

SELF-STORAGE INVESTMENT OPPORTUNITY

MEAD SELF-STORAGE

1945 N. Walnut Road
Las Vegas, NV 89115



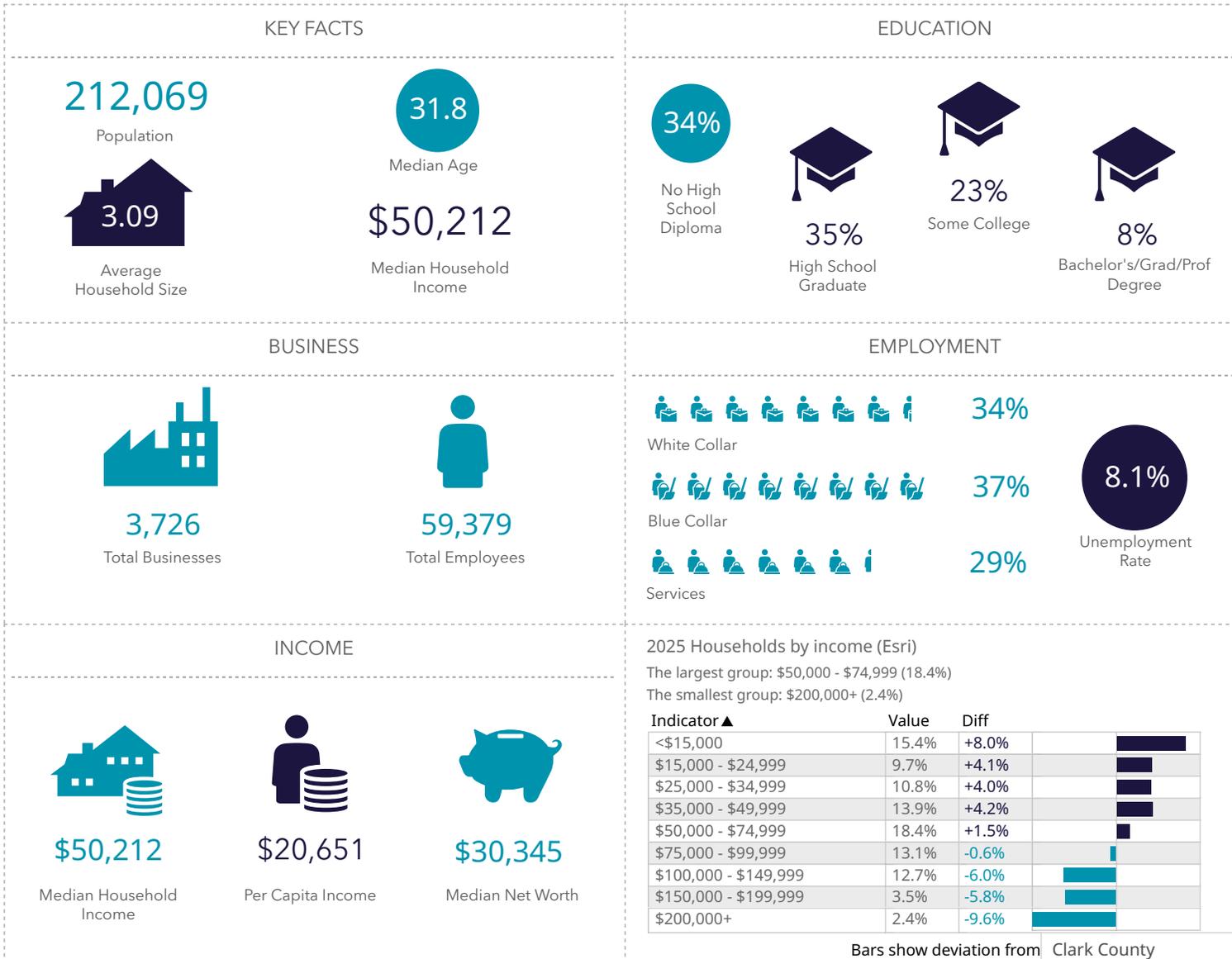
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Key Facts

3-Mile Radius



Building Specifications

Mead Self-Storage



\$50,212	1945 N. Walnut Rd. Las Vegas, Nevada 89115			
Size	±21,636 Gross SF ±18,475 Rentable SF 1 story			
Units	229 non-climate controlled			
Total Land Area	±1.14 Acre			
Parcel Number	140-19-302-002			
Parking	3 Spaces			
Year Built	1984			
Coverage	35.2%			
Property Taxes	\$9,826 (2025)			
Zoning	(GC) General Commercial District, City of Las Vegas			
Construction	Masonry Block			
Demographics		<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
	Population	33,908	212,069	456,117
	Median Income	\$48,926	\$50,212	\$51,560



Area Summary



Competitive Market Summary



* Mead Self Storage | *3-MILE Competitive Set

COMPLETED / PLANNED / UNDER CONSTRUCTION

Number	Name	Address	RBA	Year Built	Distance
Subject	Mead Self Storage	1945 North Walnut Road	18,475	1984	0.00
1	RightSpace Storage	1675 North Lamb Boulevard	93,090	1984	0.62
2	Extra Space Storage	4490 East Lake Mead Boulevard	90,679	1984	0.77
3	Ace Self Storage	851 North Lamb Boulevard	66,889	1998	1.17
4	U - Haul Moving & Storage	2525 North Lamont Street	46,344	1984	1.47
5	Extra Space Storage	2824 East Evans Avenue	94,349	1978	1.52
6	AAA Discount Storage	2647 North Las Vegas Boulevard	46,056	1979	1.54
7	RightSpace Storage	3043 North Pecos Road	64,058	1984	1.54
8	U - Haul Moving & Storage	2671 North Las Vegas Boulevard	134,299	2023	1.56
9	CubeSmart Self Storage	1441 North Nellis Boulevard	129,119	1973	1.63
10	Extra Space Storage	3360 North Las Vegas Boulevard	98,721	1987	1.75
11	Extra Space Storage	4851 East Bonanza Road	64,872	1996	1.90
12	Extra Space Storage	3435 North Lamb Boulevard	75,870	2001	1.99
13	Public Storage	2435 East Cheyenne Avenue	85,956	2007	2.21
14	US Storage Centers	233 North Mojave Road	81,768	1984	2.27
15	Extra Space Storage	3450 North Lamont Street	55,214	1988	2.31
16	U - Haul Moving & Storage	333 North Nellis Boulevard	66,675	2000	2.32
17	Public Storage	38 North Lamb Boulevard	73,310	1989	2.42
18	CubeSmart Self Storage	3755 Las Vegas Boulevard	43,958	1990	2.43
19	Public Storage	3851 East Charleston Boulevard	53,805	1991	2.48
20	702 Storages Nellis	5000 East Gowan Road	34,580	1994	2.61
21	U - Haul Moving & Storage	5011 East Charleston Boulevard	63,478	1989	2.83
22	Fast & EZ Self Storage	915 East Colton Avenue	28,045	1981	2.88
23	U - Haul Moving & Storage	2030 East Fremont Street	12,272	1989	2.94
24	U - Haul Moving & Storage	2595 Las Vegas Boulevard	30,932	planned	1.57
25	Otter Self Storage	5130 East Monroe Avenue	124,967	planned	1.68
26	Las Vegas Boulevard Mini Storage	3915 Puebla Street	44,378	planned	2.71
Excluding Subject Property		Averages	69,372	1990	1.97
		Totals	1,803,684		
Including Subject Property		Totals	1,822,159		

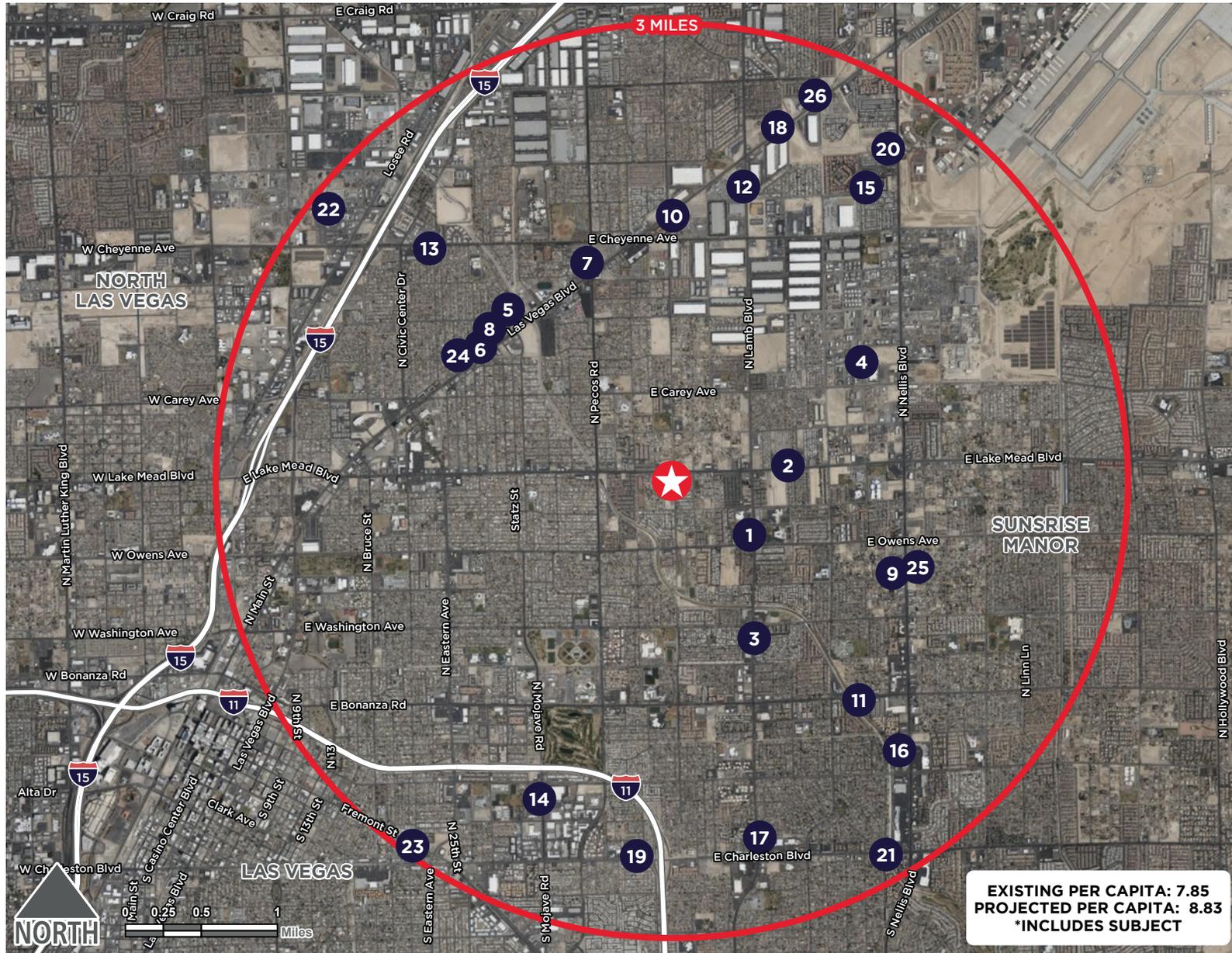
Competitive Market Summary



* Mead Self Storage | *3-MILE Competitive Set

NON-CLIMATE CONTROLLED								
	Property Name	5X5	5X10	5X15	10X10	10X15	10X20	10X30
Subject	Mead Self Storage	\$40.00	\$52.00	X	\$102.00	\$188.00	\$179.00	X
1	RightSpace Storage	\$54.00	\$56.00	X	\$102.00	\$157.00	\$184.00	X
2	Extra Space Storage	\$27.00	\$48.00	\$66.00	\$86.00	\$119.00	\$159.00	X
3	Ace Self Storage	\$15.00	\$29.00	X	\$39.00	X	X	X
4	U - Haul Moving & Storage	\$44.95	\$79.95	X	104.95	\$159.95	\$189.95	X
5	Extra Space Storage	\$56.00	\$73.00	X	\$94.00	\$105.00	\$184.00	X
6	AAA Discount Storage	\$75.00	\$85.00	X	\$140.00	\$185.00	\$280.00	X
7	RightSpace Storage	\$42.00	\$65.00	X	\$122.00	\$145.00	\$376.00	X
8	U - Haul Moving & Storage	X	X	X	\$164.95	\$214.95	X	X
9	CubeSmart Self Storage	\$53.00	\$70.00	X	\$85.00	X	\$124.00	X
10	Extra Space Storage	\$33.00	\$57.00	\$76.00	\$95.00	\$125.00	\$162.00	\$237.00
11	Extra Space Storage	\$54.00	\$76.00	X	X	X	\$265.00	X
12	Extra Space Storage	X	X	X	X	X	\$203.00	\$345.00
13	Public Storage	X	X	X	X	X	\$224.00	\$230.00
14	US Storage Centers	\$13.00	\$19.00	X	\$33.00	X	\$76.00	X
15	Extra Space Storage	\$29.00	\$44.00	X	\$106.00	\$112.00	\$205.00	X
16	U - Haul Moving & Storage	\$89.95	X	X	X	X	\$219.95	X
17	Public Storage	\$41.00	X	X	\$75.00	\$129.00	\$153.00	X
18	CubeSmart Self Storage	\$31.00	X	X	X	X	\$192.00	X
19	Public Storage	\$41.00	X	X	\$89.00	\$129.00	\$153.00	X
20	702 Storages Nellis	\$35.00	\$50.00	X	\$110.00	\$135.00	\$180.00	X
21	U - Haul Moving & Storage	\$74.95	X	X	\$124.95	X	\$204.95	\$224.95
22	Fast & EZ Self Storage	\$58.00	\$75.00	X	\$115.00	\$140.00	\$160.00	X
23	U - Haul Moving & Storage	X	X	X	\$164.96	\$179.95	\$249.95	X
24	U - Haul Moving & Storage	X	X	X	X	X	X	X
25	Otter Self Storage	X	X	X	X	X	X	X
26	Las Vegas Boulevard Mini Storage	X	X	X	X	X	X	X
	Competition Low	\$13.00	\$19.00	\$66.00	\$33.00	\$105.00	\$76.00	\$224.95
	Competition High	\$89.95	\$85.00	\$76.00	\$164.96	\$214.95	\$376.00	\$345.00
	Competition Average	\$45.62	\$59.07	\$71.00	\$102.82	\$145.42	\$197.37	\$259.24
	Competition Average PSF	\$1.82	\$1.18	\$0.95	\$1.03	\$0.97	\$0.99	\$0.86
	Subject PSF	\$1.60	\$1.04		\$1.02	\$1.25	\$0.90	

Competitive Market Summary



CONFIDENTLY GLOBAL, EXPERTLY LOCAL.

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