

CYPRESS MINI STORAGE

4601 Cypress Street, W. Monroe, LA 71291

21,100 NRSF | 199 Units



EQUICAP

In Association with Scott Reid & ParaSell, Inc.
Louisiana Broker # BROK.995707070-CORP

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OFFER PROCEDURES

Offers should be in the form of a Letter of Intent (LOI) and at a minimum offers should include the following:

- Price
- Earnest Money Deposit
- Due Diligence Time Period
- Closing Period
- Any other substantial business points the buyer wants the seller to know

The owner will only consider offers that are submitted through its agents, Equicap Commercial. 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.

For more information please contact:

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INVESTMENT OVERVIEW //



PROPERTY DESCRIPTION //

- PURCHASE PRICE	\$1,400,000.00
- PROPERTY ADDRESS	4601 Cypress St West Monroe, LA
- PARCEL ID	17842
- COUNTY	Ouachita Parish
- TOTAL ACRES	2.099
- YEAR BUILT	1993
- NET RENTABLE SQ FT	21,100
- TOTAL UNITS	199
- BUILDING TYPE	Metel with Steel Frame
- ROOF	Metal
- DRIVE AISLES	Concrete
- ENTRY	Controlled Access, Keypad Entry
- EXPANSION	Proposed 6,250 NRSF Expansion

STRONG LEASE UP // Purchased in early 2023, the current owner has invested heavily in improving the operations resulting in significant rental income growth throughout 2025 obtaining stabilization in September 2025. This rapid absorption highlights the strong demand in the West Monroe market and provides excellent momentum for the next investor to continue the upward trajectory.

EXPANSION PENDING APPROVAL // A key value-add component is the planned expansion, which received final approval in October, 2025. The project will add an additional 6,250 net rentable square feet, replacing the existing grass parking area. The proposed building will measure 25' wide by 250' long. Final approved plans and topographic survey included in the sale. General contractors estimate the average building costs in the area will range \$40 to \$45 per foot.

SOLID DEMOGRAPHICS // Cypress Street is a busy commercial corridor serving 17,865 cars per day. Additionally, 33,068 residents in a 3-mile radius and an average household income of \$75,432 positions this property well to serve the surrounding community. Importantly, there are no planned, proposed or under construction competing facilities in the trade area, strengthening the facility's long-term competitive position.

STABLE FUNDAMENTALS // Tenant Insurance penetration is very strong at 99% with 80/20 splits to the owner. Additional income from a new billboard lease adds \$4,400+ per year to top line revenue.

INVESTMENT SUMMARY //

Cypress Mini Storage located at 4601 Cypress St, West Monroe, LA 71291 in Ouachita Parish. The facility is situated on approximately 2.1 acres consisting of 199 drive-up units and 21,100 net rentable square feet with approved room to expand. Fully gated & fenced, this facility has gone through a significant management upgrade to bring operations into the 21st century. With no office on-site, the property is well suited for remote-management.

Current occupancy is 73% by area and 47% economic demonstrating a clear path to future income growth with ample room to grow the occupancy and close the economic gap. Cypress Mini Storage achieved average income growth of 3.8% per month obtaining stabilization in September of 2025. A billboard lease signed in March 2024 adds \$4,400 per annum to the opportunity with scheduled increases each year.

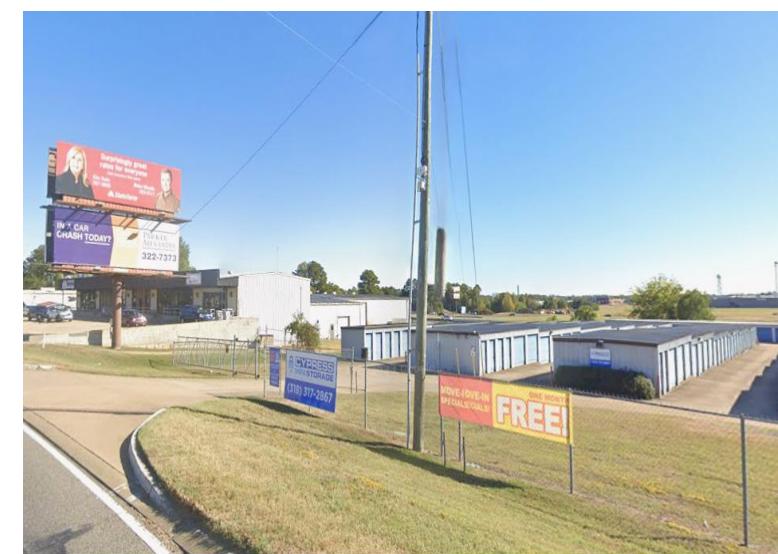
Other income-producing value-add opportunities exist with converting the grass parking lot into a 25 x 250 non-climate controlled building, adding an additional 6,250 net rentable square feet. City approvals have been obtained as of October 2025 with the site plan from a local civil engineer included in the sale.

West Monroe – home to the ever-popular Duck Dynasty TV Series – is a bustling community located on Interstate 20, a major US thoroughfare. With a population of 33,068 in a 3-mile radius and 68,195 in a 5-mile radius, the city of West Monroe is known for its long-standing manufacturing, wholesale trade, logistics and transportation sectors.

Priced at \$1,400,000, \$66.35 per NRSF, investors will have an opportunity to value-add investment with an opportunity to continue the lease up and expand the property by adding 6,250 NRSF. Even without the expansion, an investor will enjoy 9.19% cap rate within a year of acquisition and 11.82% upon the stabilization of the existing unit mix.





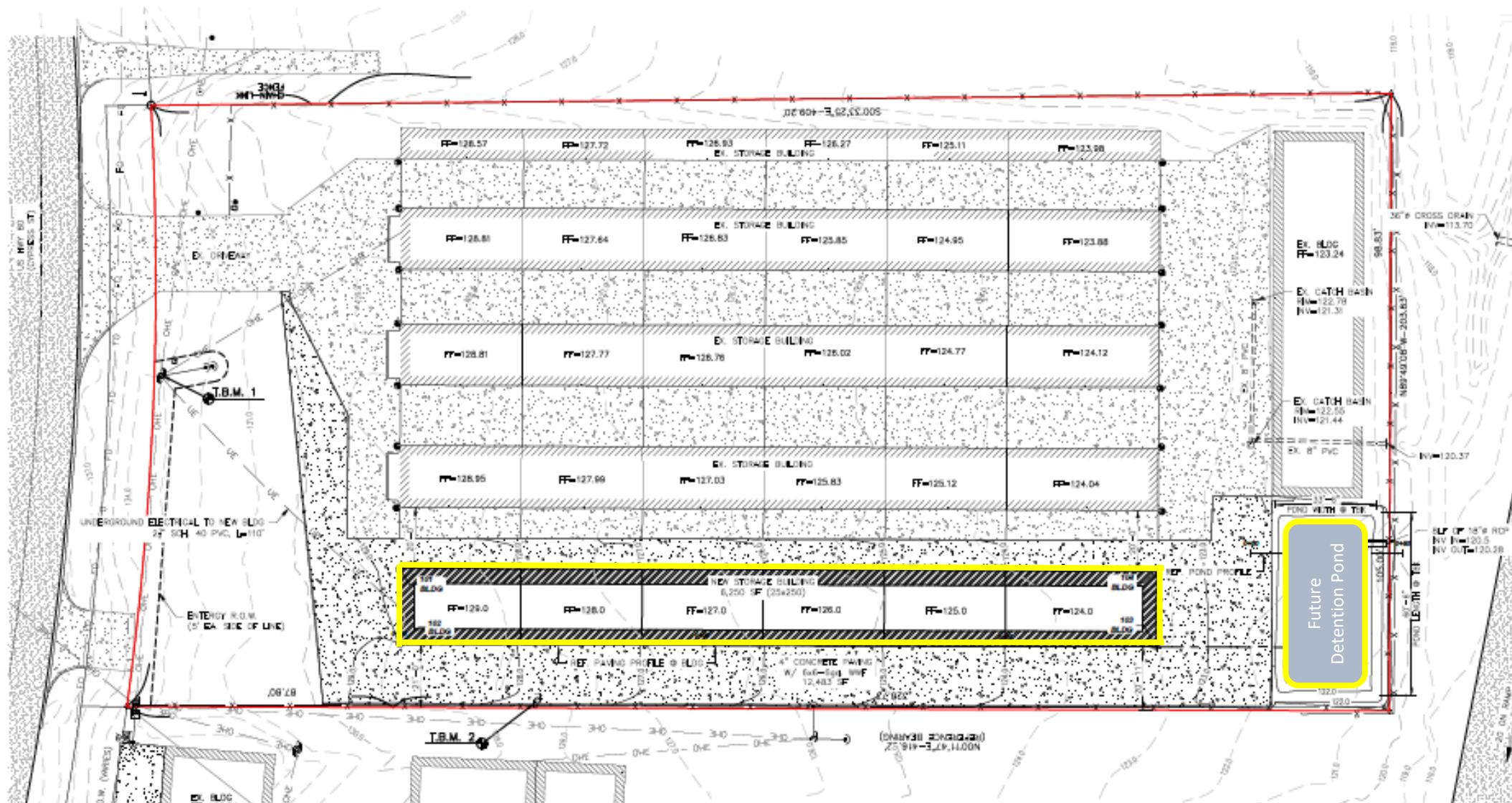


AERIAL MAP // SUBJECT



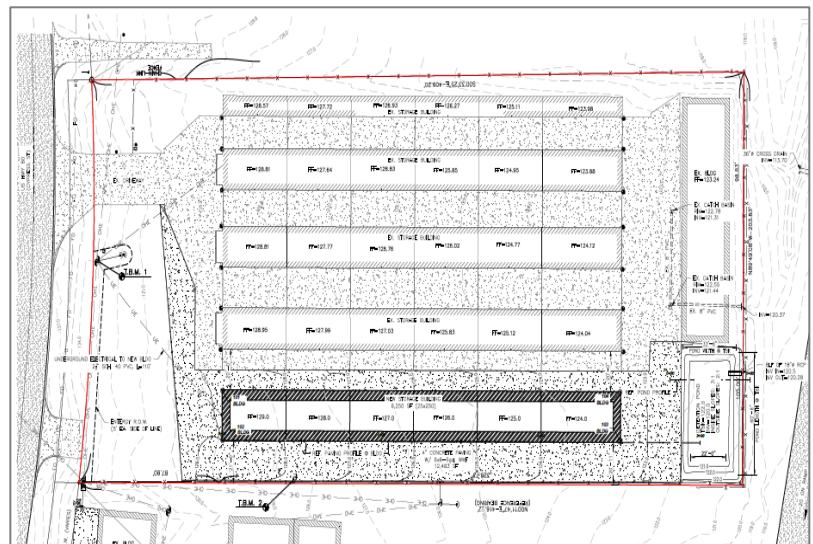
EXPANSION OVERVIEW //

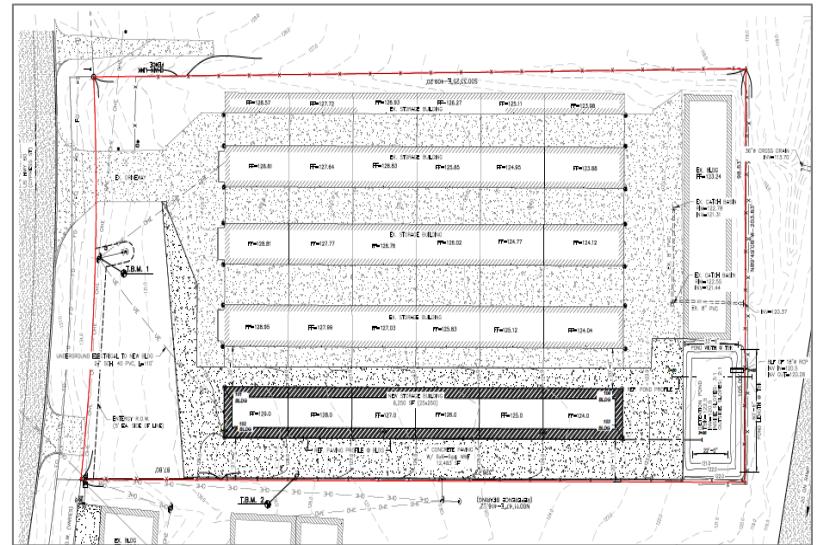
EXPANSION SITE PLAN //



PROPOSED UNIT MIX //

UNIT SF			TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF
EXISTING Non- Climate Drive Up											
5	x	10	50	72	83%	3,600	\$55.00	\$3,960	\$1.10	\$47,520	\$13.20
10	x	10	100	93	77%	9,300	\$75.00	\$6,975	\$0.75	\$83,700	\$9.00
10	x	20	200	23	70%	4,600	\$145.00	\$3,335	\$0.73	\$40,020	\$8.70
10	x	30	300	10	50%	3,000	\$220.00	\$2,200	\$0.73	\$26,400	\$8.80
20	x	30	600	1	100%	600	\$360.00	\$360	\$0.60	\$4,320	\$7.20
Total			199	154	77%	21,100		\$16,830	\$0.80	\$201,960	\$9.57
PROPOSED Non- Climate Drive Up											
5	x	5	25	10	0%	250	\$50.00	\$500	\$2.00	\$6,000	\$24.00
5	x	15	75	6	0%	450	\$70.00	\$420	\$0.93	\$5,040	\$11.20
10	x	15	150	27	0%	4,050	\$110.00	\$2,970	\$0.73	\$35,640	\$8.80
10	x	25	250	6	0%	1,500	\$175.00	\$1,050	\$0.70	\$12,600	\$8.40
Total			49	0	0%	6,250		\$4,940	\$0.79	\$59,280	\$9.48
TOTAL			248	154	62%	27,350		\$21,770	\$0.80	\$261,240	\$9.55





FINANCIAL OVERVIEW //



		UNIT SF	TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF
Non- Climate Drive Up											
5	x	10	50	72	60	83%	3,600	\$55.00	\$3,960	\$1.10	\$47,520
10	x	10	100	93	72	77%	9,300	\$75.00	\$6,975	\$0.75	\$83,700
10	x	20	200	23	16	70%	4,600	\$145.00	\$3,335	\$0.73	\$40,020
10	x	30	300	10	5	50%	3,000	\$220.00	\$2,200	\$0.73	\$26,400
20	x	30	600	1	1	100%	600	\$360.00	\$360	\$0.60	\$4,320
Total			199	154	77%		21,100		\$16,830	\$0.80	\$201,960
TOTAL			199	154	77%		21,100		\$16,830	\$0.80	\$201,960
											\$9.57

Occupancy Date: 10/31/2025

Occupied Rent: \$10,715

Occupied SF 15,500 73.46%

Occupied RPSF: \$8.30

INCOME & EXPENSE ANALYSIS //

	CURRENT (T-6)		CURRENT (ADJUSTED)		YEAR ONE		YEAR TWO		
Total Number of Units	199		199		199		199		
Net Rentable Square Feet	21,100		21,100		21,100		21,100		
INCOME									
Gross Potential Rent	\$232,740	\$ 11.03	\$232,740	\$ 11.03	\$221,160	\$ 10.48	\$230,006	\$ 10.90	
Economic Vacancy	\$110,199	47%	\$110,199	47%	\$63,083	29%	\$29,248	13%	
Rental Income	\$122,541	\$ 5.81	\$122,541	\$ 5.81	\$158,077	\$ 7.49	\$200,758	\$ 9.51	
Late & NSF Fees	\$10,228		\$10,228		\$10,535		\$10,851		
Administrative Fee	\$2,823		\$2,823		\$2,908		\$2,995		
Tenant Insurance	\$21,043		\$21,043		\$28,302		\$28,302		
Merchandise Sales	\$573		\$573		\$590		\$608		
Billboard Income	\$4,400		\$4,400		\$4,600		\$4,800		
TOTAL INCOME	\$161,637		\$161,637		\$205,043		\$248,346		
EXPENSES									
Real Estate Tax	1	\$7,043	\$ 0.33	\$7,043	\$ 0.33	\$7,254	\$ 0.34	\$10,108	\$ 0.48
Property Insurance		\$6,739	\$ 0.32	\$6,739	\$ 0.32	\$6,807	\$ 0.32	\$6,875	\$ 0.33
Advertising & Marketing	2	\$23,415	\$ 1.11	\$9,800	\$ 0.46	\$9,898	\$ 0.47	\$9,997	\$ 0.47
Repairs & Maintenance	3	\$17,770	\$ 0.84	\$8,885	\$ 0.42	\$8,974	\$ 0.43	\$9,064	\$ 0.43
On-Site Management	3	\$3,335	\$ 0.16	\$7,800	\$ 0.37	\$7,878	\$ 0.37	\$7,957	\$ 0.38
Third Party Management	4	\$11,510	\$ 0.55	\$8,082	\$ 0.38	\$10,252	\$ 0.49	\$12,417	\$ 0.59
Bank & Credit Card Fees		\$3,323	\$ 0.16	\$3,323	\$ 0.16	\$4,198	\$ 0.20	\$5,085	\$ 0.24
General & Administrative	3	\$12,674	\$ 0.60	\$11,420	\$ 0.54	\$11,534	\$ 0.55	\$11,649	\$ 0.55
Utilities		\$1,114	\$ 0.05	\$1,114	\$ 0.05	\$1,125	\$ 0.05	\$1,136	\$ 0.05
Telephone & Internet		\$1,416	\$ 0.07	\$1,416	\$ 0.07	\$1,430	\$ 0.07	\$1,445	\$ 0.07
Cost of Tenant Insurance		\$3,910	\$ 0.19	\$3,910	\$ 0.19	\$7,076	\$ 0.34	\$7,076	\$ 0.34
TOTAL EXPENSES	\$92,250		\$ 4.37	\$69,533	\$ 3.30	\$76,426	\$ 3.62	\$82,808	\$ 3.92
			57%			43%			37%
									33%
NET OPERATING INCOME	\$69,387		\$92,104		\$128,617		\$165,538		

UNDERWRITING NOTES //

UNDERWRITING NOTES

- 1 Real Estate Taxes are currently based on a property value of \$673,535. Proforma taxes have been adjusted to reflect a sale
- 2 Owner invested heavily in marketing during the lease up but this can be adjusted and reduced as occupancy increases
- 3 Broker adjusted to remove non-recurring expenses or to adjust to industry standards
- 4 Management Fee has been adjusted to 5% of Total Income

INCOME & EXPENSE ASSUMPTIONS //

INCOME ASSUMPTIONS

Effective Rental Rate Growth

Year 1	29%
Year 2	27%
Year 3	4%
Year 4	4%
Year 5	4%

EXPENSE ASSUMPTIONS

Expense Growth Rate	1%
Management Fee (% of EGI)	5%
Cost of Tenant Insurance Split	75%

PROPERTY TAX ASSUMPTIONS

County	Ouachita Parish
Current Fair Market Value	\$673,535
Current Assessed Value	\$78,475
Assessment Factor: Land	10.00%
Assessment Factor: Improvements	15.00%
Millage Rate	\$90.25
Millage Divisor	1,000
Property Tax Growth Rate	1.00%

LOAN ASSUMPTIONS

LTV	70%
Loan Term	5
Amortization (Years)	25
Interest Rate (Annual)	7.00%

CURRENT INCOME

Gross Potential Rent	\$232,740	\$ 11.03
Economic Vacancy	\$110,199	47%
GROSS RENT	\$122,541	\$ 5.81
Late & NSF Fees	\$10,228	
Administrative Fee	\$2,823	
Misc Revenue	\$0	
Tenant Insurance	\$21,043	
Merchandise Sales	\$573	
Billboard Income	\$4,400	
Other 2	\$30	
EFFECTIVE GROSS INCOME	\$161,637	\$ 7.66

OPERATING EXPENSES

Real Estate Tax	\$7,043	\$ 0.32
Property Insurance	\$6,739	\$ 0.46
Advertising & Marketing	\$9,800	\$ 0.42
Repairs & Maintenance	\$8,885	\$ 0.37
On-Site Management	\$7,800	\$ 0.38
Third Party Management	\$8,082	\$ 0.16
Bank & Credit Card Fees	\$3,323	\$ 0.54
General & Administrative	\$11,420	\$ 0.05
Utilities	\$1,114	\$ 0.07
Telephone & Internet	\$1,416	\$ 0.19
Cost of Tenant Insurance	\$3,910	\$ -
TOTAL EXPENSES	\$69,533	\$ 3.30
		43%
NET OPERATING INCOME	\$92,104	\$ 4.37

* Current Income based on T5, as of September 2025

* Expenses Adjusted for New Owner

5-YEAR HOLD ANALYSIS //

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
INCOME												
Gross Potential Rent	\$232,740	\$11.03	\$221,160	\$10.48	\$230,006	\$10.90	\$239,207	\$11.34	\$248,775	\$11.79	\$258,726	\$12.26
Economic Vacancy	\$110,199	47%	\$63,083	29%	\$29,248	13%	\$30,418	13%	\$31,635	13%	\$32,900	13%
RENTAL INCOME	\$122,541	\$5.81	\$158,077	\$7.49	\$200,758	\$9.51	\$208,789	\$9.90	\$217,140	\$10.29	\$225,826	\$10.70
Late & NSF Fees	\$10,228		\$10,535		\$10,851		\$11,176		\$11,512		\$11,857	
Administrative Fee	\$2,823		\$2,908		\$2,995		\$3,085		\$3,177		\$3,273	
Tenant Insurance	\$21,043		\$28,302		\$28,302		\$28,302		\$28,302		\$28,302	
Merchandise Sales	\$573		\$590		\$608		\$626		\$645		\$664	
Billboard Income	\$4,400		\$4,600		\$4,800		\$5,000		\$5,200		\$5,400	
TOTAL INCOME	\$161,637	\$7.66	\$205,043	\$9.72	\$248,346	\$11.77	\$257,011	\$12.18	\$266,010	\$12.61	\$275,357	\$13.05
OPERATING EXPENSES												
Real Estate Tax	\$7,043	\$0.33	\$7,254	\$0.34	\$10,108	\$0.48	\$10,209	\$0.48	\$10,311	\$0.49	\$10,414	\$0.49
Property Insurance	\$6,739	\$0.32	\$6,807	\$0.32	\$6,875	\$0.33	\$6,944	\$0.33	\$7,013	\$0.33	\$7,083	\$0.34
Advertising & Marketing	\$9,800	\$0.46	\$9,898	\$0.47	\$9,997	\$0.47	\$10,097	\$0.48	\$10,198	\$0.48	\$10,300	\$0.49
Repairs & Maintenance	\$8,885	\$0.42	\$8,974	\$0.43	\$9,064	\$0.43	\$9,154	\$0.43	\$9,246	\$0.44	\$9,338	\$0.44
On-Site Management	\$7,800	\$0.37	\$7,878	\$0.37	\$7,957	\$0.38	\$8,036	\$0.38	\$8,117	\$0.38	\$8,198	\$0.39
Off-Site Management	\$8,082	\$0.38	\$10,252	\$0.49	\$12,417	\$0.59	\$12,851	\$0.61	\$13,301	\$0.63	\$13,768	\$0.65
Bank & Credit Card Fees	\$3,323	\$0.16	\$4,198	\$0.20	\$5,085	\$0.24	\$5,262	\$0.25	\$5,447	\$0.26	\$5,638	\$0.27
General & Administrative	\$11,420	\$0.54	\$11,534	\$0.55	\$11,649	\$0.55	\$11,766	\$0.56	\$11,884	\$0.56	\$12,002	\$0.57
Utilities	\$1,114	\$0.05	\$1,125	\$0.05	\$1,136	\$0.05	\$1,147	\$0.05	\$1,159	\$0.05	\$1,170	\$0.06
Telephone & Internet	\$1,416	\$0.07	\$1,430	\$0.07	\$1,445	\$0.07	\$1,459	\$0.07	\$1,474	\$0.07	\$1,488	\$0.07
Cost of Tenant Insurance	\$3,910	\$0.19	\$7,076	\$0.34	\$7,076	\$0.34	\$7,076	\$0.34	\$7,076	\$0.34	\$7,076	\$0.34
TOTAL EXPENSES	\$69,533	\$3.30	\$76,426	\$3.62	\$82,808	\$3.92	\$84,001	\$3.98	\$85,224	\$4.04	\$86,476	\$4.10
	43%		37%		33%		33%		32%		31%	
NET OPERATING INCOME	\$92,104		\$128,617		\$165,538		\$173,010		\$180,787		\$188,880	

PRICING ANALYSIS //

	CURRENT (ADJUSTED)	YEAR ONE	YEAR TWO
Total Number of Units	199	199	199
Net Rentable Square Feet	21,100	21,100	21,100
INCOME	161,637	205,043	248,346
EXPENSES	\$ 69,533	\$ 76,426	\$ 82,808
NET OPERATING INCOME	\$92,104.43	\$128,616.96	\$165,537.82

PRICING ANALYSIS

LIST PRICE	\$/Sq Ft	Cap Rate	Cap Rate	Cap Rate
\$1,400,000	\$66.35	6.58%	9.19%	11.82%

INVESTMENT INDICATORS BASED ON LIST PRICE OF: \$1,400,000

Annual Debt Service	\$ (83,117.23)	\$ (83,117.23)	\$ (83,117.23)
Cash Flow	\$ 8,987.20	\$ 45,499.72	\$ 82,420.59
Cash Flow Inc Management Fee	\$ 17,069.06	\$ 55,751.89	\$ 94,837.89
Cash on Cash Return	2.14%	10.83%	19.62%
Cash on Cash Return Inc Mgmt Fee	4.06%	13.27%	22.58%
Debt Coverage Ratio	1.11	1.55	1.99
Debt Yield	9.4%	13.1%	16.9%

MARKET OVERVIEW //



RIVERMARKET

Origin Bank

Market Overview

Monroe, LA, the ninth-largest city in Louisiana is located along the Ouachita River in Ouachita Parish and forms part of the “Twin Cities” with West Monroe, creating the cultural and commercial hub of Northeast Louisiana. West Monroe is well known for its strong community identity, local retail corridors, and access to recreational amenities such as Kirol Park, Antique Alley, and the Ike Hamilton Expo Center, all of which contribute to a balanced quality of life and regional draw.

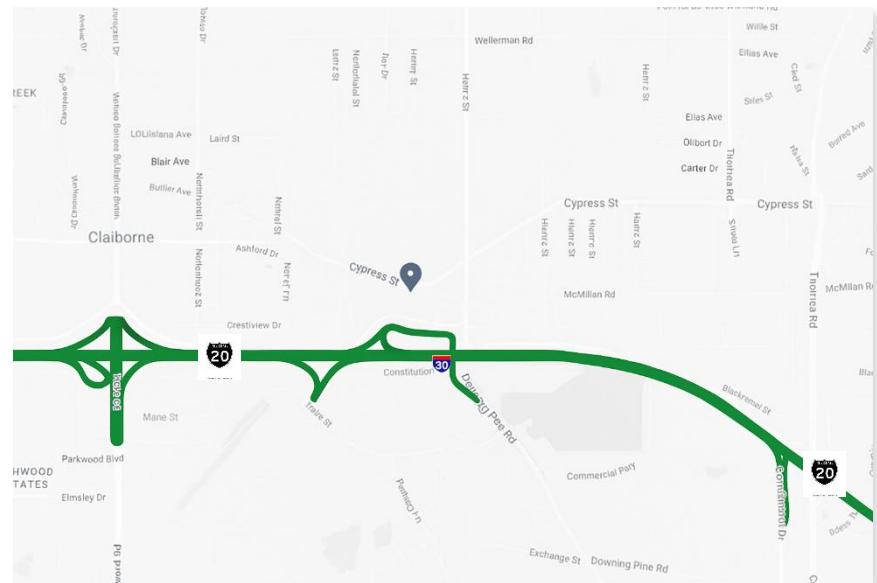
Real Estate

The West Monroe real estate market is driven by demand for both residential and commercial space, supported by steady population growth in the metro. Median home values remain affordable compared to national averages, making the area attractive to families and workforce residents. On the commercial side, retail corridors along Cypress Street and Trenton Street serve as the primary trade areas, while self-storage and service-oriented real estate continue to see rising demand. Limited new development in recent years has helped stabilize occupancy across most property types, creating opportunities for investors seeking strong fundamentals and limited competition.

Economy

West Monroe's economy is anchored by healthcare, education, light manufacturing, and retail trade, with major employers located across the river in Monroe such as CenturyLink (Lumen Technologies), the University of Louisiana at Monroe, and large healthcare systems. The region benefits from a relatively low cost of living, strong transportation access via Interstate 20, and a stable labor force. Household incomes within the immediate trade area continue to trend upward, providing support for local businesses and reinforcing the demand for housing and commercial services. Looking ahead, the absence of large competing developments in West Monroe positions existing assets well to capitalize on incremental growth and stable cash flow.

LOCAL MAP



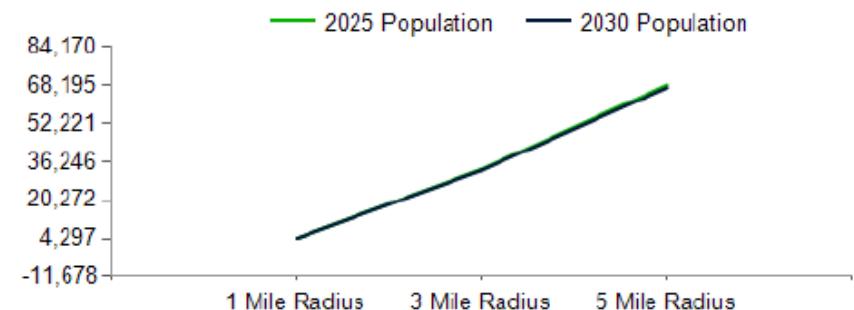
REGIONAL MAP



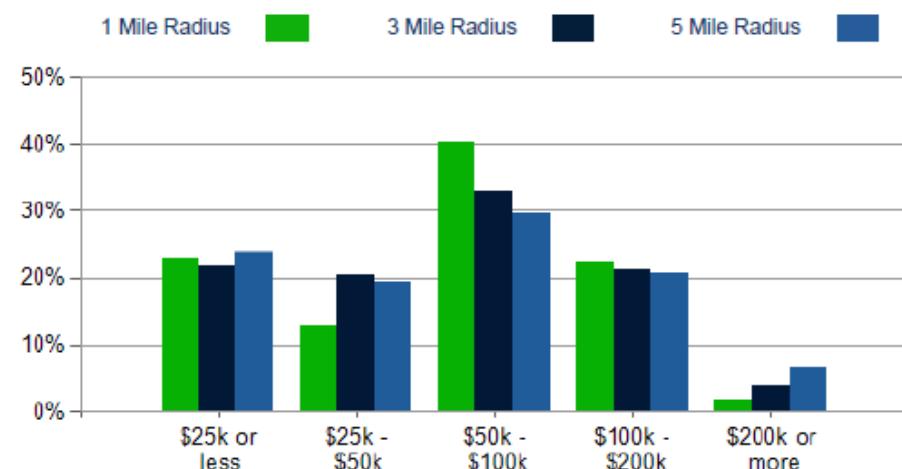
DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,407	30,081	66,680
2010 Population	3,986	31,779	67,352
2025 Population	4,319	33,068	68,195
2030 Population	4,297	32,640	67,105
2025 African American	687	6,009	18,379
2025 American Indian	17	178	289
2025 Asian	238	518	996
2025 Hispanic	160	2,033	3,129
2025 Other Race	87	1,159	1,659
2025 White	3,069	23,316	43,452
2025 Multiracial	220	1,872	3,394
2025-2030: Population: Growth Rate	-0.50%	-1.30%	-1.60%

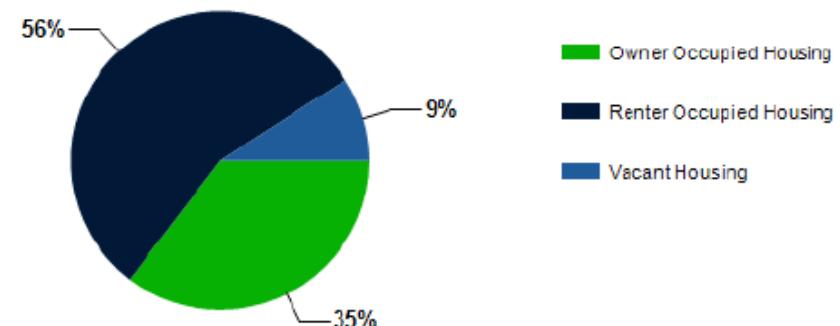
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	305	1,944	4,717
\$15,000-\$24,999	159	1,117	2,204
\$25,000-\$34,999	109	1,040	1,960
\$35,000-\$49,999	149	1,827	3,610
\$50,000-\$74,999	409	2,832	5,395
\$75,000-\$99,999	412	1,812	3,147
\$100,000-\$149,999	333	2,285	4,200
\$150,000-\$199,999	120	711	1,817
\$200,000 or greater	36	553	1,886
Median HH Income	\$64,980	\$59,494	\$59,289
Average HH Income	\$76,318	\$75,432	\$82,465



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

EXCLUSIVELY LISTED BY:

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