



LOCK STOCK & BARREL

CHARLES HART SELF STORAGE GROUP
OFFERING MEMORANDUM





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PROPERTY DESCRIPTION

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EXECUTIVE SUMMARY

Charles Hart Self Storage Group is pleased to present Lock Stock and Barrel, a 279-unit facility in Hillsboro, OH. Totaling approximately 30,300 rentable square feet, the property offers a well-balanced unit mix ranging from 5x10 to 10x20 sizes, providing an ideal foundation to serve both residential and commercial demand. Situated on 3.7 acres, the lot provides clear upside potential for physical building development, outdoor boat and RV parking, or other revenue-generating additions. Lock Stock and Barrel presents an excellent value-add opportunity to acquire an asset with operational upside, strong highway visibility, and expansion potential.

The facility currently operates without any active marketing, presenting an immediate opportunity for a new owner to drive occupancy and capture market share. By implementing a modern web presence with online leasing capabilities, adding high-visibility signage, and bringing existing rates in line with current market levels, a buyer can quickly optimize cash flow. Combined with the capacity for physical expansion on the remaining land, Lock Stock & Barrel delivers a distinct value-add opportunity with significant operational flexibility.

Located in Southwest Ohio, Hillsboro serves as the county seat and primary commercial hub of Highland County. The facility benefits from exceptional regional accessibility via major transportation corridors including U.S. 50 and U.S. 62, seamlessly connecting the property to surrounding population and employment centers. With approximately 6,800 residents in the city and more than 44,000 residents throughout Highland County, Hillsboro serves a broader regional trade area beyond its immediate population base.

The local economy is supported by government, healthcare, retail, education, and service-oriented employment, while the city’s role as the county seat drives consistent commercial activity and daily traffic. Continued investment in infrastructure, downtown revitalization, and economic development—including an \$11 million infrastructure investment in the Harry Sauner Road business district—is positioning Hillsboro for continued growth and strengthening its role as the county’s primary retail and service center.



\$1,062,000
PURCHASE PRICE



279
NO. OF UNITS



± 0.50 ACRES
EXPANSION OPPORTUNITY



92.40%
OCCUPANCY



1981
YEAR BUILT

PROPERTY DETAIL

- Address6330 US-50 Hillsboro, OH 45133
- Number of Units279
- Parking0 Spaces
- Year of Construction1981
- Lot Size3.70 Acres
- Rentable SF30,300
- Occupancy92.40%
- Parcel Number(s)23-10-100-009.00
- RegionSouthern Ohio
- CountyHighland

SITE DETAIL

- Number of Buildings10
- RoofMetal
- ParkingGravel
- SecurityCameras & Fencing
- EntryGated with Keypad
- OfficeN/A
- Management SoftwareN/A

FEATURES & AMENITIES

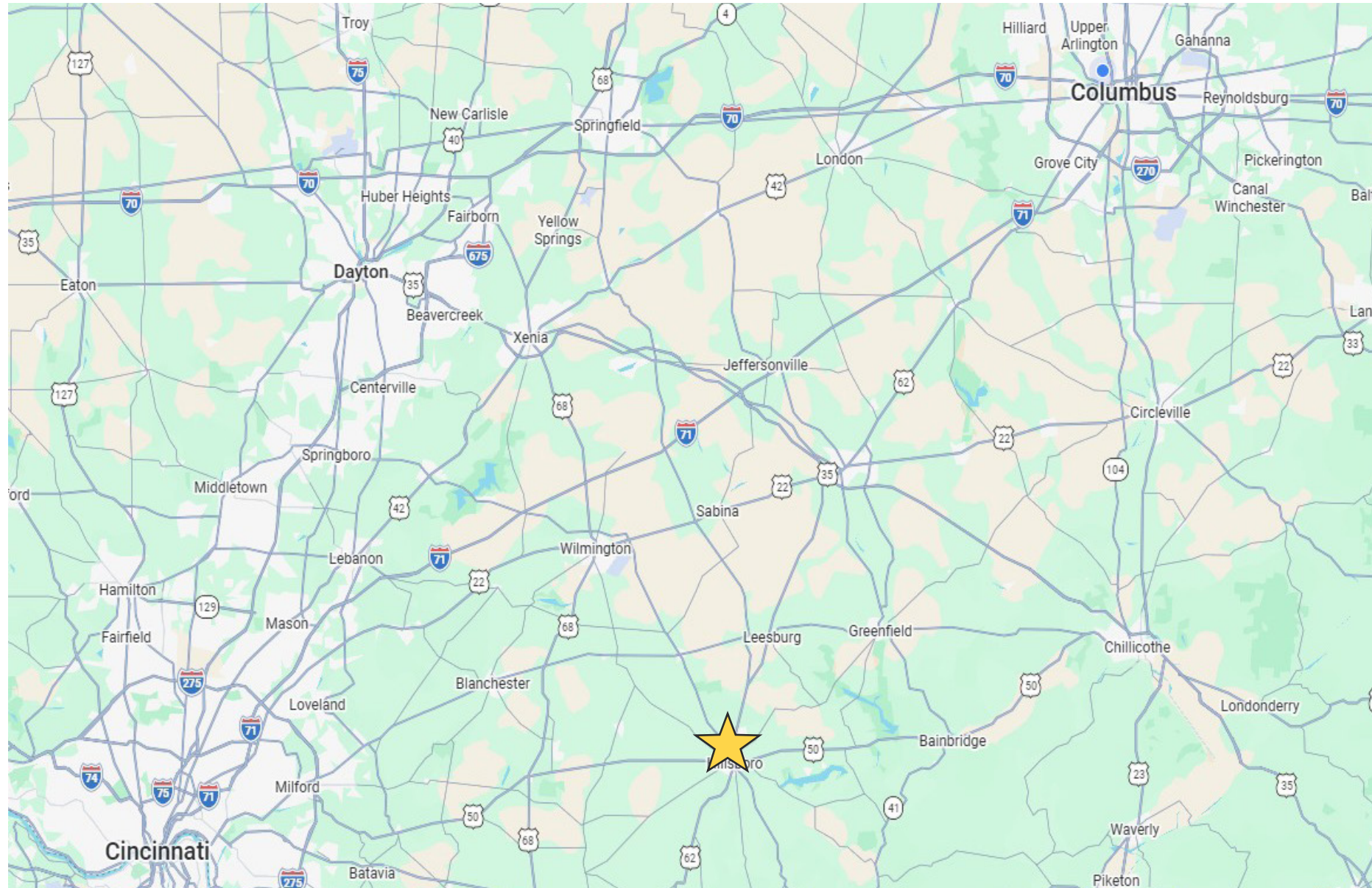


PROPERTY HIGHLIGHTS

- Below Market Rents and Occupancy
- High Visibility Corridor
- Opportunity to Increase In-Place Rents
- Gated with Keypad
- Building/Parking Expansion Opportunity (± 0.5 Acres)



LOCATION MAP & AERIAL IMAGE





FINANCIAL ANALYSIS

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UNIT MIX ANALYSIS

Unit Type	Total Units	Total Occupied Units	Current Marketed Rate	Gross Potential Monthly Rent	Gross Potential Yearly Rent
5x10	114	102	\$35	\$3,990	\$47,880
10x10	46	45	\$45	\$2,070	\$24,840
10x15	76	73	\$55	\$4,180	\$50,160
10x20	43	38	\$65	\$2,795	\$33,540
Total Indoor Units	279	258			
Total	279	258		\$13,035	\$156,420

COMPARISON OF OPERATING HISTORY

	2025	January-August 2026 Annualized	Year 1 Pro Forma	Stabilized Pro Forma
Income				
Rental Income	\$74,124	\$71,834	\$145,560	\$156,420
Economic Vacancy	\$0	\$0	(\$21,834)	(\$7,821)
Effective Gross Income	\$74,124	\$71,834	\$123,726	\$148,599
Expenses				
Utilities	\$3,983	\$3,473	\$3,983	\$3,983
Repairs & Maintenance	\$3,123	\$2,240	\$3,123	\$3,123
Management	\$0	\$0	\$6,186	\$7,430
Marketing & Advertising	\$0	\$0	\$900	\$900
Sales Tax	\$5,186	\$5,208	\$8,970	\$10,773
Modem / Pay Phone	\$936	\$1,170	\$936	\$936
Professional Services	\$4,801	\$5,259	\$4,801	\$4,801
Bank Fees	\$3,828	\$3,957	\$3,828	\$3,828
Trash	\$4,909	\$4,975	\$4,909	\$4,909
Software/Website	\$0	\$0	\$1,800	\$1,800
Property Taxes	\$4,795	\$5,266	\$4,413	\$4,682
Insurance	\$10,122	\$11,207	\$5,151	\$5,151
Total Operating Expenses	\$41,683	\$42,755	\$49,000	\$52,316
Net Operating Income	\$32,441	\$29,079	\$74,726	\$96,283

NOTES AND ASSUMPTIONS

YEAR 1 PRO FORMA NOTES

1. Rental Income

2. Vacancy

3. Management

4. Marketing & Advertising

5. Sales Tax

6. Software/Website

7. Property Taxes

8. Insurance
- Based on all occupied units at Market Rent.

Based on a 15.00% loss.

Based on 5.00% of Effective Gross Income.

Based on \$75 per month.

Based on Year 1 Pro Forma Income at the current Highland County sales tax rate of 7.25%.

Based on \$150 per month.

Based on the current Highland County Auditor’s valuation and effective tax rate.

Based on \$0.17 per square foot.

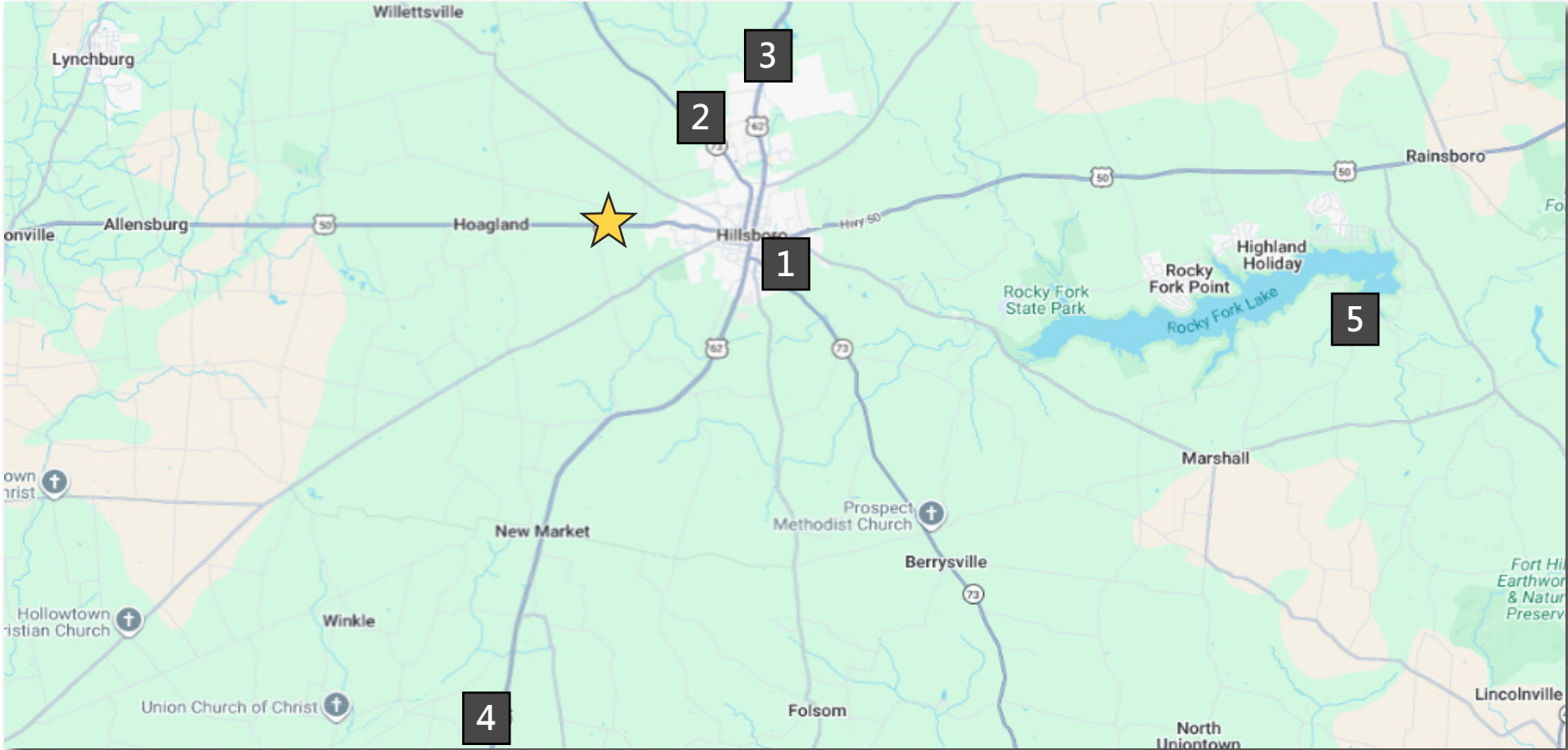


RENT COMPARABLES

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RENT COMPARABLES MAP



-  LOCK STOCK & BARREL
- 1

A&E MINI STORAGE
- 2

73 SELF STORAGE
- 3

A-SPACE STORAGE LTD
- 4

SORG ROAD STORAGE
- 5

U-STORE IT CENTER

RENT COMPARABLES DETAILS

Facility	Address	Distance (mi)	5x10 NCC	10x10 NCC	10x12 NCC	10x15 NCC	10x20 NCC
Lock Stock & Barrel	6330 US-50	0.0	\$35.00	\$45.00	N/A	\$55.00	\$65.00
A&E Mini Storage	100 Belfast Rd.	3.2	N/A	N/A	N/A	\$69.55	N/A
73 Self Storage	7757 OH-73	3.4	\$35.00	\$45.00	N/A	\$55.00	\$65.00
A-Space Storage LTD	4486 US-62	6.3	\$35.00	\$50.00	N/A	N/A	\$70.00
Sorg Road Storage	5375 Sorg Rd.	9.8	N/A	N/A	\$67.59	N/A	N/A
U-Store It Center	6077 McCoppin Mill Rd.	13.5	\$40.00	N/A	N/A	\$75.00	N/A
Average Market Rent			\$36	\$47	\$68	\$64	\$67

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