769,043	\$14.88	88.0%
Net Ancillary Income	\$106,811	\$0.90	5.3%
Effective Gross Income	\$1,875,854	\$15.78	93.3%
<i>Monthly EGI</i>	<i>\$156,321</i>		

Operating Expenses	Yr 4 Pro Forma Expenses	Per SF	% EGI
Onsite Payroll	\$96,485	\$0.81	
Repairs & Maintenance	\$25,729	\$0.22	
General & Administrative	\$19,297	\$0.16	
Advertising & Promotion	\$29,713	\$0.25	
Bank Charges	\$23,448	\$0.20	
Professional Fees	\$2,706	\$0.02	
Telephone/Internet	\$2,598	\$0.02	
Misc. Expenses	\$0	\$0.00	
Total Controllable Expenses	\$199,976	\$1.68	10.7%
Non Controllable Expenses			
Management Fees	\$93,793	\$0.79	5.0%
Real Estate Taxes	\$126,125	\$1.06	
Utilities	\$45,026	\$0.38	
Insurance	\$38,594	\$0.32	
Total Non-Controllable Expenses	\$303,538	\$2.55	16.2%
Total Expenses	\$503,514	\$4.24	26.8%
Net Operating Income	\$1,372,339	\$11.55	73.2%
Cap Ex Reserves	\$11,885	\$0.10	
NOI After Cap Ex	\$1,360,454	\$11.45	72.5%

10-Year Cash Flow Model

	Year 1	Year 2	Year 3	Stable Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GPR Growth	0%	0%	0%	0%	3%	3%	3%	3%	3%	3%
GPR/SF	\$16.91	\$16.91	\$16.91	\$16.91	\$17.42	\$17.94	\$18.48	\$19.04	\$19.61	\$20.20
Gross Potential Rent	\$2,010,276	\$2,010,276	\$2,010,276	\$2,010,276	\$2,070,584	\$2,132,702	\$2,196,683	\$2,262,583	\$2,330,461	\$2,400,375
Retail Sales	\$5,943	\$6,121	\$6,304	\$6,494	\$6,688	\$6,889	\$7,096	\$7,309	\$7,528	\$7,754
Admin Fees	\$6,031	\$12,062	\$16,082	\$17,690	\$18,221	\$18,768	\$19,331	\$19,911	\$20,508	\$21,123
Truck Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Late Fees	\$6,031	\$12,062	\$16,082	\$17,690	\$18,221	\$18,768	\$19,331	\$19,911	\$20,508	\$21,123
Misc Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tenant Insurance	\$37,056	\$55,584	\$66,701	\$68,183	\$68,183	\$68,183	\$68,183	\$68,183	\$68,183	\$68,183
Sales Tax Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Potential Income	\$2,065,336	\$2,096,104	\$2,115,446	\$2,120,333	\$2,181,898	\$2,245,309	\$2,310,623	\$2,377,896	\$2,447,188	\$2,518,558
Vacancy+B17B17:F27	69.0%	39.0%	19.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%
Bad Debt	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Rent Concessions	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
COGS	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Vacancy	-\$1,387,090	-\$784,008	-\$381,952	-\$221,130	-\$227,764	-\$234,597	-\$241,635	-\$248,884	-\$256,351	-\$264,041
Bad Debt	-\$10,051	-\$10,051	-\$10,051	-\$10,051	-\$10,353	-\$10,664	-\$10,983	-\$11,313	-\$11,652	-\$12,002
Rent Concessions	-\$10,051	-\$10,051	-\$10,051	-\$10,051	-\$10,353	-\$10,664	-\$10,983	-\$11,313	-\$11,652	-\$12,002
COGS	-\$2,971	-\$3,060	-\$3,152	-\$3,247	-\$3,344	-\$3,444	-\$3,548	-\$3,654	-\$3,764	-\$3,877
Sales Tax Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Rental Income	\$603,083	\$1,206,166	\$1,608,221	\$1,769,043	\$1,822,114	\$1,876,778	\$1,933,081	\$1,991,073	\$2,050,806	\$2,112,330
Net Ancillary Income	\$52,089	\$82,768	\$102,017	\$106,811	\$107,969	\$109,163	\$110,392	\$111,659	\$112,963	\$114,306
Effective Gross Income	\$655,172	\$1,288,933	\$1,710,238	\$1,875,854	\$1,930,084	\$1,985,941	\$2,043,473	\$2,102,732	\$2,163,769	\$2,226,636
Expense Growth	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
On-Site Payroll	\$90,920	\$92,739	\$94,593	\$96,485	\$98,415	\$100,383	\$102,391	\$104,439	\$106,528	\$108,658
Repairs & Maintenance	\$24,245	\$24,730	\$25,225	\$25,729	\$26,244	\$26,769	\$27,304	\$27,850	\$28,407	\$28,975
General & Administrative	\$18,184	\$18,548	\$18,919	\$19,297	\$19,683	\$20,077	\$20,478	\$20,888	\$21,306	\$21,732
Advertising & Promotion	\$54,552	\$55,643	\$56,756	\$29,713	\$30,307	\$30,913	\$31,531	\$32,162	\$32,805	\$33,461
Bank Charges	\$8,190	\$16,112	\$21,378	\$23,448	\$24,126	\$24,824	\$25,543	\$26,284	\$27,047	\$27,833
Professional Fees	\$2,550	\$2,601	\$2,653	\$2,706	\$2,760	\$2,815	\$2,872	\$2,929	\$2,988	\$3,047
Telephone/Internet	\$2,448	\$2,497	\$2,547	\$2,598	\$2,650	\$2,703	\$2,757	\$2,812	\$2,868	\$2,926
Misc Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$32,759	\$64,447	\$85,512	\$93,793	\$96,504	\$99,297	\$102,174	\$105,137	\$108,188	\$111,332
Real Estate Taxes	\$118,850	\$121,227	\$123,652	\$126,125	\$128,647	\$131,220	\$133,844	\$136,521	\$139,252	\$142,037
Utilities	\$42,429	\$43,278	\$44,144	\$45,026	\$45,927	\$46,846	\$47,782	\$48,738	\$49,713	\$50,707
Insurance	\$36,368	\$37,095	\$37,837	\$38,594	\$39,366	\$40,153	\$40,956	\$41,776	\$42,611	\$43,463
Total Operating Expenses	\$431,496	\$478,917	\$513,215	\$503,514	\$514,629	\$526,000	\$537,633	\$549,535	\$561,713	\$574,171
Expense Ratio	65.9%	37.2%	30.0%	26.8%	26.7%	26.5%	26.3%	26.1%	26.0%	25.8%
NOI	\$223,676	\$810,017	\$1,197,023	\$1,372,339	\$1,415,455	\$1,459,941	\$1,505,840	\$1,553,197	\$1,602,056	\$1,652,465
CapEx Reserves	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885
NOI After Cap Ex	\$211,791	\$798,132	\$1,185,138	\$1,360,454	\$1,403,570	\$1,448,056	\$1,493,955	\$1,541,312	\$1,590,171	\$1,640,580

Notes

Revenue

Gross Potential Rent	Gross potential rent reflects a 0% increase by stabilization at a rate of \$16.91.
Retail Sales	Retail sales are based on \$0.05 per SF.
Admin Fees	Admin Fees are based on 1.0% of net rental income.
Late & NSF Fees	Late & NSF Fees are based on 1.0% of net rental income.
Tenant Insurance Income	Tenant insurance is based on years 1, 2 and 3 penetration of 80%, 80% and 80%, respectively, at \$8 net per policy per month.
Vacancy	Economic vacancy is based on 69%, 39% and 19%, of GPR in years 1, 2 and 3, respectively.
Bad Debt	Bad debt is based on 0.5% of GPR.
Rent Concessions	Rent concessions is based on 0.5% of GPR.
COGS	COGS is based on 50% of retail sales.

Controllable Expenses

Onsite Payroll	Payroll has been normalized to market standards.
Repairs & Maintenance	Repairs and maintenance has been normalized to market standards.
General & Administrative	General and administrative has been normalized to market standards.
Advertising & Promotion	Advertising and promotion has been normalized to market standards.
Bank Charges	Bank charges are 1.25% of the EGI.
Professional Fees	Professional fees have been normalized to market standards.
Telephone/Internet	Telephone/Internet has been normalized to market standards.

Non-Controllable Expenses

Management Fees	Management fees are 5% of EGI.
Utilities	Utilities has been normalized to market standards.
Insurance	Insurance has been normalized to market standards.

10 Year Cash Flow

Gross Potential Rent	GPR reflects \$16.91/SF in Year 4
Gross Potential Rent Increase	GPR increase of 0% by year 4, 3% thereafter
Expenses	Expenses grow by 2% each year.
Cap Ex Reserve	Cap Ex reserve is set to \$.10 per SF.



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