

OFFERING MEMORANDUM

Amarillo Self Storage

700 N HOUSTON ST

Amarillo, TX 79107



PRESENTED BY:

KRISTEN ASMAN

O: 614.370.9077

kristen.asman@svn.com

OH #658012934

COURTNEY STANFORD, CCIM

O: 972.998.2361

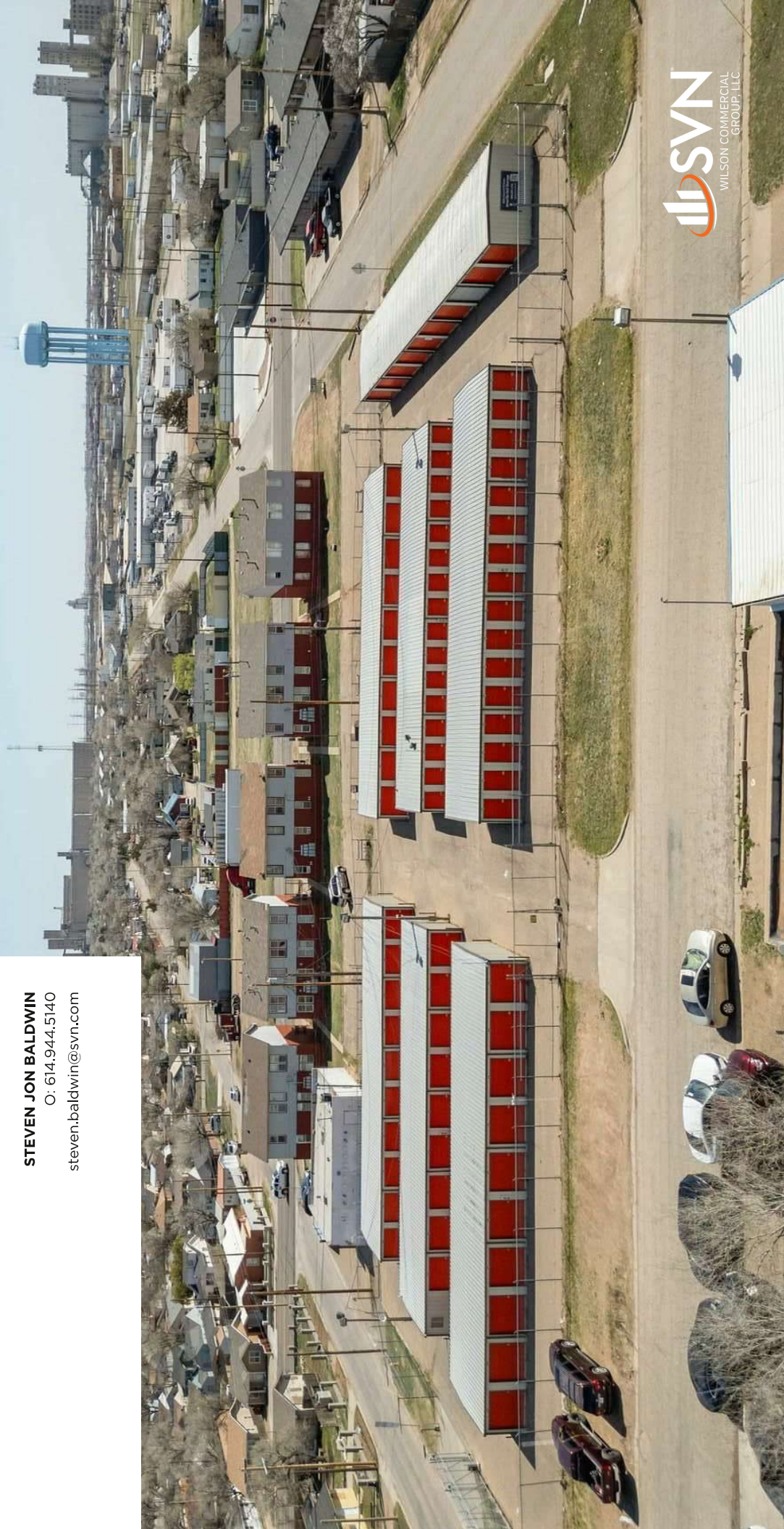
courtney.stanford@svn.com

TX #704141

STEVEN JON BALDWIN

O: 614.944.5140

steven.baldwin@svn.com



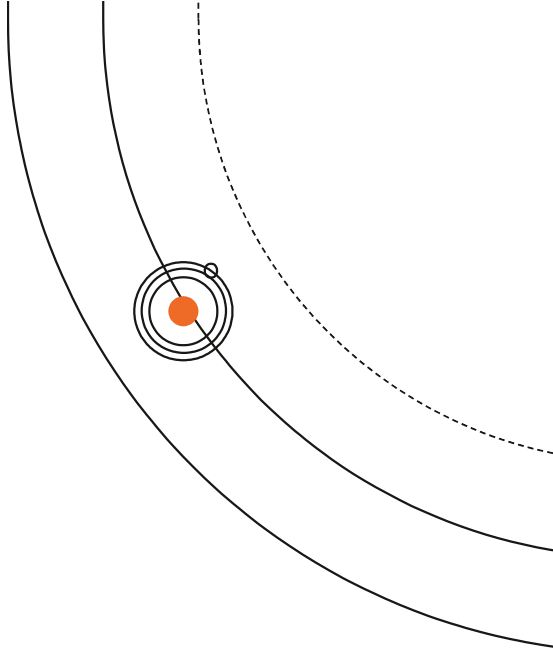
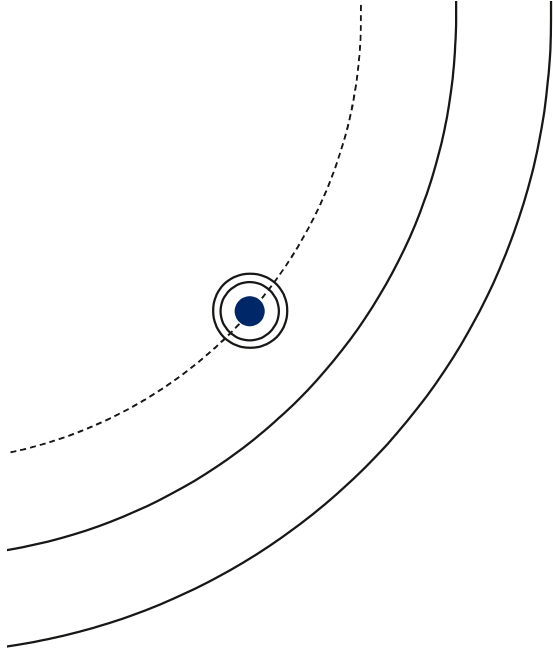


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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

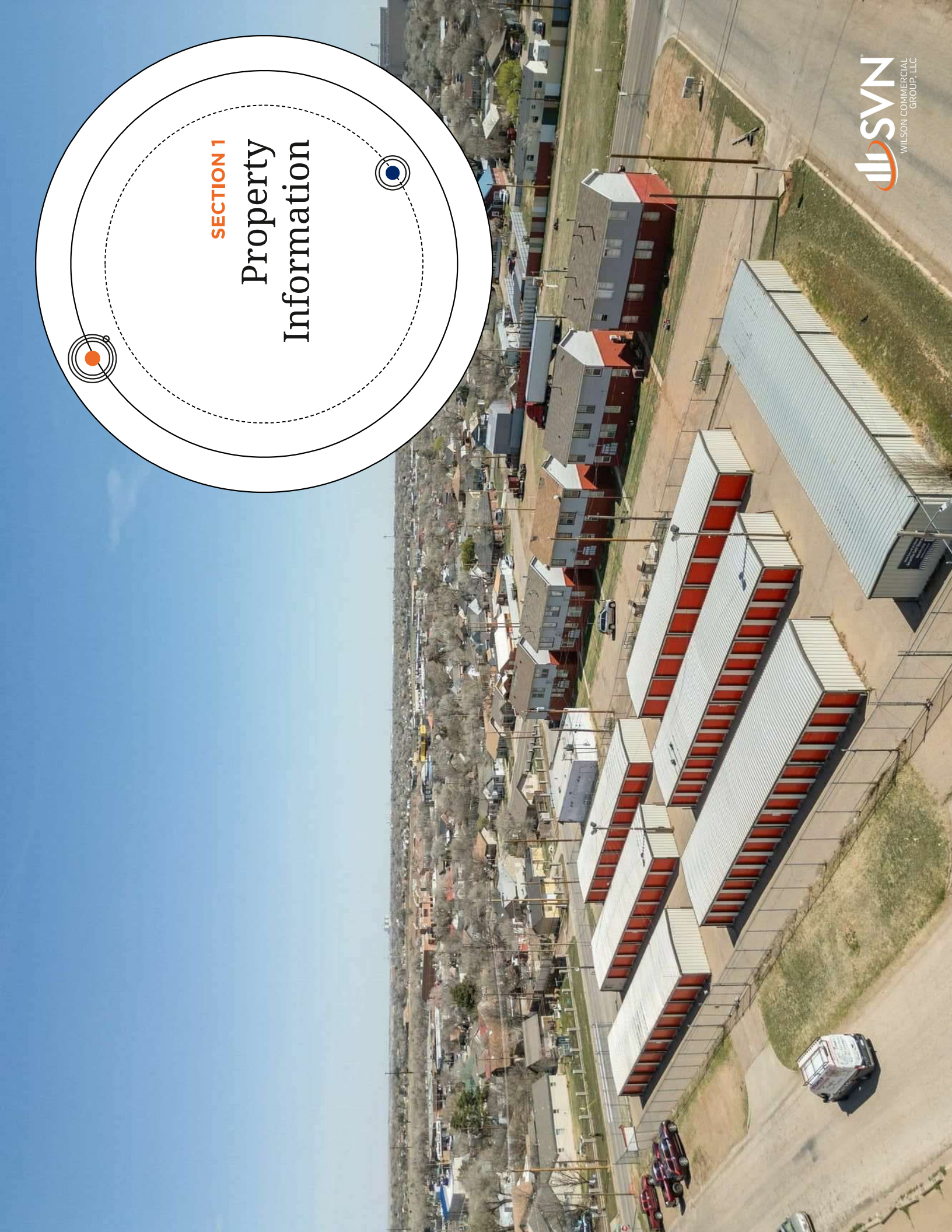
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

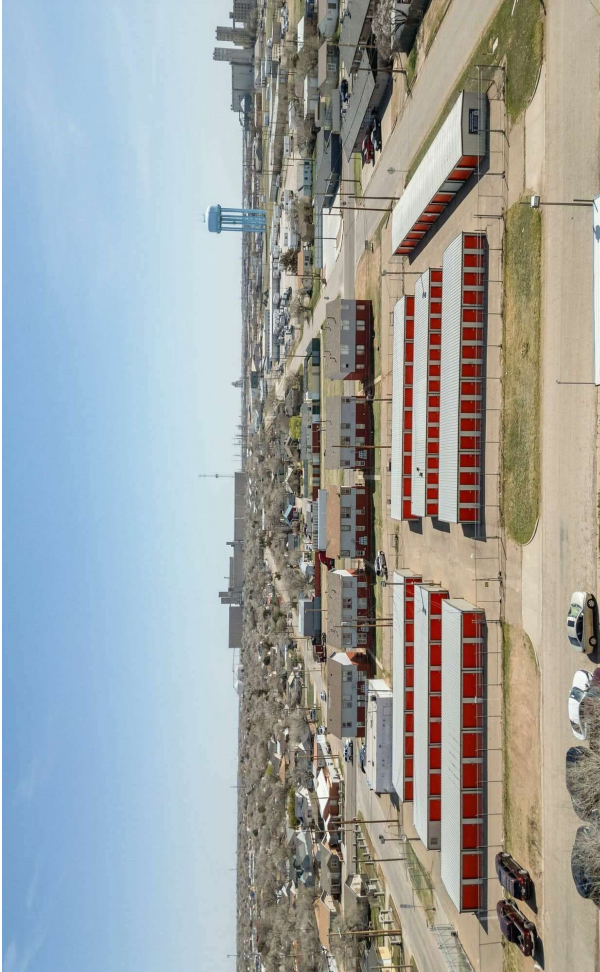
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1
Property
Information





OFFERING SUMMARY

SALE PRICE:	\$839,000
LOT SIZE:	0.86 Acres
BUILDING SIZE:	13,680 SF
NET OPERATING INCOME:	\$51,000
CAP RATE:	6.61 %
PRO-FORMA NET OPERATING INCOME	\$62,500

PROPERTY DESCRIPTION

Explore the potential of this prime investment opportunity in Amarillo, Texas. This listing features a well-maintained **13,680 SF property**, constructed in 2004. Amarillo Self Storage is **paved and fenced** with an **automated gate**. There is a **growing population of over 60,000 people** and **only a 4.43 SF per person supply** within a 3-mile radius with Average Household Income of \$58,000. The property's strategic location provides favorable accessibility to key transportation routes, making it an ideal choice for both tenants and suppliers. Don't miss out on the chance to acquire a property with a solid foundation and significant potential for growth in the thriving Amarillo market. **Occupancy grew from 20% to 70% in 1 year!** On-site office not currently in use and could be rented out for additional income.

PROPERTY HIGHLIGHTS

- Over 60,000 population in 3 miles
- Only 4.43 SF per person supply

LOCATION: AMARILLO, TX



LOCATION DESCRIPTION

The estimated population of Amarillo is 200,393, representing nearly half of the Texas Panhandle's population. As of 2020, the **Amarillo metropolitan area has a population of approximately 308,297.**

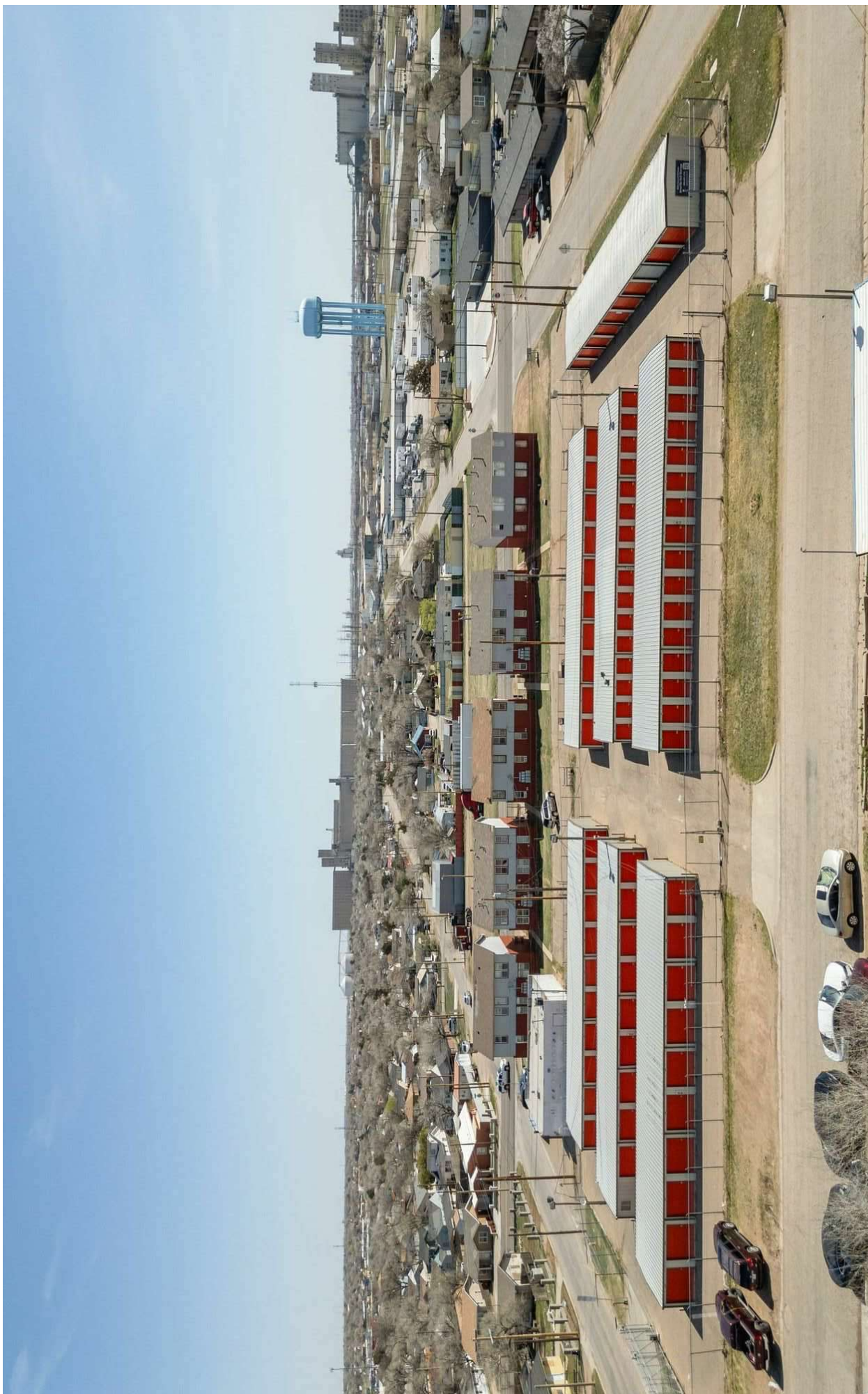
Amarillo is known as "Rotor City, USA" due to its V-22 Osprey hybrid aircraft assembly plant. The city also boasts one of the largest meat-packing operations in the United States, along with one of the most productive helium fields in the country. Additionally, Pantex, the only nuclear weapons assembly and disassembly facility in the U.S., is a significant employer in Amarillo.

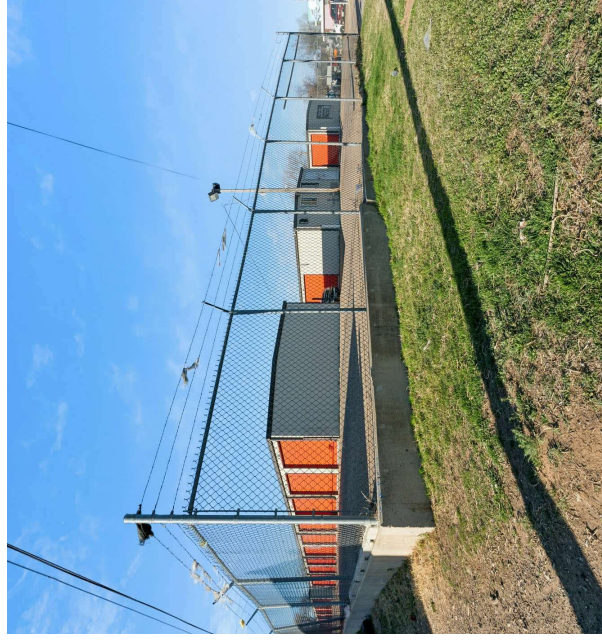
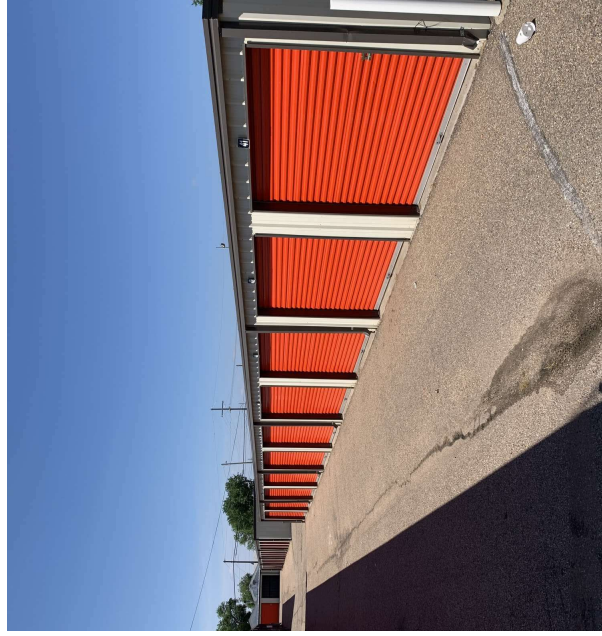
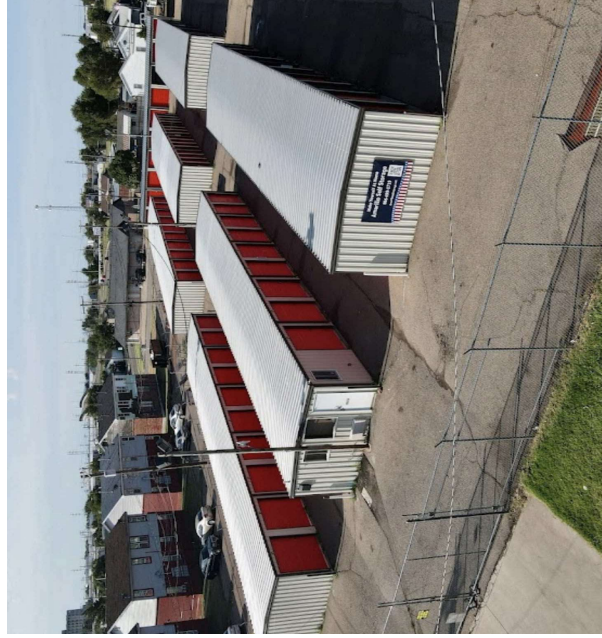
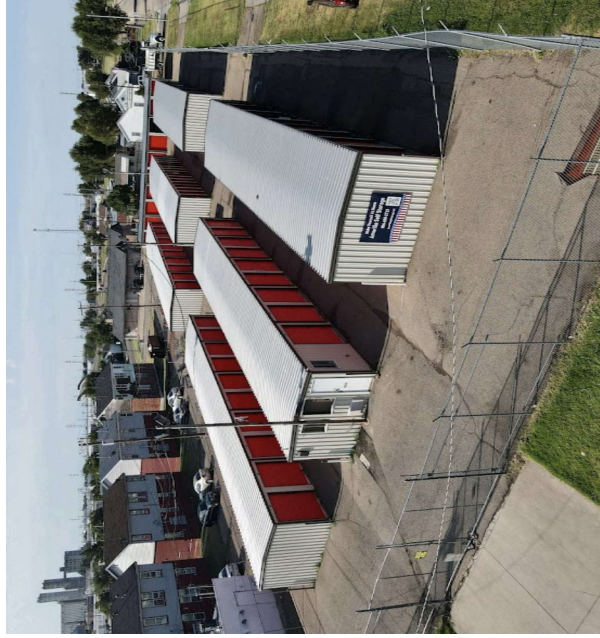
U.S. Routes 60, 87, 287, and 66 intersect in Amarillo, making it a key stop for tourists with its many motels, restaurants, and curio shops.

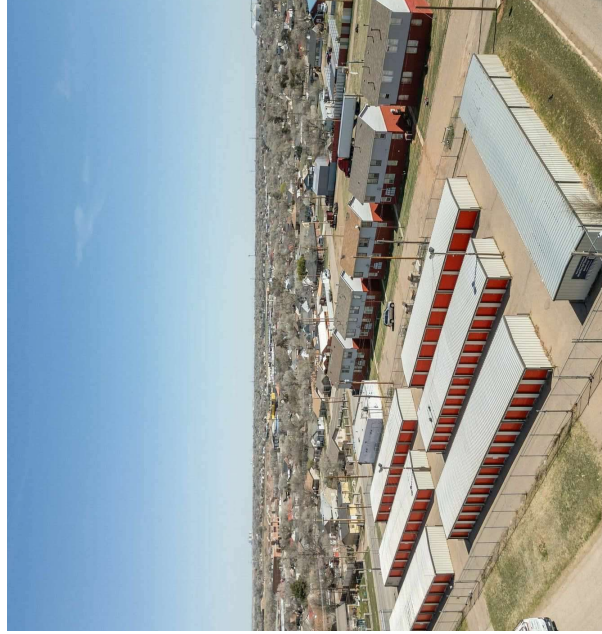
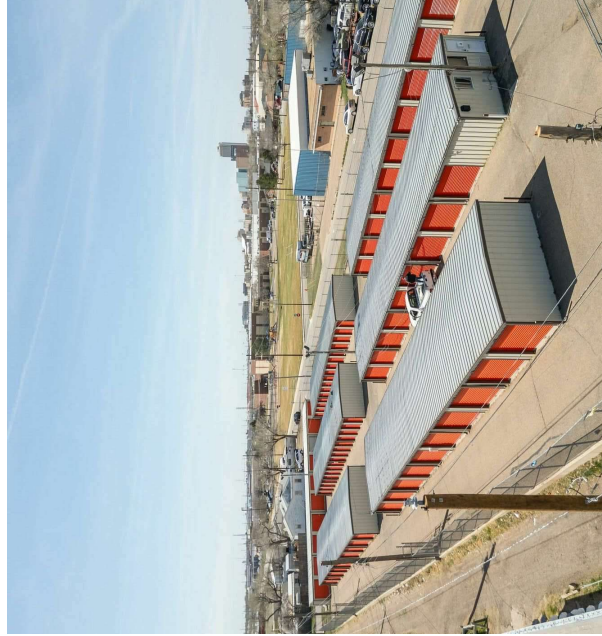
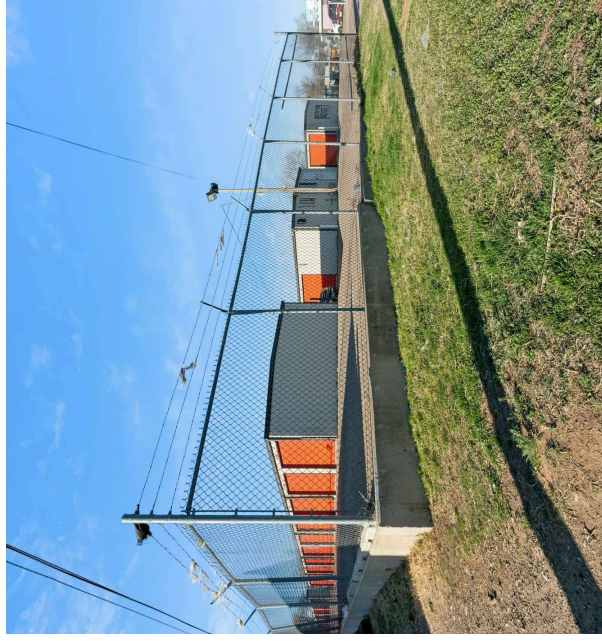
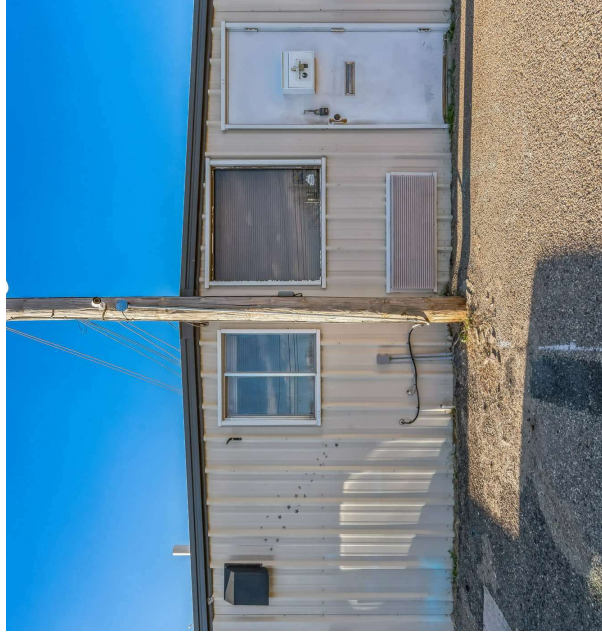
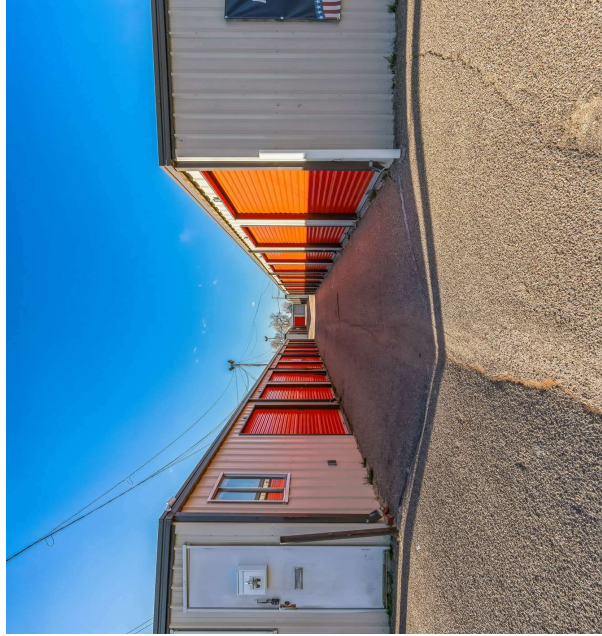
Amarillo is also home to approximately 10,000 college students across several higher education institutions, including Amarillo College, Wayland Baptist University, and the Texas Tech University Health Sciences Center (TTUHSC) Amarillo campus.

Nearby attractions such as the iconic Cadillac Ranch and Palo Duro Canyon State Park draw visitors to the area, contributing to the local economy.

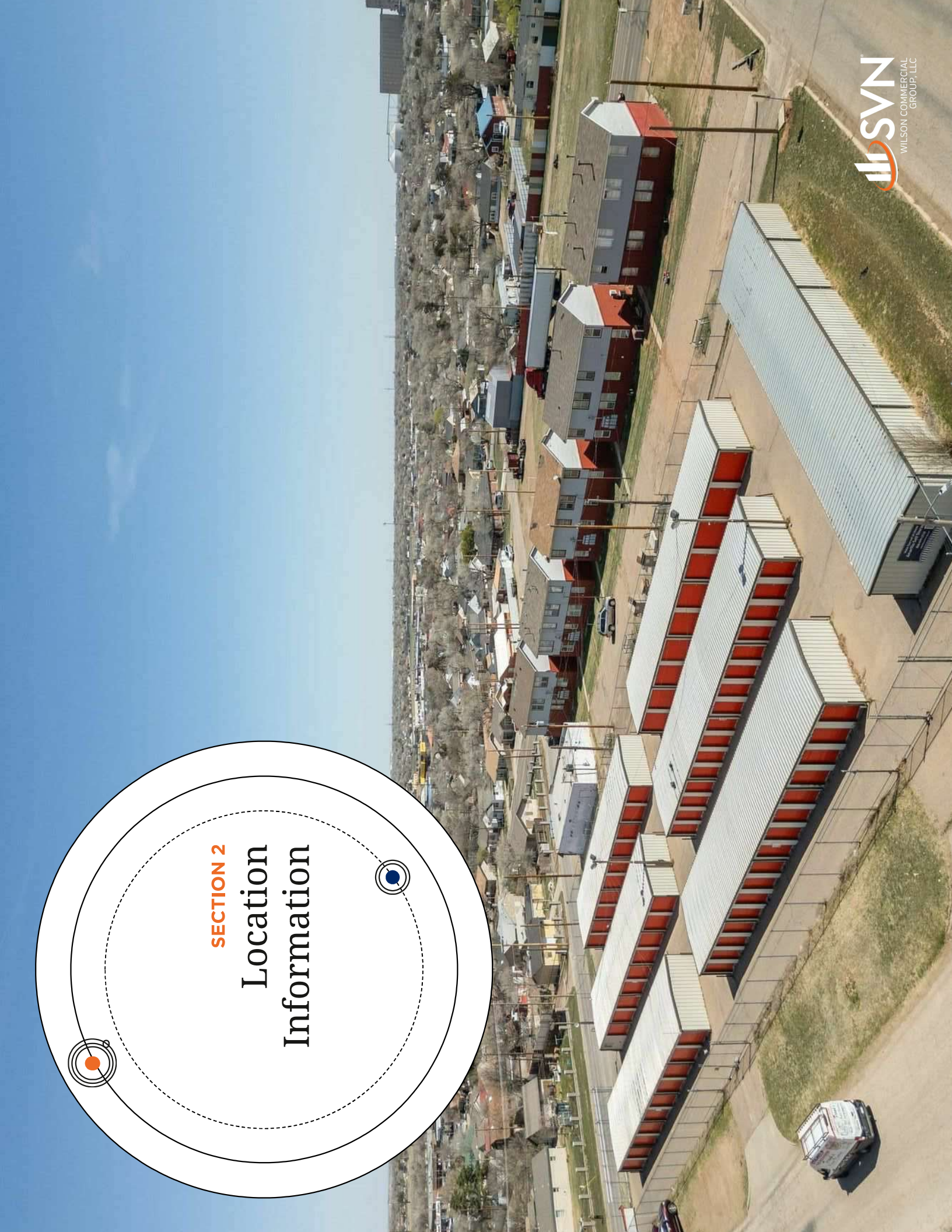
ADDITIONAL PHOTOS







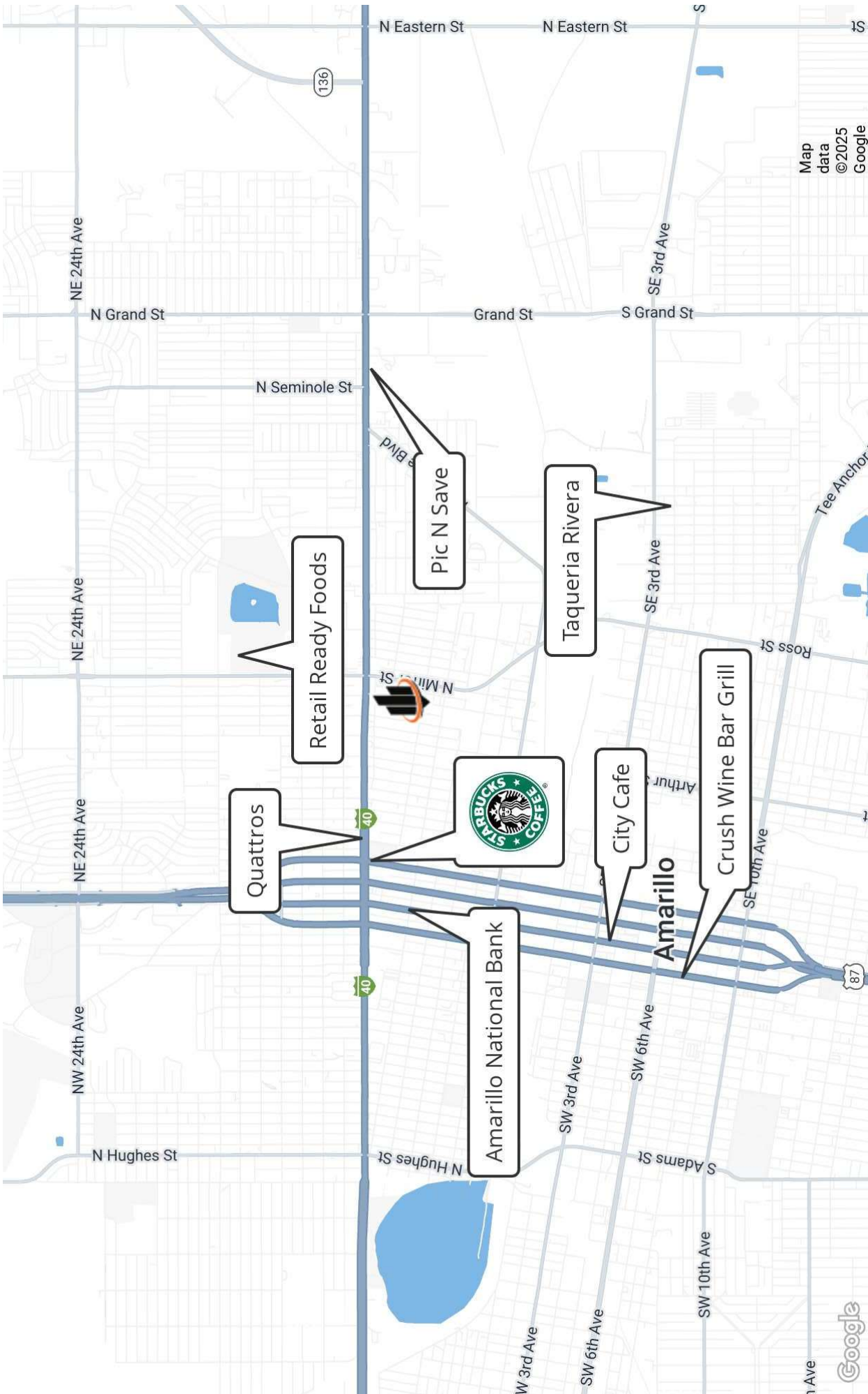
SECTION 2
Location
Information



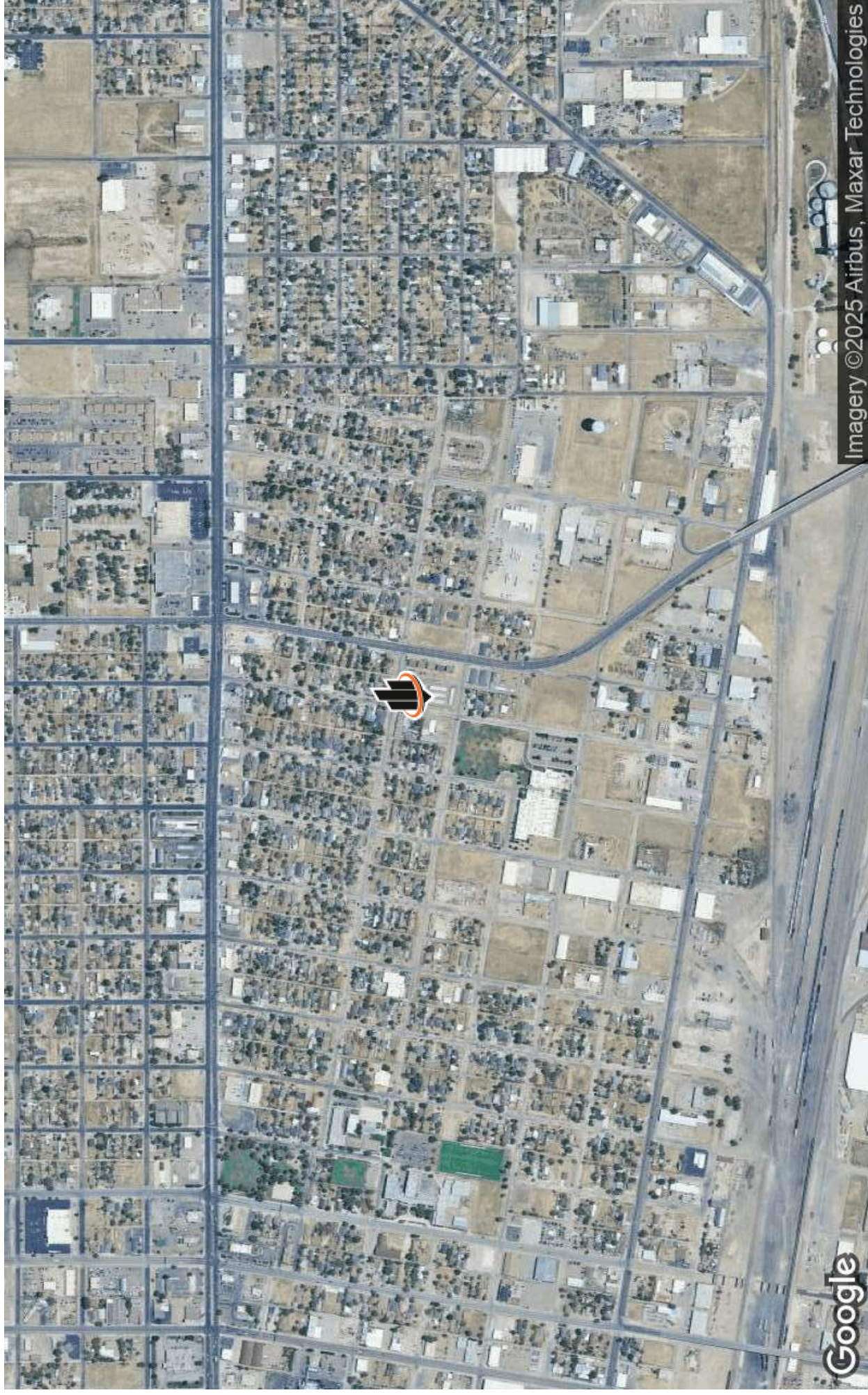
LOCATION MAP



RETAIL MAP



AERIAL MAP



SECTION 3
Financial
Analysis

Occupancy Statistics Report

Unit Size	Area	Occupied Area	Total Area	Total Units	Occupied	Vacant	Standard Rate	Avg. Occupied Rate	Gross Possible	Area Occ	Economic Occ
10x10	100	4100	6800	69	41	28	\$52.00	\$58.81	\$4,057.89	60.29%	67.20%
10x20	200	3200	3200	16	16	0	\$104.00	\$89.31	\$1,664.00	100.00%	85.88%
6x10	60	1380	2400	40	23	17	\$41.00	\$36.35	\$1,640.00	57.50%	50.98%
6x20	120	1200	1560	13	10	3	\$80.00	\$63.00	\$1,040.00	76.92%	60.58%
Totals		9880	13960	138	90	48			\$8,401.89	70.77%	66.89%

Note: Property started at only 20% occupied just over a year ago and is now over 70% occupied.
This is an undersupplied area with only 4.43 SF of storage per person within a 3-mile radius.

Amarillo Self Storage, LLC
Profit and Loss

Trailing 6 months Income and 2025 Forecast

	Dec 2024	Jan - May 2025	Trailing 6 month Forecast	2025 Forecast	Pro-Forma Gross Possible	Notes:
Rental Income	\$ 7,176.00	\$ 34,558.17	\$ 41,734.17	\$ 83,468.34	\$ 100,812.00	100%
Expenses						
Advertising & Marketing					\$ 2,400.00	2% \$200 per month for Google/Facebook
Bank Charges & Fees					\$ 302.00	0.3% Based on prior year actual
Call Center					\$ 4,968.00	5% \$3 per unit per month Cubby
Computer/Internet					\$ 1,500.34	1% Wifi charges
Computer/Software					\$ 1,656.00	2% \$1 per unit per month Cubby
Boots on the Ground					\$ 4,200.00	4% \$350 per month
Insurance Expense					\$ 6,700.00	7% Current premium
Repair & Maintenance					\$ 2,400.00	2% \$200/month
Supplies					\$ 1,024.36	1% Based on prior year actual
Taxes					\$ 9,700.00	10% Current Actual
Tenant Protection Fees					\$ 2,713.53	3% Based on prior year actual
Utilities					\$ 756.72	1% Based on prior year actual
Total Expenses				<u>\$ 33,387.34</u>	<u>\$ 38,320.95</u>	38% National Average is 35%
Net Operating Income				<u>\$ 50,081.00</u>	<u>\$ 62,491.05</u>	

Note: Forecast based on expenses being 40% of Actual Income

SECTION 4
Demographics

3 mile radius around 700 N Houston St, Amarillo, TX 79107

Market Summary

Total Net Self Storage SF	280,602
Parking Net Rentable SQ FT	46,378
2024 Sq Ft per Capita	4.43
Sq Ft per Household	12.13
Total Stores	14
REITS	2
Large Ops	4
Mid Ops	0
Small Ops	4
New Developments	0
2024 Population	63,296 (-0.32%)
Households	23,140
Rental Households	44.64%
Median Household Income	\$48,004
Online Average Rate Per Square Feet	
All Units without Parking	\$0.82
All Units with Parking	\$0.74
Regular Units	\$0.68
Climate Controlled Units	\$1.20
Only Parking	\$0.17
Rate Trend (12 months)	30.40%

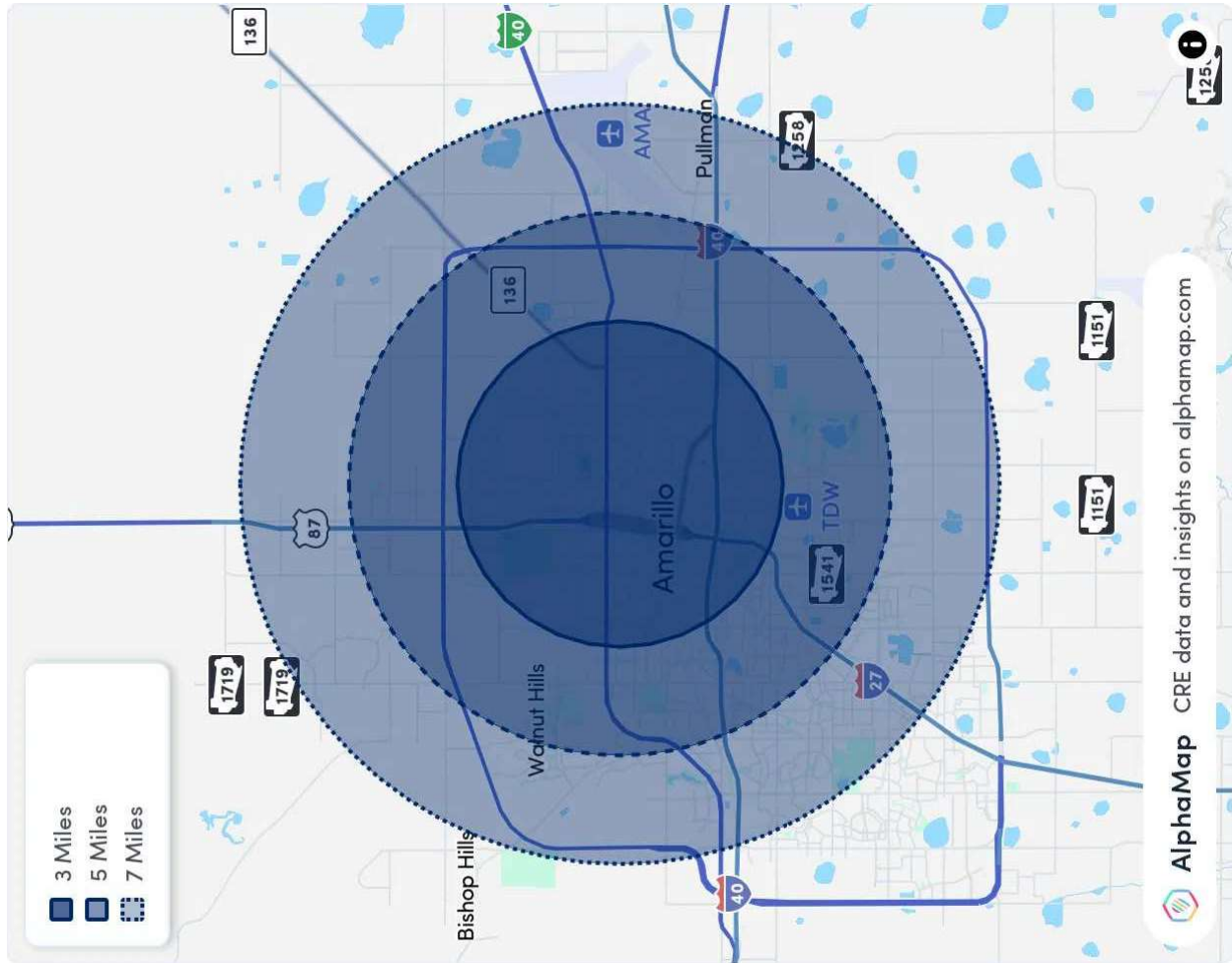
AREA ANALYTICS

POPULATION 3 MILES 5 MILES 7 MILES

TOTAL POPULATION	62,245	117,831	182,869
AVERAGE AGE	37	37	39
AVERAGE AGE (MALE)	36	36	38
AVERAGE AGE (FEMALE)	37	38	39

HOUSEHOLD & INCOME 3 MILES 5 MILES 7 MILES

TOTAL HOUSEHOLDS	22,831	44,736	69,398
PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$58,020	\$64,777	\$77,536
AVERAGE HOUSE VALUE	\$153,334	\$168,134	\$196,064
PER CAPITA INCOME	\$21,488	\$24,914	\$29,821



SECTION 5
Advisor Bios



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: **614.370.9077** | Cell: **614.370.9077**

OH #658012934

PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelor's Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but has specialized for many years in the sale of Self-Storage Properties nationwide.

Kristen Asman Product Council Chair of the SVN National Self Storage Team and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University
Hondros School of Real Estate

MEMBERSHIPS

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140



COURTNEY STANFORD, CCIM

Managing Director

courtney.stanford@svn.com

Direct: **972.998.2361** | Cell: **972.998.2361**

PROFESSIONAL BACKGROUND

Courtney Stanford, CCIM is a Managing Director at SVN Dunn Commercial where she facilitates the acquisition, disposition, and leasing of industrial properties in the Mid-Cities market of Dallas-Fort Worth. In addition to her role as a producer, Courtney also assists with the management and strategic direction of the firm as a whole.

Courtney graduated from Texas Christian University in 2012 and earned her CCIM designation in 2019. She currently serves on the Board of Directors of the North Texas CCIM (Certified Commercial Investment Member) Chapter as immediate Past President & is the Co-founder & Past President of IWIRE North Texas (Industrial Women in Real Estate). Courtney is also an active member of NTCAR (North Texas Commercial Association of Realtors), the Real Estate Council of Greater Fort Worth (TREC), a Member Associate of the SIOR North Texas Chapter & active volunteer with the Fort Worth Junior League.

When not driving around to explore a new industrial facility in the area, Courtney enjoys practicing yoga, playing golf, or engaging in a game of Mahjong. She also likes spending time with her husband, Adam Stanford, and their three dogs, Sophie, Henry, & Chance.

EDUCATION

BBA Marketing w/ Leadership Emphasis
JWL Leadership Academy
CCIM Designation

SVN | Dunn Commercial
1202 Corporate Drive West
Arlington, TX 76006
817.640.9964



STEVEN JON BALDWIN

Advisor

steven.baldwin@svn.com

Direct: **614.944.5140** | Cell: **614.500.7996**

PROFESSIONAL BACKGROUND

Steve Baldwin is a dedicated self-storage advisor, investor and portfolio strategist, focused on building long-term wealth through smart, high-yield investment opportunities. Based in Granville, Ohio, Steve has built a growing portfolio of self-storage facilities across multiple regions, consistently delivering strong returns through his disciplined approach to acquisitions, operational efficiency, and market analysis.

Outside of his professional success, Steve is a devoted husband and father of three, deeply invested in his family's well-being. Steve prioritizes time with his wife and children, enjoying the close-knit, community-oriented lifestyle that Granville offers. Whether coaching his kids' sports teams, volunteering at local events, or enjoying outdoor activities with his family, Steve believes in creating a balanced, fulfilling life where personal and professional growth go hand-in-hand.

EDUCATION

Western State Colorado University
Bachelor Fine Arts
2000 - 2004

Skills: Capital Raising · Real Estate Financing · Business Development · Leadership · Real Estate · Marketing

Portland State University
Web design and animation

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Dunn Commercial Management Inc

Licensed Broker /Broker Firm Name or Primary Assumed Business Name David Dunn	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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