

Self Storage Portfolio Opportunity



Onyx Self Storage of Wooster 2-Property Portfolio

7471 Lincoln Way E.
Apple Creek, OH 44606
&
1788 Eagle Pass
Wooster, OH 44691

Presented by:

KEVIN FRIEDMAN

Hayes Ventures | NAI Pleasant Valley

847-436-5483

kevin@hvstorage.com

LIST PRICE: Unpriced—Contact Broker

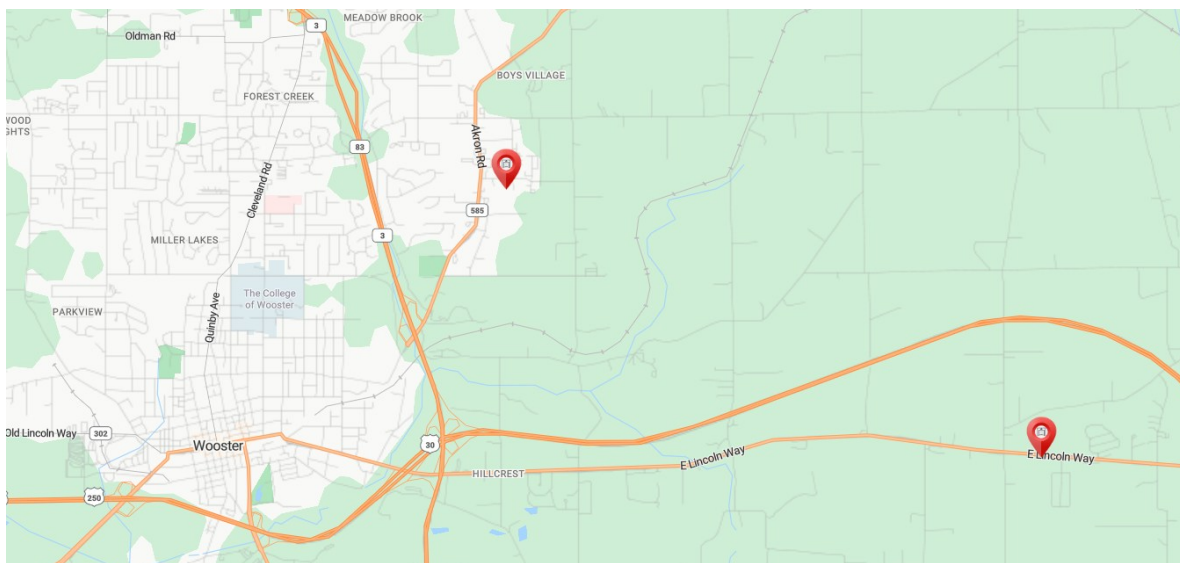
INVESTMENT HIGHLIGHTS

- **2-Property Self Storage Portfolio:** Wooster, OH MSA
- **Stabilized Facilities:** Turnkey ownership with attractive cash flow base
- **Strategic Scale in a Single Market:** 2 facilities located within 10-minute drive time
- **Value-Add Opportunity:** Potential to convert 11,424 SF of RV/Boat space into traditional self storage
- **Excellent Demographics:** Population averages over 33k and AHHI of \$108k (5-mi)

PORTFOLIO DETAILS

Storage RSF:	23,089
RV/Boat RSF:	11,424
Storage Units:	183
RV/Boat Spaces:	22
Physical Occ.:	95% (avg.)





Argus Self Storage Advisors, Hayes Ventures, and NAI Pleasant Valley 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.