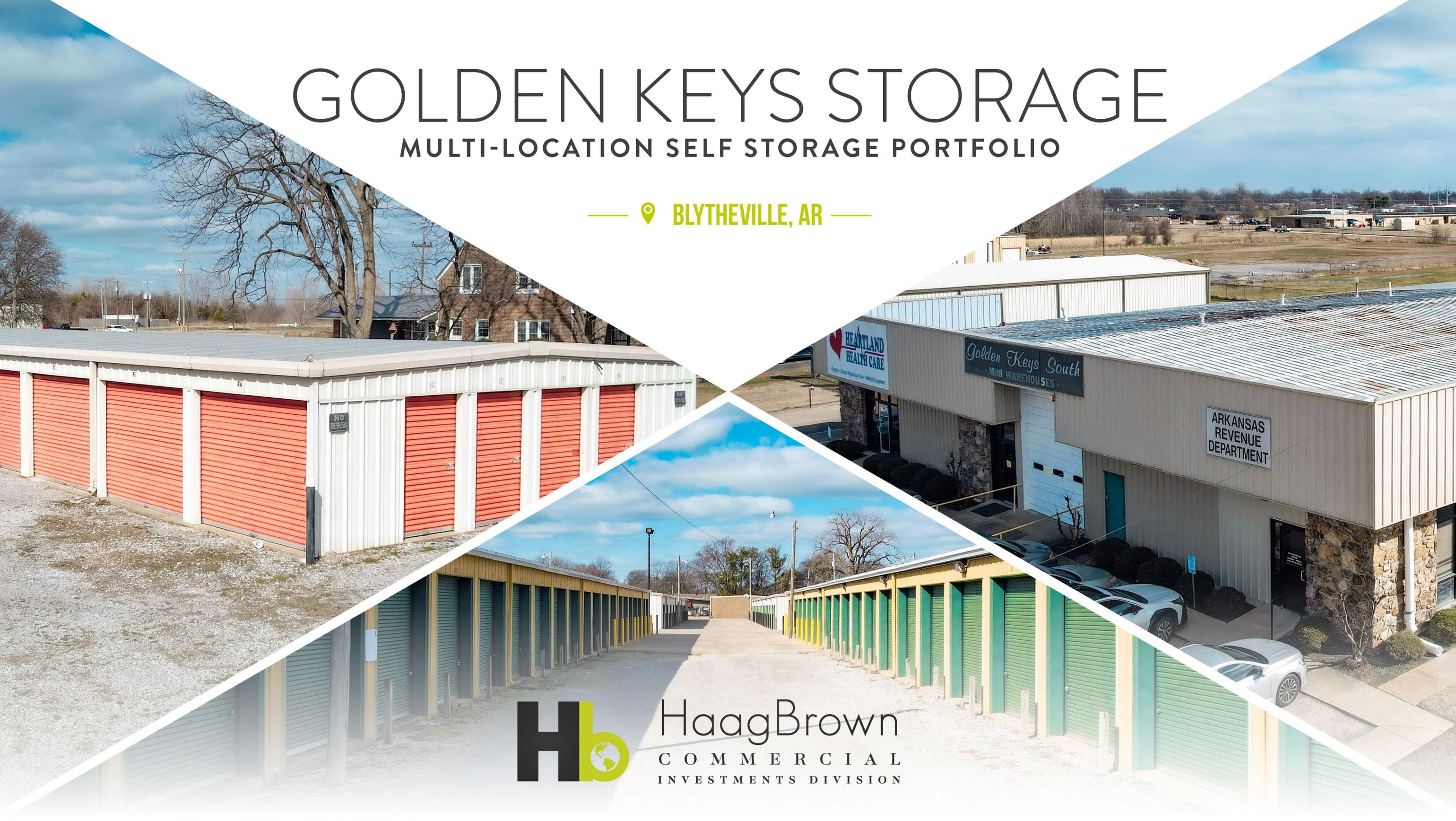


GOLDEN KEYS STORAGE

MULTI-LOCATION SELF STORAGE PORTFOLIO

—  BLYTHEVILLE, AR —



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION

INVESTMENT OVERVIEW

Golden Keys Storage is an established, stabilized self-storage portfolio located in the Blytheville, Arkansas market. The portfolio consists of three locations totaling 456 units.

This facility operates at near full occupancy, historically maintaining 96%+ occupancy and currently sitting at approximately 100% leased – offering investors immediate, reliable cash flow backed by real, proven operating history.

HIGHLIGHTS

This is a rare opportunity to acquire a stabilized self-storage asset with real operating numbers in a supply-constrained market.

- Three-location portfolio
- Over 456 total units
- Consistent 96%+ historical occupancy
- Long-term ownership and stable management
- Established operating history
- Strong in-place cash flow

WHY THIS OPPORTUNITY STANDS OUT

Unlike many offerings that rely on pro forma projections, Golden Keys Storage is being offered based on true, stabilized financial performance. The portfolio demonstrates:

- » Proven tenant demand
- » Consistent occupancy performance
- » Established brand presence in the market
- » Strong operating margins
- » Immediate cash flow from day one

For investors seeking a stabilized self-storage asset in a market supported by real industrial growth and long-term employment drivers, Golden Keys Storage represents a compelling opportunity.

OPPORTUNITY

PRICE	NOI (2025)	CAP RATE	LOCATIONS	UNITS	OCCUPANCY
\$3,403,000	\$251,858.62	7.4%	Three	456	96%+

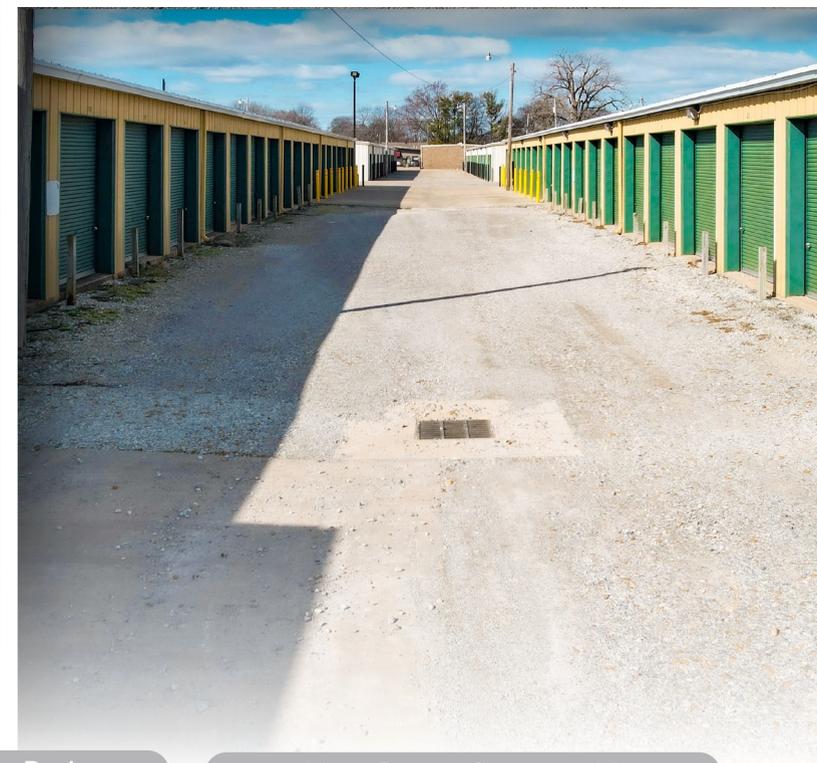
GOLDEN KEYS INC. - MINI STORAGE

PROFIT & LOSS STATEMENT

For the 12 Months Ended December 31, 2025

REVENUE		OPERATING EXPENSES	
Mini-Storage Rent :	\$296,767.52	Auto :	\$925.00
Office Rent - HWY 61 :	\$42,754.25	Insurance :	\$6,166.00
Refunds :	-\$2,000.00	Professional Fees :	\$1,470.00
Total Revenue :	\$337,521.77	Repairs & Maintenance :	\$6,565.00
		Supplies :	\$764.63
		Office Supplies :	\$1,475.00
		Security :	\$184.31
		Property Taxes :	\$16,591.66
		Pest Control :	\$2,735.06
		Utilities :	\$17,231.70
		Wages :	\$29,545.79
		Lawn Care :	\$1,880.00
		Bank Charges :	\$129.00
		Total Operating Expenses :	\$85,663.15
		Net Income :	\$251,858.62

110 S. LOCKARD ST.



110 S. LOCKARD ST.



MAIN ST

S LOCKARD ST



1713 S. DIVISION ST.





1818 S. DIVISION ST.



1713 & 1818 S. DIVISION ST.



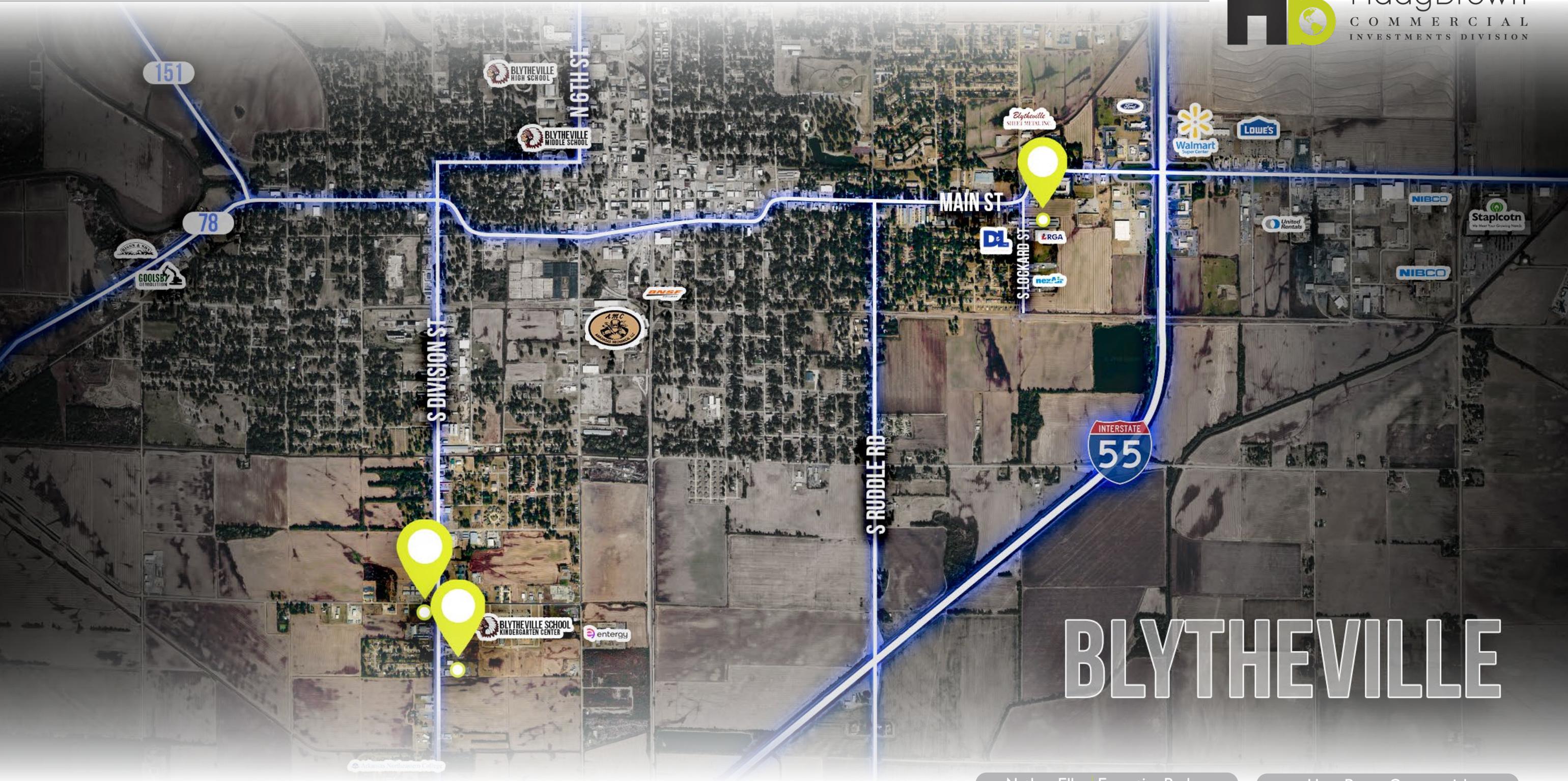
1818

DOLLAR GENERAL

S DIVISION ST

LAFONCE'S
AUCTION & FLEA MARKET

1713



BLYTHEVILLE

Nathan Eller | Executive Broker

Haag Brown Commercial

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FOR SALE: MULTI-LOCATION SELF STORAGE PORTFOLIO

MARKET OVERVIEW

Golden Keys Storage is located in Blytheville, part of Mississippi County — one of the most industrially significant counties in the United States. The market continues to experience positive economic momentum driven by:

- » Significant manufacturing and steel production investment
- » Ongoing capital expansion from national industrial operators
- » Workforce growth initiatives and housing incentives
- » Strong regional employment base
- » Continued retail and infrastructure expansion

Mississippi County is recognized as one of the leading steel-producing regions in the country, creating stable employment and long-term economic drivers. Major industrial investments and workforce training partnerships continue to strengthen the local economy, supporting demand for housing and storage.

With limited new supply and strong blue-collar employment fundamentals, Blytheville represents a durable secondary market with steady demand characteristics — particularly favorable for self-storage operations.



FIND MAJOR EMPLOYERS
NEARBY



ARKANSAS

BLYTHEVILLE

JONESBORO

18

OSCEOLA

MARKED TREE

55

TENNESSEE

MEMPHIS

WEST MEMPHIS

DISTANCE

BLYTHEVILLE ► JONESBORO
53.2 MILES (62 MIN)

BLYTHEVILLE ► OSCEOLA
17.2 MILES (23 MIN)

BLYTHEVILLE ► WEST MEMPHIS
61.8 MILES (60 MIN)

BLYTHEVILLE ► MEMPHIS
68.2 MILES (64 MIN)

NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.



nathan@haagbrown.com

870.336.8000



SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013



HaagBrown

COMMERCIAL

Real Estate & Development

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

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