



VERSAL

CORPUS CHRISTI STORAGE PORTFOLIO

4066 CROSSTOWN EXPY, CORPUS CHRISTI, TX 78415

4125 BRETT ST, CORPUS CHRISTI, TX 78411

3817 WOW RD, CORPUS CHRISTI, TX 78413

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THE OPPORTUNITY



The Corpus Christi Storage Portfolio is a 3-property portfolio located at 4066 Crosstown Expy, 4125 Brett St, and 3817 Wow Rd in Corpus Christi, TX. The properties are conveniently located within a short drive of each other near the center of Corpus Christi.

The properties have been family owned and operated since they were developed in the 1980's and 1990's. The family does not utilize any sophisticated management practices, does minimal advertising, and has not managed rental rates or occupancy. This portfolio presents an excellent opportunity for a new owner

to increase revenue through improved management practices.

The portfolio consists of 62 climate-controlled units and 807 non-climate-controlled units totaling 123,950 NRSF. The average unit size is 143 NRSF, and the portfolio is currently 78% occupied.

The properties are all well located in the core of Corpus Christi. Major retailers like The Home Depot, McDonald's, H-E-B, and Walmart are all within a short distance. Also nearby is Texas A&M Corpus Christi (10,700 student

population) and Naval Air Station Corpus Christi. Downtown Corpus Christi is only 3.5 miles away from the Crosstown Mini Storage facility. A 5-mile radius around the properties includes an average population of 191,828 with an average household income of \$85,331.

Construction highlights include metal and steel construction, asphalt drives, on-site offices and apartments, perimeter fencing, and security features.

The Corpus Christi Storage Portfolio is being listed for sale at \$6,250,000 (\$50/NRSF).



THE PROPERTY



LOCATION

- Corpus Christi, TX
- 191,828 Average Population Within 5 Miles
- \$85,331 Average Household Income Within 5 Miles
- +/- 4 Miles Between Properties
- 4.5 Miles from Texas A&M Corpus Christi
- 5.4 Miles from Downtown Corpus Christi

FEATURES

- \$6,250,000 (\$50/NRSF)
- 3-Property Portfolio
- Family Owned & Operated
- Significant Management Upside
- 869 Units, 123,950 NRSF
- 78% Occupancy



EXECUTIVE SUMMARY



PROPERTY NAME

CORPUS CHRISTI STORAGE PORTFOLIO

OFFERING PRICE:

\$6,250,000

ADDRESS:

4066 CROSSTOWN EXPY

4125 BRETT ST

3817 WOW RD

CITY / STATE / ZIP:

CORPUS CHRISTI, TX 78413

COUNTY:

NUECES

PARCEL:

187191, 249864, 272880, 272862

YEAR BUILT:

1973, 1978, 1979, 1981, 1992

NRSF:

123,950

TOTAL UNITS:

869

BUILDINGS:

25

AVG. UNIT SIZE NC:

147 SF

AVG. UNIT SIZE CC:

101 SF

ECONOMIC OCCUPANCY:

43%

PHYSICAL OCCUPANCY (SQ. FT.):

78%

PHYSICAL OCCUPANCY (UNITS):

71%

ACRES:

7.65

CONSTRUCTION MATERIALS:

METAL, STEEL, ASPHALT

TRAFFIC COUNT:

40,784

EXPANSION ROOM:

NONE

OFFICE:

YES

APARTMENT:

YES

PERSONNEL:

3 FT

SPAREFOOT:

NONE

1 MILE POPULATION:

15,295

1 MILE MEDIAN HHI:

\$60,353

1 MILE AVERAGE HHI:

\$77,287

3 MILE POPULATION:

104,024

3 MILE MEDIAN HHI:

\$61,839

3 MILE AVERAGE HHI:

\$81,116

5 MILE POPULATION:

191,828

5 MILE MEDIAN HHI:

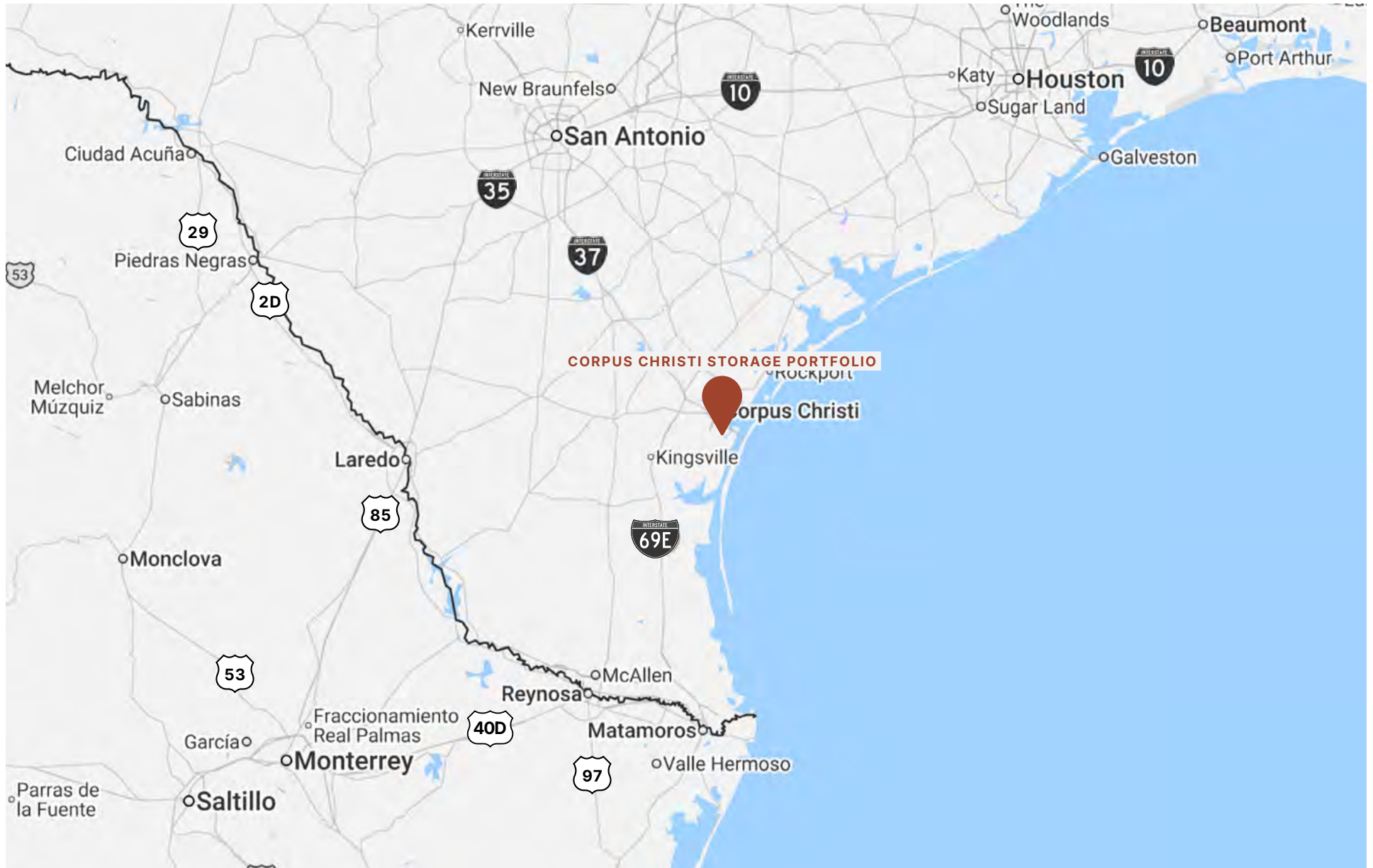
\$63,504

5 MILE AVERAGE HHI:

\$85,331



AREA MAP



The map displays the following business locations in Corpus Christi, Texas:

- Top Left:** Circle K, AutoNation, Wendy's, McDonald's, The Home Depot.
- Top Center:** Saturn Wow Mini-Storage.
- Top Right:** CVS, Auto Zone, Walmart, Target, Hobby Lobby, Barnes & Noble, Denny's, Sephora, Total Wine, H-E-B, Starbucks.
- Middle Left:** Circle K, AutoNation, Wendy's, McDonald's, The Home Depot.
- Middle Center:** Padre-Weber Mini-Storage.
- Middle Right:** CVS, Auto Zone, Walmart, Target, Hobby Lobby, Barnes & Noble, Denny's, Sephora, Total Wine, H-E-B, Starbucks.
- Bottom Left:** Circle K, AutoNation, Wendy's, McDonald's, The Home Depot.
- Bottom Center:** Crosstown Mini-Storage.
- Bottom Right:** CVS, Auto Zone, Walmart, Target, Hobby Lobby, Barnes & Noble, Denny's, Sephora, Total Wine, H-E-B, Starbucks.

PHOTOS



PHOTOS



AERIAL PHOTO



AERIAL PHOTO



AERIAL PHOTO



UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5 X 10	NC - CROSSTOWN	\$60	50	\$1.20	66	3,300	50	16	76%	2,500	76%	\$3,960	\$47,520
5 X 15	NC - CROSSTOWN	\$75	75	\$1.00	16	1,200	11	5	69%	825	69%	\$1,200	\$14,400
10 X 10	NC - CROSSTOWN	\$84	100	\$0.84	110	11,000	78	32	71%	7,800	71%	\$9,240	\$110,880
10 X 15	NC - CROSSTOWN	\$100	150	\$0.67	28	4,200	17	11	61%	2,550	61%	\$2,800	\$33,600
10 X 20	NC - CROSSTOWN	\$130	200	\$0.65	110	22,000	83	27	75%	16,600	75%	\$14,300	\$171,600
10 X 30	NC - CROSSTOWN	\$160	300	\$0.53	36	10,800	28	8	78%	8,400	78%	\$5,760	\$69,120
5 X 10	CC - CROSSTOWN	\$85	50	\$1.70	12	600	8	4	67%	400	67%	\$1,020	\$12,240
5 X 15	CC - CROSSTOWN	\$100	75	\$1.33	12	900	5	7	42%	375	42%	\$1,200	\$14,400
10 X 10	CC - CROSSTOWN	\$130	100	\$1.30	19	1,900	8	11	42%	800	42%	\$2,470	\$29,640
10 X 15	CC - CROSSTOWN	\$160	150	\$1.07	19	2,850	9	10	47%	1,350	47%	\$3,040	\$36,480
5 X 10	NC - PADRE WEBER	\$60	50	\$1.20	50	2,500	26	24	52%	1,300	52%	\$3,000	\$36,000
10 X 10	NC - PADRE WEBER	\$85	100	\$0.85	49	4,900	17	32	35%	1,700	35%	\$4,165	\$49,980
10 X 20	NC - PADRE WEBER	\$100	200	\$0.50	74	14,800	70	4	95%	14,000	95%	\$7,400	\$88,800
10 X 30	NC - PADRE WEBER	\$120	300	\$0.40	34	10,200	34	0	100%	10,200	100%	\$4,080	\$48,960
5 X 10	NC - SATURN WOW	\$50	50	\$1.00	54	2,700	23	31	43%	1,150	43%	\$2,700	\$32,400
5 X 15	NC - SATURN WOW	\$60	75	\$0.80	18	1,350	6	12	33%	450	33%	\$1,080	\$12,960
10 X 10	NC - SATURN WOW	\$70	100	\$0.70	37	3,700	33	4	89%	3,300	89%	\$2,590	\$31,080
10 X 15	NC - SATURN WOW	\$80	150	\$0.53	47	7,050	41	6	87%	6,150	87%	\$3,760	\$45,120
10 X 20	NC - SATURN WOW	\$90	200	\$0.45	54	10,800	50	4	93%	10,000	93%	\$4,860	\$58,320
10 X 30	NC - SATURN WOW	\$110	300	\$0.37	24	7,200	23	1	96%	6,900	96%	\$2,640	\$31,680



UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
NC - CROSSTOWN	366	52,500	267	99	73%	38,675	74%	\$37,260	\$447,120	\$8.52	143
CC - CROSSTOWN	62	6,250	30	32	48%	2,925	47%	\$7,730	\$92,760	\$14.84	101
NC - PADRE WEBER	207	32,400	147	60	71%	27,200	84%	\$18,645	\$223,740	\$6.91	157
NC - SATURN WOW	234	32,800	176	58	75%	27,950	85%	\$17,630	\$211,560	\$6.45	140
TOTAL	869	123,950	620	249	71%	96,750	78%	\$81,265	\$975,180	\$7.87	143



INCOME & EXPENSES

CORPUS CHRISTI STORAGE PORTFOLIO	COMBINED T11 (JAN - NOV 2025)	CROSSTOWN MARKET ADJUSTED	PADRE WEBER MARKET ADJUSTED	SATURN WOW MARKET ADJUSTED	COMBINED MARKET ADJUSTED	COMBINED PRO FORMA
GPR/NRSF	\$7.87	\$9.19	\$6.91	\$6.45	\$7.87	\$7.87
RENTAL INCOME/NRSF	\$3.42	\$4.28	\$2.98	\$2.32	\$3.42	\$6.29
EGI/NRSF	\$3.61	\$4.57	\$3.13	\$2.36	\$3.61	\$6.90
ACHIEVED RENT / NRSF	\$0.28	\$0.36	\$0.25	\$0.19	\$0.28	\$0.52
REVENUE						
GROSS POTENTIAL RENT	\$975,180	\$539,880	\$223,740	\$211,560	\$975,180	\$975,180
GPR INC %	0%	0%	0%	0%	0%	0%
ECONOMIC VACANCY %	57%	53%	57%	64%	57%	20%
ECONOMIC VACANCY	(\$551,432)	(\$288,684)	(\$127,171)	(\$135,577)	(\$551,432)	(\$195,036)
TOTAL RENTAL INCOME	\$423,748	\$251,196	\$96,569	\$75,983	\$423,748	\$780,144
LATE FEES 2.0%	\$14,513	\$8,026	\$5,290	\$1,198	\$14,513	\$15,603
SIGN RENTAL INCOME	\$9,766	\$9,766	\$0	\$0	\$9,766	\$9,766
RETAIL	\$82	\$11	\$49	\$22	\$82	\$82
INSURANCE COMMISSION (NET) 12.00	\$0	\$0	\$0	\$0	\$0	\$45,550
ADMIN FEES 0.5%	\$0	\$0	\$0	\$0	\$0	\$3,901
OTHER	-\$1,185	-\$627	-\$627	\$69	-\$1,185	\$0
OTHER INCOME	\$23,176	\$17,175	\$4,712	\$1,289	\$23,176	\$74,901
EFFECTIVE GROSS INCOME	\$446,924	\$268,371	\$101,281	\$77,272	\$446,924	\$855,045
MONTHLY AVERAGE EGI	\$37,244	\$22,364	\$8,440	\$6,439	\$37,244	\$71,254
EXPENSES						
PROPERTY TAXES 10.0%	\$16,800	\$64,818	\$30,297	\$15,213	\$110,328	\$110,328
INSURANCE (\$ / NRSF) 0.85	\$106,631	\$49,938	\$27,540	\$27,880	\$105,358	\$105,358
PAYROLL	\$51,460	\$15,000	\$15,000	\$15,000	\$45,000	\$45,000
UTILITIES	\$35,469	\$16,318	\$7,281	\$11,870	\$35,469	\$35,469
REPAIRS & MAINTENANCE (\$ / NRSF) 0.20	\$17,291	\$11,750	\$6,480	\$6,560	\$24,790	\$24,790
ADVERTISING	\$10,683	\$8,000	\$8,000	\$8,000	\$24,000	\$24,000
MANAGEMENT FEE (% OF EGI) 5.0%	\$10,366	\$13,419	\$5,064	\$3,864	\$22,346	\$42,752
CREDIT CARD FEES (% OF EGI) 2.3%	\$3,808	\$6,173	\$2,329	\$1,777	\$10,279	\$19,666
COMPUTER HARDWARE & SOFTWARE	\$0	\$3,360	\$3,360	\$3,360	\$10,080	\$10,080
TELEPHONE & INTERNET	\$5,008	\$2,400	\$2,400	\$2,400	\$7,200	\$7,200
TRASH	\$7,626	\$2,000	\$2,000	\$2,000	\$6,000	\$6,000
LANDSCAPING	\$0	\$500	\$500	\$500	\$1,500	\$1,500
PEST CONTROL	\$0	\$500	\$500	\$500	\$1,500	\$1,500
PROFESSIONAL FEES	\$12,661	\$500	\$500	\$500	\$1,500	\$1,500
OFFICE SUPPLIES	\$3,223	\$200	\$200	\$200	\$600	\$600
POSTAGE & DELIVERY	\$232	\$200	\$200	\$200	\$600	\$600
DUES & SUBSCRIPTIONS	\$0	\$200	\$200	\$200	\$600	\$600
CONTRACT LABOR	\$7,745	\$0	\$0	\$0	\$0	\$0
OTHER	\$4,204	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$293,208	\$195,275	\$111,851	\$100,023	\$407,150	\$436,943
NOI	\$153,717	\$73,096	(\$10,570)	(\$22,752)	\$39,775	\$418,103



7 YEAR ANALYSIS

CORPUS CHRISTI STORAGE PORTFOLIO	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	\$7.87	\$7.87	\$8.10	\$8.35	\$8.60	\$8.85	\$9.12	\$9.39
RENTAL INCOME/NRSF	\$3.42	\$3.93	\$5.27	\$6.68	\$6.88	\$7.08	\$7.30	\$7.52
EGI/NRSF	\$3.62	\$4.34	\$5.78	\$7.29	\$7.50	\$7.71	\$7.93	\$8.15
YOY GPR GROWTH	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

REVENUE

GROSS POTENTIAL RENT	\$975,180	\$975,180	\$1,004,435	\$1,034,568	\$1,065,606	\$1,097,574	\$1,130,501	\$1,164,416
ECONOMIC VACANCY	(\$551,432)	(\$487,590)	(\$351,552)	(\$206,914)	(\$213,121)	(\$219,515)	(\$226,100)	(\$232,883)
TOTAL RENTAL INCOME	\$423,748	\$487,590	\$652,883	\$827,655	\$852,484	\$878,059	\$904,401	\$931,533

LATE FEES	2.0%	\$14,513	\$9,752	\$13,058	\$16,553	\$17,050	\$17,561	\$18,088	\$18,631
SIGN RENTAL INCOME		\$9,766	\$9,766	\$9,766	\$9,766	\$9,766	\$9,766	\$9,766	\$9,766
RETAIL		\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82
INSURANCE COMMISSION (NET)	\$12.00	\$0	\$28,468	\$37,009	\$45,550	\$45,550	\$45,550	\$45,550	\$45,550
ADMIN FEES	0.5%	\$0	\$2,438	\$3,264	\$4,138	\$4,262	\$4,390	\$4,522	\$4,658
OTHER INCOME		\$24,361	\$50,506	\$63,179	\$76,089	\$76,710	\$77,349	\$78,007	\$78,686
EFFECTIVE GROSS INCOME		\$448,110	\$538,096	\$716,062	\$903,744	\$929,194	\$955,408	\$982,408	\$1,010,219
MONTHLY AVERAGE EGI		\$37,342	\$44,841	\$59,672	\$75,312	\$77,433	\$79,617	\$81,867	\$84,185

EXPENSES

3% ← INFLATION FACTOR

PROPERTY TAXES	10.0%	\$110,328	\$113,638	\$117,047	\$120,558	\$124,175	\$127,900	\$131,737	\$135,690
INSURANCE (\$ / NRSF)	\$0.85	\$105,358	\$108,518	\$111,774	\$115,127	\$118,581	\$122,138	\$125,802	\$129,576
PAYROLL		\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732	\$55,344
UTILITIES		\$35,469	\$36,533	\$37,629	\$38,758	\$39,920	\$41,118	\$42,351	\$43,622
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.20	\$24,790	\$25,534	\$26,300	\$27,089	\$27,901	\$28,738	\$29,601	\$30,489
ADVERTISING		\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517
MANAGEMENT FEE (% OF EGI)	5.0%	\$22,346	\$26,905	\$35,803	\$45,187	\$46,460	\$47,770	\$49,120	\$50,511
CREDIT CARD FEES (% OF EGI)	2.3%	\$10,279	\$12,376	\$16,469	\$20,786	\$21,371	\$21,974	\$22,595	\$23,235
COMPUTER HARDWARE & SOFTWARE		\$10,080	\$10,382	\$10,694	\$11,015	\$11,345	\$11,685	\$12,036	\$12,397
TELEPHONE & INTERNET		\$7,200	\$7,416	\$7,638	\$7,868	\$8,104	\$8,347	\$8,597	\$8,855
TRASH		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379
LANDSCAPING		\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845
PEST CONTROL		\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845
PROFESSIONAL FEES		\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845
OFFICE SUPPLIES		\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738
POSTAGE & DELIVERY		\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738
DUES & SUBSCRIPTIONS		\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738
TOTAL EXPENSES		\$407,150	\$425,041	\$449,605	\$475,226	\$489,362	\$503,921	\$518,917	\$534,364
NOI		\$40,960	\$113,055	\$266,457	\$428,518	\$439,832	\$451,487	\$463,491	\$475,855



BUSINESS DISCLOSURES

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum is provided by Versal, Inc. ("Versal").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), 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 financials projections and information are provided for general reference purposes only and are based on assumptions relation to the general economy, market conditions, competition and other factors beyond the control of the Owner and Versal. 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 an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In the 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 expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of the Memorandum.

Neither the Owner or Versal nor any of their respective directors, officers, affiliates, representatives or employees make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this

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