# Self Storage Investment Opportunity



# Extra Space Storage (3rd Party Managed)



708 W. Kenosha Street Broken Arrow, OK 74012

Presented by:

## **JARED JONES, CCIM**

Jones Investment Real Estate, LLC 918-948-3941 jjones@selfstorage.com

**LIST PRICE: \$6,400,000** 

#### **INVESTMENT HIGHLIGHTS**

- Institutional-quality asset located in Tulsa, OK, a top 55 MSA
- Well-positioned infill location with high barriers to entry
- Significant upside remaining through capturing tenant insurance
- High-quality construction
- Attractive scale for current or new market entrants
- Opportunity to lower acquisition basis through pad site land lease, development or disposition
- Recently completed expansion leased-up resulting in \$6,000 increase in rental income

### **PROPERTY DETAILS**

Rentable SF: 45,685

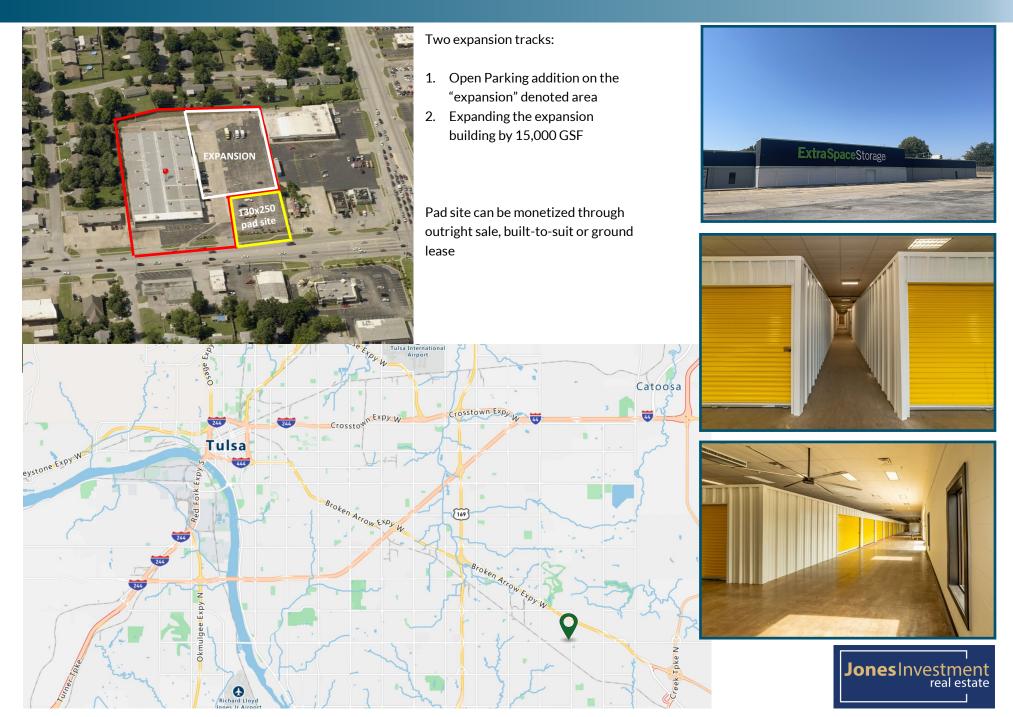
Number of Units: 337

Unit Occ.: 95.8%

Economic Occ: 96.8%

Physical Occ. 94.9%

Acreage: 4.62



Argus Self Storage Advisors and Jones Investment Real Estate, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.