

# Self Storage Investment Opportunity



## The Arvada & Aurora Storage Portfolio



2-Property Portfolio  
Arvada & Aurora, CO

Presented by:

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**LIST PRICE: Call for Offers Due: March 31<sup>st</sup>**

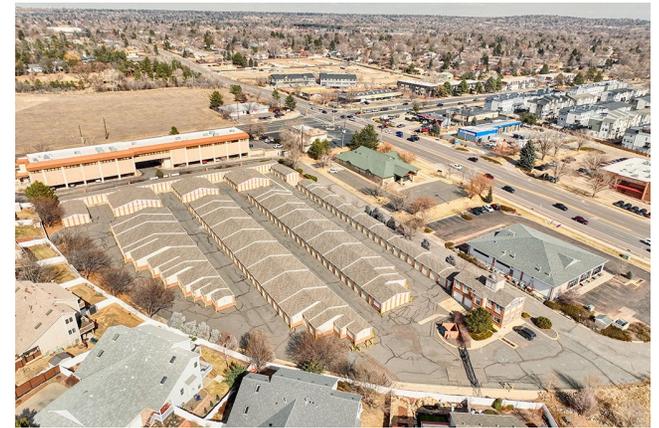
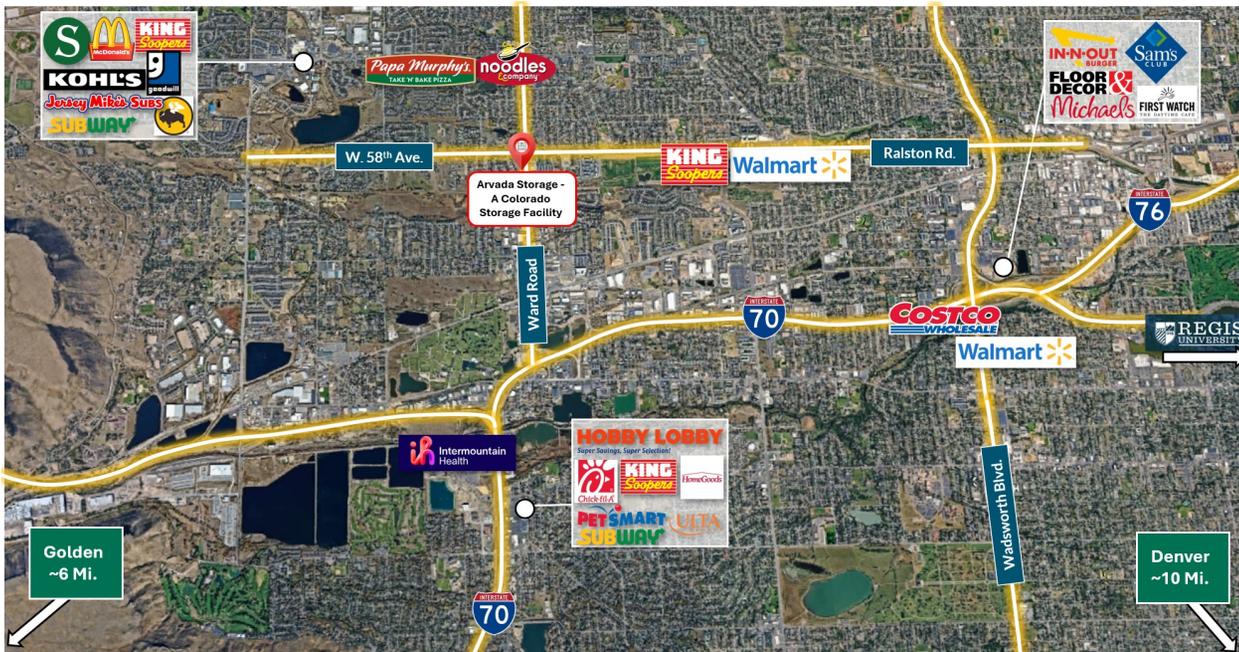
### INVESTMENT HIGHLIGHTS

- Locally owned and operated two property portfolio offering immediate upside through institutional management practices
- Dense Denver MSA infill locations totaling over 113,000 RSF of self storage – provides immediate scale
- Current expense structure reflects non-optimized mom and pop structure – ability to streamline expenses and improve marketing opportunities
- Stabilized occupancy, combined with operational inefficiencies provides investors with a rare investment – immediate cash flow and value-add opportunity

### PORTFOLIO DETAILS

<b>Storage RSF:</b>	113,770
<b>Parking SF:</b>	450
<b>Storage Units:</b>	737
<b>Portfolio Occ.</b>	86%





Argus Self Storage Advisors 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.