Oso Mini Storage
Controlled
SGRC
INSURANCE SERVICES, INC.
Insurance for the Oil & Gas Industry
FARMERS
INSURANCE
Bookkeeping
Plus
(361) 937-3950
Storage Office
1533
VERSAL

OSO CLIMATE STORAGE

1533 FLOUR BLUFF DR, CORPUS CHRISTI, TX 78418

INVESTMENT SALES

BILL BELLOMY
BBELLOMY@VERSALPARTNERS.COM
832 623 1690

MICHAEL JOHNSON
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214 435 7966

FINANCIAL ANALYSIS

KIRK SILAS
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254 580 3115

THE OPPORTUNITY

Oso Climate Storage is located in Corpus Christi, Texas along the Texas Gulf Coast.

The facility features 99 non-climate, 202 climate controlled, 3 retail spaces, 44 uncovered parking spaces, and 14 covered parking spaces. Climate controlled units make up 52% of the property's NRSF. The property is currently 92% physically occupied and has an economic occupancy of 91%.

The facility is well located, with 32,871 households and 85,616 people living within a 5-mile radius with an average household income of $89,085. There is less than 1 NRSF per capita of existing climate-controlled storage within 3 miles of the facility. The property is within 0.6 miles of Walmart and Chick-fil-A. Naval Air Station Corpus Christi is located 1.7 miles away and has an estimated base occupancy of 43,287. The Texas A&M – Corpus Christi campus is located 6.5 miles away and has a student population of roughly 10,700.

Construction highlights include concrete drives, metal and steel construction, gated keypad access, exterior lighting, ample security cameras, perimeter fencing, and an on-site office. The property features +/- 1.24 acres of expansion room.

Please contact Versal for pricing guidance.

THE PROPERTY

LOCATION

- < 1 NRSF per Capita of CC Storage Within 3 Miles
- $89,085 Average Household Income Within 5 Miles
- 32,871 Households Within 5 Miles
- 0.6 Miles from Walmart, Chick-fil-A
- 1.7 Miles from Naval Air Station Corpus Christi
- 6.5 Miles from Texas A&M - Corpus Christi

FEATURES

- Contact Versal for Pricing
- $1.37/NRSF Achieved Rates
- +/- 1.24 Acres of Expansion Room
- 362 Units
- 52% of NRSF is Climate Controlled
- 91% Economic Occupancy

EXECUTIVE SUMMARY

PROPERTY NAME	OSO CLIMATE STORAGE
OFFERING PRICE:	CONTACT VERSAL
ADDRESS:	1533 FLOUR BLUFF DR
CITY / STATE / ZIP:	CORPUS CHRISTI, TX 78418
COUNTY:	NUECES
PARCEL:	535347
YEAR BUILT:	2015, 2016, 2018
NRSF:	41,825
TOTAL UNITS:	304
PARKING:	58 SPOTS
BUILDINGS:	6
ELEVATORS:	NONE
AVG. UNIT SIZE NC:	93 SF
AVG. UNIT SIZE CC:	108 SF
ECONOMIC OCCUPANCY:	91%
PHYSICAL OCCUPANCY (SQ. FT.):	92%
PHYSICAL OCCUPANCY (UNITS):	87%
ACRES:	4.00
CONSTRUCTION MATERIALS:	CONCRETE, METAL, STEEL
TRAFFIC COUNT (FLOUR BLUFF DR):	14,048 VPD
EXPANSION ROOM:	YES
OFFICE:	YES
APARTMENT:	NONE
PERSONNEL:	1 FT
1 MILE POPULATION:	6,529
1 MILE MEDIAN HHI:	$57,549
1 MILE AVERAGE HHI:	$83,265
3 MILE POPULATION:	33,535
3 MILE MEDIAN HHI:	$65,517
3 MILE AVERAGE HHI:	$86,466
5 MILE POPULATION:	85,616
5 MILE MEDIAN HHI:	$66,418
5 MILE AVERAGE HHI:	$89,085

AREA MAP


Dinero
Argenta
Tynan
Papalote
Bonnie View
Lakeshore Gardens-Hidden Acres
Mathis
St Paul
Bayside
Sinton
Del Sol-Loma Linda
Sandia
Casa Blanca
Taft
Edroy
Orange Grove
San Patricio
Odem
Gregory
Aransas Pas
Portland
Ingleside
Amargosa
Alfred
Bluntzer
Ingleside on the Bay
Corpus Christi
Banquete
Robstown
Violet
Agua Dulce
Rosita
San Diego
Alice
Tierra Verde
OSO CLIMATE STORAGE
La Paloma-Lost Creek
Coyote Acres
Tierra Grande
Driscoll
Petronila
Ben Bolt
Benavides
Palito Blanco
Chapman Ranch
Bishop
Kingsville
281
59
359
37
89
77
69E
181
35
44
286
358

RETAILER MAP

AERIAL PHOTO

PHOTOS


A.C.E.
FIRE LANE
NO PARKING
TOW-AWAY ZONE
FIRE LANE
NO PARKING
TOW-AWAY ZONE

PHOTOS

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
0 X 0	CC	$129	0	-	1	0	1	0	100%	0	-	$129	$1,548
5 X 5	CC	$89	25	$3.56	10	250	7	3	70%	175	70%	$890	$10,680
5 X 10	CC	$119	50	$2.38	16	800	15	1	94%	750	94%	$1,904	$22,848
10 X 5	CC	$129	50	$2.58	15	750	13	2	87%	650	87%	$1,935	$23,220
5 X 15	CC	$159	75	$2.12	8	600	8	0	100%	600	100%	$1,272	$15,264
10 X 10	CC	$169	100	$1.69	86	8,600	78	8	91%	7,800	91%	$14,534	$174,408
10 X 15	CC	$259	150	$1.73	45	6,750	41	4	91%	6,150	91%	$11,655	$139,860
15 X 10	CC	$229	150	$1.53	3	450	3	0	100%	450	100%	$687	$8,244
10 X 20	CC	$289	200	$1.45	18	3,600	15	3	83%	3,000	83%	$5,202	$62,424
5 X 5	NC	$79	25	$3.16	3	75	2	1	67%	50	67%	$237	$2,844
5 X 10	NC	$89	50	$1.78	13	650	12	1	92%	600	92%	$1,157	$13,884
10 X 5	NC	$89	50	$1.78	17	850	16	1	94%	800	94%	$1,513	$18,156
10 X 7.5	NC	$89	75	$1.19	1	75	1	0	100%	75	100%	$89	$1,068
10 X 10	NC	$139	100	$1.39	46	4,600	43	3	93%	4,300	93%	$6,394	$76,728
10 X 15	NC	$189	150	$1.26	11	1,650	9	2	82%	1,350	82%	$2,079	$24,948
15 X 10	NC	$179	150	$1.19	6	900	5	1	83%	750	83%	$1,074	$12,888
10 X 20	NC	$199	200	$1.00	2	400	1	1	50%	200	50%	$398	$4,776
16 X 50	RETAIL	$1,050	800	$1.31	1	800	1	0	100%	800	100%	$1,050	$12,600
25 X 50	RETAIL	$1,700	1,250	$1.36	1	1,250	1	0	100%	1,250	100%	$1,700	$20,400
25 X 50	RETAIL	$1,750	1,250	$1.40	1	1,250	1	0	100%	1,250	100%	$1,750	$21,000
12.5 X 43	COVERED PARKING	$248	538	$0.46	14	7,525	14	0	100%	7,525	100%	$3,472	$41,664
10 X 5	UNCOVERED PARKING	$66	N/A	N/A	5	N/A	3	2	60%	N/A	N/A	$330	$3,960
12 X 40	UNCOVERED PARKING	$89	N/A	N/A	39	N/A	25	14	64%	N/A	N/A	$3,471	$41,652

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.)
CC	202	21,800	181	21	90%	19,575	90%	$38,208	$458,496	$21.03	108
NC	99	9,200	89	10	90%	8,125	88%	$12,941	$155,292	$16.88	93
RETAIL	3	3,300	3	0	100%	3,300	100%	$4,500	$54,000	$16.36	1,100
COVERED PARKING	14	7,525	14	0	100%	7,525	100%	$3,472	$41,664	$5.54	538
UNCOVERED PARKING	44	N/A	28	16	64%	N/A	N/A	$3,801	$45,612	N/A	N/A
TOTAL	**362**	**41,825**	**315**	**47**	**87%**	**38,525**	**92%**	**$62,922**	**$755,064**	**$18.05**	**132**

INCOME & EXPENSES

OSO CLIMATE STORAGE		T6 (JAN - MAY 2026)	MARKET ADJUSTED	PRO FORMA
GPR/NRSF		$18.05	$18.05	$20.76
RENTAL INCOME/NRSF		$16.40	$16.40	$18.27
EGI/NRSF		$17.70	$17.70	$20.16
ACHIEVED RENT / NRSF		$1.37	$1.37	$1.52
REVENUE				
GROSS POTENTIAL RENT		**$755,064**	**$755,064**	**$868,324**
GPR %		0%	0%	15%
ECONOMIC VACANCY %		9%	9%	12%
ECONOMIC VACANCY		($69,013)	($69,013)	($104,199)
TOTAL RENTAL INCOME		**$686,051**	**$686,051**	**$764,125**
UHAUL		$38,175	$38,175	$38,175
ADMIN / LATE FEES	2.5%	$14,267	$14,267	$19,103
OTHER		$1,131	$1,131	$0
RETAIL		$723	$723	$723
INSURANCE COMMISSION (NET)	$12.00	-$149	-$149	$20,872
OTHER INCOME		**$54,147**	**$54,147**	**$78,873**
EFFECTIVE GROSS INCOME		**$740,197**	**$740,197**	**$842,997**
MONTHLY AVERAGE EGI		$61,683	$61,683	$70,250
EGI GROWTH				14%
EXPENSES				
PROPERTY TAXES (% CHANGE FROM 2026)	15.0%	$89,114	$102,480	$102,480
PAYROLL		$57,038	$57,038	$57,038
MANAGEMENT FEE (% OF EGI)	5.0%	$9,000	$37,010	$42,150
INSURANCE ($ / NRSF)	$0.60	$23,757	$25,095	$25,095
CREDIT CARD FEES (% OF EGI)	2.3%	$15,395	$17,025	$19,389
UTILITIES		$15,225	$15,225	$15,225
ADVERTISING		$10,506	$10,506	$10,506
REPAIRS & MAINTENANCE ($ / NRSF)	$0.15	$658	$6,274	$6,274
LANDSCAPING		$3,899	$3,899	$3,899
COMPUTER HARDWARE & SOFTWARE		$8,407	$3,360	$3,360
TELEPHONE & INTERNET		$1,931	$1,931	$1,931
TRASH		$1,887	$1,887	$1,887
SECURITY		$921	$921	$921
FIRE EQUIPMENT		$779	$779	$779
PEST CONTROL		$0	$500	$500
PROFESSIONAL FEES		$3,217	$500	$500
OFFICE SUPPLIES		$2,402	$500	$500
POSTAGE & DELIVERY		$0	$200	$200
DUES & SUBSCRIPTIONS		$582	$200	$200
OTHER		$1,878	$0	$0
TOTAL EXPENSES		**$246,597**	**$285,330**	**$292,835**
NOI		**$493,601**	**$454,867**	**$550,163**

7 YEAR ANALYSIS

OSO CLIMATE STORAGE	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		$18.05	$19.86	$20.85	$21.89	$22.55	$23.23	$23.92	$24.64
RENTAL INCOME/NRSF		$16.40	$17.48	$18.35	$19.27	$19.84	$20.44	$21.05	$21.68
EGI/NRSF		$17.70	$19.37	$20.26	$21.20	$21.80	$22.41	$23.04	$23.68
YOY GPR GROWTH		**10.0%**	**10.0%**	**5.0%**	**5.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
REVENUE									
GROSS POTENTIAL RENT		$755,064	$830,570	$872,099	$915,704	$943,175	$971,470	$1,000,614	$1,030,633
ECONOMIC VACANCY		($69,013)	($99,668)	($104,652)	($109,884)	($113,181)	($116,576)	($120,074)	($123,676)
TOTAL RENTAL INCOME		**$686,051**	**$730,902**	**$767,447**	**$805,819**	**$829,994**	**$854,894**	**$880,541**	**$906,957**
UHAUL		$38,175	$38,175	$38,175	$38,175	$38,175	$38,175	$38,175	$38,175
ADMIN / LATE FEES	2.5%	$14,267	$18,273	$19,186	$20,145	$20,750	$21,372	$22,014	$22,674
OTHER		$1,131	$1,131	$1,131	$1,131	$1,131	$1,131	$1,131	$1,131
RETAIL		$723	$723	$723	$723	$723	$723	$723	$723
INSURANCE COMMISSION (NET)	$12.00	-$149	$20,872	$20,872	$20,872	$20,872	$20,872	$20,872	$20,872
OTHER INCOME		**$54,147**	**$79,173**	**$80,087**	**$81,046**	**$81,651**	**$82,273**	**$82,914**	**$83,575**
EFFECTIVE GROSS INCOME		**$740,197**	**$810,075**	**$847,534**	**$886,866**	**$911,645**	**$937,167**	**$963,455**	**$990,532**
MONTHLY AVERAGE EGI		$61,683	$67,506	$70,628	$73,905	$75,970	$78,097	$80,288	$82,544
EXPENSES	3%	**← INFLATION FACTOR**							
PROPERTY TAXES (% CHANGE FROM 2026)	15.0%	$102,480	$105,555	$108,721	$111,983	$115,342	$118,803	$122,367	$126,038
PAYROLL		$57,038	$58,749	$60,511	$62,327	$64,196	$66,122	$68,106	$70,149
MANAGEMENT FEE (% OF EGI)	5.0%	$37,010	$40,504	$42,377	$44,343	$45,582	$46,858	$48,173	$49,527
INSURANCE ($ / NRSF)	$0.60	$25,095	$25,848	$26,623	$27,422	$28,245	$29,092	$29,965	$30,864
CREDIT CARD FEES (% OF EGI)	2.3%	$17,025	$18,632	$19,493	$20,398	$20,968	$21,555	$22,159	$22,782
UTILITIES		$15,225	$15,682	$16,153	$16,637	$17,136	$17,650	$18,180	$18,725
ADVERTISING		$10,506	$10,821	$11,145	$11,480	$11,824	$12,179	$12,544	$12,921
REPAIRS & MAINTENANCE ($ / NRSF)	$0.15	$6,274	$6,462	$6,656	$6,855	$7,061	$7,273	$7,491	$7,716
LANDSCAPING		$3,899	$4,016	$4,136	$4,261	$4,388	$4,520	$4,656	$4,795
COMPUTER HARDWARE & SOFTWARE		$3,360	$3,461	$3,565	$3,672	$3,782	$3,895	$4,012	$4,132
TELEPHONE & INTERNET		$1,931	$1,989	$2,049	$2,111	$2,174	$2,239	$2,306	$2,375
TRASH		$1,887	$1,944	$2,002	$2,062	$2,124	$2,188	$2,253	$2,321
SECURITY		$921	$949	$978	$1,007	$1,037	$1,068	$1,100	$1,133
FIRE EQUIPMENT		$779	$802	$827	$851	$877	$903	$930	$958
PEST CONTROL		$500	$515	$530	$546	$563	$580	$597	$615
PROFESSIONAL FEES		$500	$515	$530	$546	$563	$580	$597	$615
OFFICE SUPPLIES		$500	$515	$530	$546	$563	$580	$597	$615
POSTAGE & DELIVERY		$200	$206	$212	$219	$225	$232	$239	$246
DUES & SUBSCRIPTIONS		$200	$206	$212	$219	$225	$232	$239	$246
OTHER		$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENSES		**$285,330**	**$297,370**	**$307,252**	**$317,485**	**$326,876**	**$336,549**	**$346,512**	**$356,774**
NOI		**$454,867**	**$512,705**	**$540,282**	**$569,381**	**$584,769**	**$600,618**	**$616,943**	**$633,758**

COMPETITIVE SET ANALYSIS

PROPERTY #	PROPERTY NAME	ADDRESS	ESTIMATED RENTABLE SQ. FT.	DISTANCE (MILES)	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
1	OSO CLIMATE STORAGE	1533 FLOUR BLUFF DR	41,825	0.0 MILES	41,825	41,825	41,825
2	MOVE IT STORAGE	9337 SOUTH PADRE ISLAND DRIVE	33,130	0.6 MILES	33,130	33,130	33,130
3	SAFEGUARD MINI STORAGE	9642 SOUTH PADRE ISLAND DRIVE	41,800	0.6 MILES	41,800	41,800	41,800
4	SAFEGUARD MINI STORAGE	10514 SOUTH PADRE ISLAND DRIVE	52,150	1.2 MILES		52,150	52,150
5	STORAGE KING USA	8041 SOUTH PADRE ISLAND DRIVE	75,291	1.9 MILES		75,291	75,291
6	AVID STORAGE	1951 RODD FIELD ROAD	98,718	3.1 MILES			98,718
7	STORAGE KING USA	2301 RODD FIELD ROAD	65,873	3.2 MILES			65,873
8	STORAGE KING USA	3205 RODD FIELD ROAD	79,950	3.6 MILES			79,950
9	CUBESMART SELF STORAGE	6218 SOUTH PADRE ISLAND DRIVE	94,097	4.3 MILES			94,097
10	MOVE IT SELF STORAGE	7101 YORKTOWN BLVD	55,936	4.3 MILES			55,936
11	MOVE IT STORAGE	6197 DUNBARTON OAK STREET	109,796	4.4 MILES			109,796
12	MOVE IT SELF STORAGE	6001 MCARDLE ROAD	55,700	4.5 MILES			55,700
13	MOVE IT STORAGE	6001 HOLLY ROAD	39,045	4.5 MILES			39,045
14	SAFE GUARD MINI - STORAGE	5725 PATTON STREET	51,300	4.7 MILES			51,300
15	BETTER STORAGE - HOLLY	5849 HOLLY ROAD	26,248	4.7 MILES			26,248
16	SPARE ROOM SOUTH MINI STORAGE	6630 YORKTOWN BLVD	55,415	4.8 MILES			55,415
17	SAFE SPACE STORAGE	5858 SOUTH PADRE ISLAND DRIVE	68,299	4.9 MILES			68,299
18	CUBESMART SELF STORAGE	5734 WOOLDRIDGE ROAD	46,375	4.9 MILES			46,375
				TOTAL	**116,755**	**244,196**	**1,090,948**

	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
TOTAL SUPPLY	116,755	244,196	1,090,948
POPULATION	6,529	33,535	85,616
NRSF/CAPITA	17.88	7.28	12.74
CC NRSF/CAPITA	4.75	0.85	3.10

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.

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The owner expressly reserved the right, at its sole discretion, to reject any or all expression of interest or offers to purchase the Property, an/or to terminate discussion with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing the Memorandum or making an offer to purchase the property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Versal. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Versal.