

C2 STORAGE | DIERKS, ARKANSAS



Naimartens
Self Storage

Exclusive Advisors

Cameron Nelson
316.251.0604
cnelson@naimartens.com

Brogan Klein
316.352.7315
bklein@naimartens.com

Drew Gannon
316.680.1108
dgannon@naimartens.com

Arkansas Broker Of Record

Larry Goldman - Goldman Investment Advisors

1042 HIGHWAY 70 W.
& 1028 HERMAN AVE,
DIERKS, AR 71833

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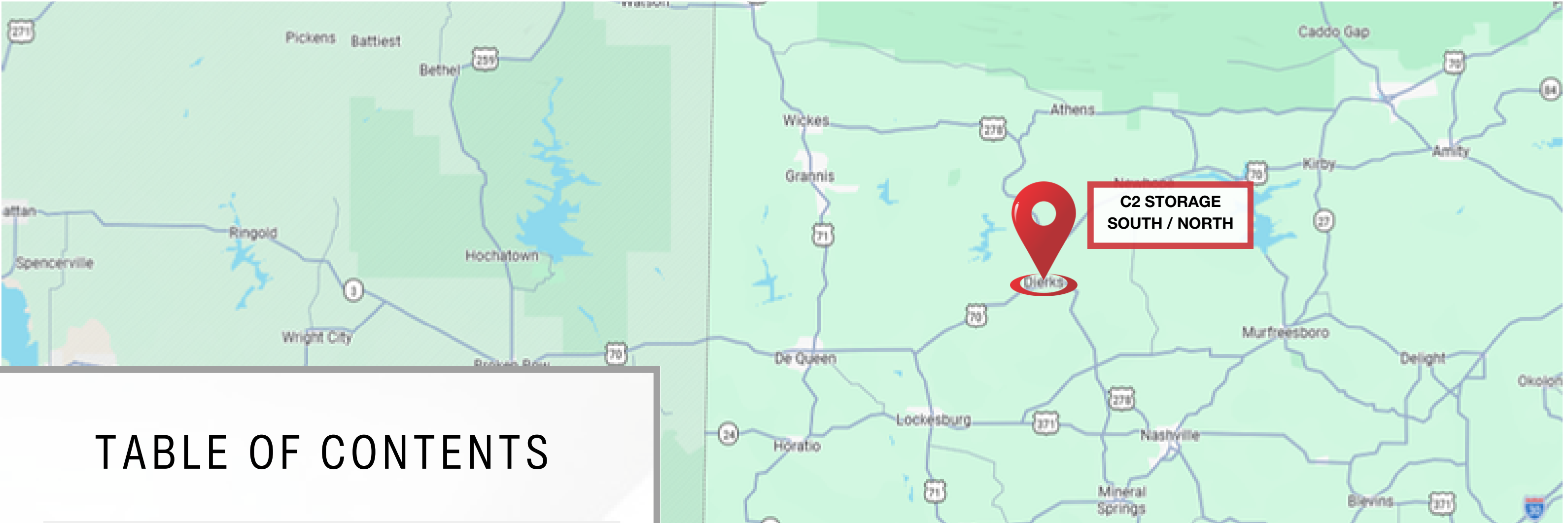


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CONTACT US

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OFFERING SUMMARY

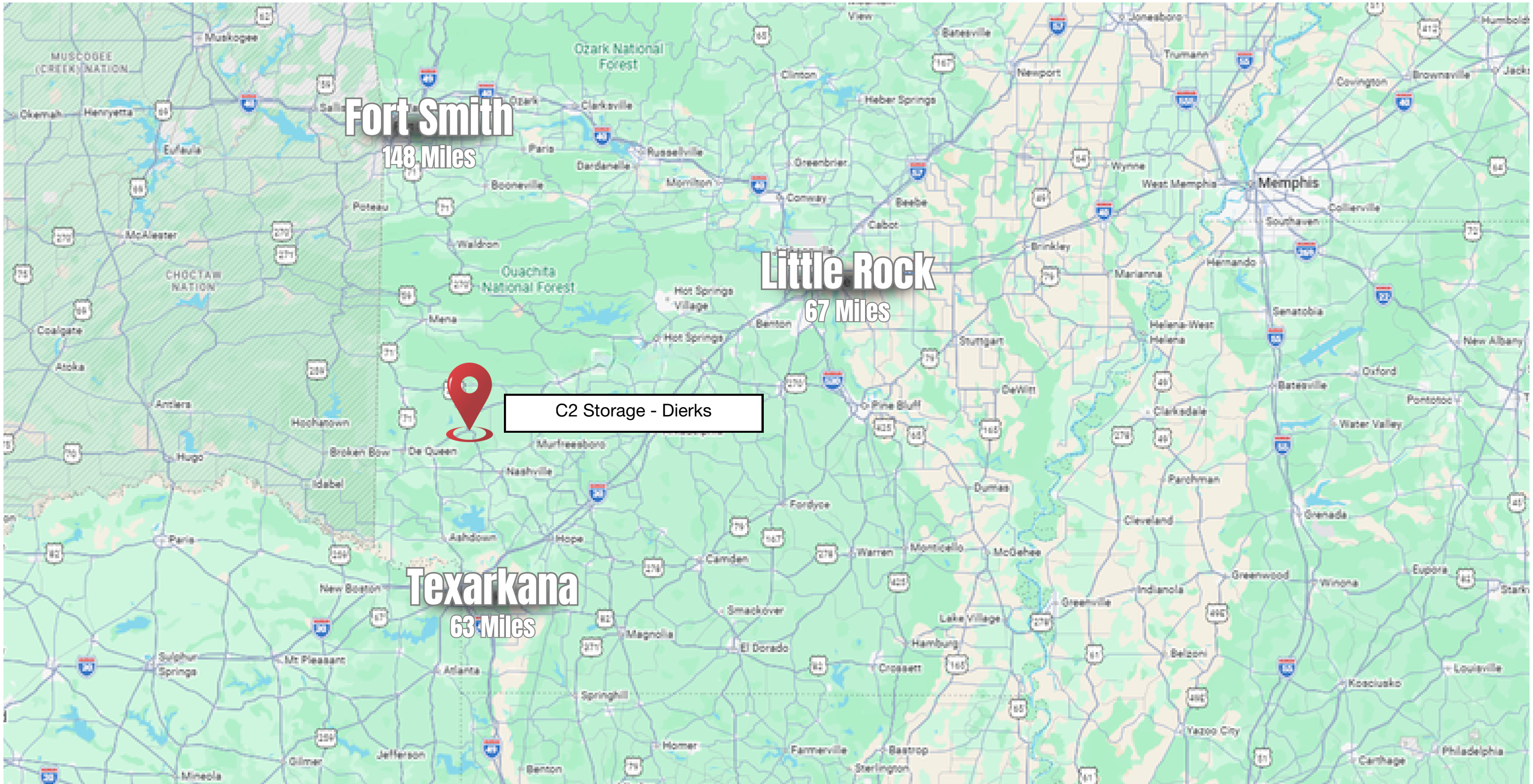


Address	1042 Highway 70 W. & 1028 Herman Ave, Dierks, AR 71833
Sale Price	\$990,000
Total Self Storage Rentable SF	19,040 SF
Total Container Rentable SF	1,600 SF
Total Covered Parking SF	29,592 SF
Total Apartment SF	900 SF
Total Rentable SF	51,132 SF
Total Number of Units	167 Units + 1 Apartment
Unit Occupancy	71.4%
Economic Occupancy Incl. Apartment	73.3%
Total Land Size	6.28 Acres
Cap Rate	8.52%
Proforma Cap Rate (Yr 5)	13.26%
County	Howard
Year Built	1996
Management Software	CC Storage
Exterior/Roof	Metal
Flood Zone	No

INVESTMENT HIGHLIGHTS

- **Value-Add Opportunity:** Currently operated under mom-and-pop management with significant room to grow in-place income. Combined physical occupancy sits at 71.4% across the two facilities, with vacancy concentrated in the North facility's covered parking, offering clear upside for an active owner to lease up and optimize operations.
- **Only boat and RV storage facility within 20 miles,** serving Dierks Lake recreational traffic with 69 covered parking spaces across both properties.
- **Opportunity for revenue growth through rent optimization,** with current asking rates below proforma street rates across nearly every unit type, plus upside through tenant insurance and ancillary income that is not currently being captured.
- **Exceptionally low operating expenses at 25.74% of effective gross income,** well below the 35–40% range buyers typically underwrite, driven by low Arkansas property taxes that do not reassess on sale.
- **Additional income stream beyond storage,** including an on-site apartment at the South facility that provides diversified in-place revenue.

LOCATION MAP



PROPERTY PHOTOS C2 SOUTH



PROPERTY PHOTOS C2 NORTH



PROPERTY OUTLINES



C2 SOUTH



C2 NORTH

ABOUT DIERKS, AR



Regional Economic Hub: Dierks serves as a local service and community center for northern Howard County and the surrounding rural trade area in southwest Arkansas. The city is strategically positioned within reach of regional hubs like Texarkana and Hot Springs, balancing a quiet small town setting with functional links to broader commercial markets. Dierks also benefits from access to regional outdoor destinations such as Dierks Lake, which supports seasonal visitation and outdoor tourism, notably recognized as a top tournament fishing destination by the Arkansas Game and Fish Commission.



Diverse Employment Base: The local economy is historically and currently anchored by forestry, timber, wood products manufacturing, agriculture support services, and local public school education. Long standing ties to the lumber industry provide a stable blue collar working heritage, while education, healthcare, and retail trade help balance the local labor market.



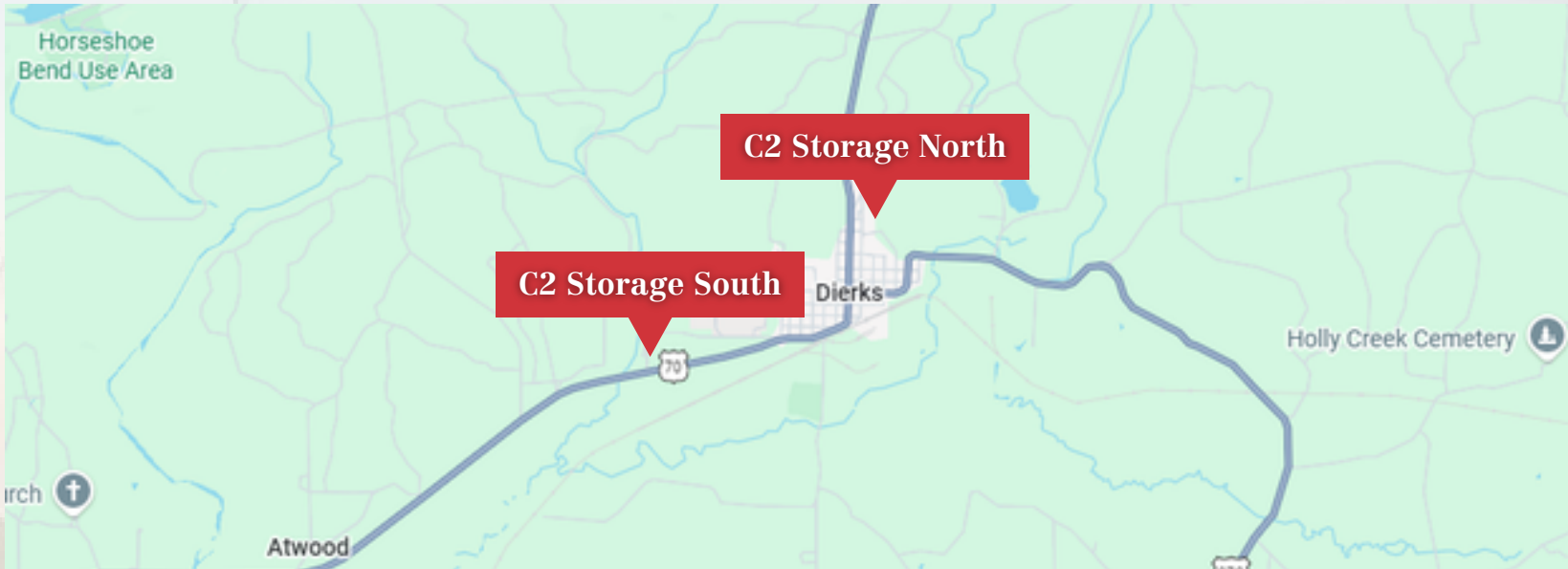
Strategic Transportation Access: Dierks is connected via U.S. Highway 70 and regional corridors, offering dependable east west connectivity across southwest Arkansas. This routing allows efficient access to neighboring industrial and logistics markets, supporting commuter movement, timber freight, and commercial transport activity.



Pro-Growth, Affordable Market: The city offers a low cost of living and highly affordable real estate compared to larger regional metros. This creates favorable conditions for workforce housing, value add property investments, and steady local demand driven by forestry, manufacturing, and regional trades.



Quality of Life: Dierks features a tight knit small town environment with local public schools, community institutions, and accessible parks. Dierks Lake and the surrounding Saline River corridor provide excellent outdoor recreation, boating, camping, and fishing that enhance overall livability. The community maintains a rich heritage rooted in the early timber boom era, giving the area a distinct local character and natural appeal.



POPULATION (2025)			
	3-Mile	5-Mile	10-Mile
	1,158	1,594	3,159
POPULATION GROWTH % (2020-2025)			
	3-Mile	5-Mile	10-Mile
	-0.64%	-0.63%	-0.58%
MEDIAN AGE			
	3-Mile	5-Mile	10-Mile
	46.2	45.7	44.8
MEDIAN HOUSEHOLD INCOME			
	3-Mile	5-Mile	10-Mile
	\$47,860	\$50,935	\$57,223
AVERAGE HOUSEHOLD INCOME			
	3-Mile	5-Mile	10-Mile
	\$58,999	\$66,059	\$76,209
TOTAL HOUSEHOLDS			
	3-Mile	5-Mile	10-Mile
	481	643	1,249
HOUSEHOLD SIZE			
	3-Mile	5-Mile	10-Mile
	2.45	2.46	2.47
OWNER OCCUPIED HOUSING UNITS			
	3-Mile	5-Mile	10-Mile
	333	474	1,000
RENTER OCCUPIED HOUSING UNITS			
	3-Mile	5-Mile	10-Mile
	149	169	248

MARKET SURVEY - RENT COMPARABLES

Property Name	Address	Distance from Subject Property (mi)	5x15	6x15	8x15	9x16	10x15	8x20	10x20	11x20	8x40	12x30	12x32	12x36	22x26	Parking
Smith Storage	702 Mine St, Nashville, AR	20.9			\$60		\$80							\$65		
Carlton Mini-Storage	1314 S 4th St, Nashville, AR	21.4														
Old Hwy 71 Storage	180 Old Hwy 71 N, De Queen, AR	19.9					\$70		\$80							\$40
U-Lock-It	203 US-71, De Queen, AR	19.2														
De Queen Self Storage	1454 W Collin Raye Dr, De Queen, AR	20.5					\$70		\$80							
C2 Storage	1042 Highway 70 W	Current Street Rates	\$50	\$55	\$65	\$72	\$75	\$75	\$95	\$85	\$95	\$95	\$105	\$65	\$100	\$65

RENT COMPARABLE MAP

Subject Property | C2 Storage South Subject Property | C2 Storage North



Carlton Mini Storage



Old Hwy 71 Storage



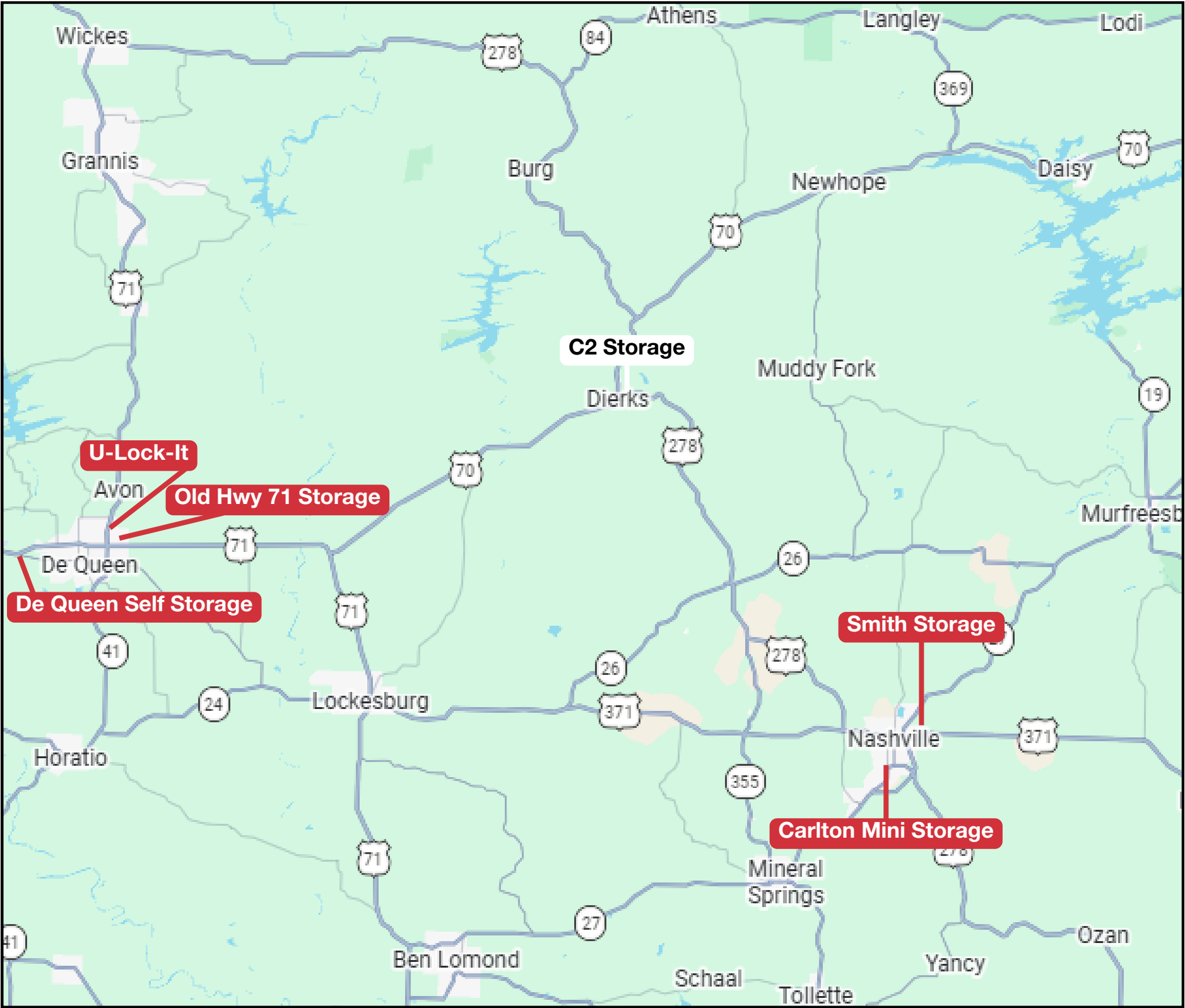
U-Lock-It



De Queen Self Storage



Smith Storage



UNIT MIX C2 SOUTH

Unit Type	Total Units	SQ. FT.	Currently Occupied	Rentable SQ. FT.	Street Rate	Potential Monthly Rent
5x15	12	75	8	900	\$50	\$600
6x15	8	90	7	720	\$55	\$440
8x15	10	120	8	1,200	\$65	\$650
10x15	10	150	9	1,500	\$75	\$750
9x16	2	144	1	288	\$72	\$144
11x20	1	220	0	220	\$85	\$85
10x20	7	200	6	1,400	\$95	\$665
12x30	25	360	21	9,000	\$95	\$2,375
12x32	2	384	1	768	\$105	\$210
22x26	1	572	0	572	\$100	\$100
8x40 Container	1	320	1	320	\$80	\$80
12x36	1	432	0	432	\$65	\$65
12x30 Office	1	360	1	360	\$95	\$95
12x30 Covered Parking	1	360	1	360	\$55	\$55
12x32 Covered Parking	32	384	21	12,288	\$60	\$1,920
12x36 Covered Parking	7	432	2	3,024	\$60	\$420
Total	121		87	33,352		\$8,654

APARTMENT INCOME

2 ½ bed, 1 BA	1	900	1	900	\$900	\$900
Total SS + Apartment	122		88	34,252		\$9,554

OFFERING SUMMARY



Self Storage Rentable SF:	17,360 SF
Shipping Container Rentable SF:	320 SF
Covered Parking Rentable SF:	15,672 SF
Apartment Rentable SF:	900 SF
Total Net Rentable SF:	34,252 SF
Total Number of Units:	121 Units + 1 Apartment
Unit Occupancy:	72.1%
Square Foot Occupancy:	69.2%
Lot Size:	2.43 Acres
Flood Zone:	No

UNIT MIX C2 NORTH

Unit Type	Total Units	SQ. FT.	Currently Occupied	Rentable SQ. FT.	Street Rate	Potential Monthly Rent
5x15	4	75	4	300	\$50	\$200
8x20	3	160	1	480	\$75	\$225
10X15	6	150	6	900	\$75	\$450
8X40 Containers	4	320	2	1,280	\$95	\$380
12X40 Covered Parking	29	480	19	13,920	\$53	\$1,537
Total	46		32	16,880		\$2,792



OFFERING SUMMARY

Self Storage Rentable SF:	1,680 SF
Shipping Container Rentable SF:	1,280 SF
Covered Parking Rentable SF:	13,920 SF
Total Net Rentable SF:	16,880 SF
Total Number of Units:	46 Units
Unit Occupancy:	69.5%
Square Foot Occupancy:	65.9%
Lot Size:	3.85 Acres
Flood Zone:	No

CURRENT FINANCIALS

Annual Income	Current	Broker Adjusted	Notes
Self Storage Potential Rental Income	\$138,492	\$138,492	
Vacancy/Discounts	(\$39,872)	(\$39,872)	
Storage Rental Income	\$98,620	\$98,620	
Apartment Rental Income	\$10,800	\$10,800	
Other Income (Late, Admin Fees)	\$2,417	\$2,417	
Tenant Protection Income	\$1,699	\$1,699	
Total Effective Gross Income	\$113,536	\$113,536	T-12 - September 2026

Annual Expenses	Current	Broker Adjusted	Per SF	% of E.G.I	Notes
Property Taxes	\$3,861	\$3,861	\$0.18	3.4%	T-12 Actual - 2026 County Appraised Value: \$381,350 - Taxes do not reassess on sale
Insurance	\$9,775	\$9,775	\$0.47	8.6%	Prorated Insurance/SF for entire portfolio
Internet & Phone	\$70	\$1,800	\$0.09	1.6%	Broker Adjusted to \$150/mo
Utilities	\$3,807	\$2,400	\$0.11	2.1%	Broker Adjusted to \$200/mo
Software	\$8,346	\$1,140	\$0.05	1.0%	Currently paying \$95/mo Software expense
Management fee	\$3,000	\$3,000	\$0.14	2.6%	Currently \$250/month for boots on the ground - willing to stay on for new owner
Bank Fees & Charges	\$3,882	\$3,406	\$0.16	3.0%	Broker Adjusted to 3% of E.G.I.
Repairs & Maintenance	\$2,345	\$2,345	\$0.11	2.1%	Broker Adjusted to \$200/mo
Advertising & Marketing	\$1,497	\$1,497	\$0.07	1.3%	
Total Expenses	\$36,583	\$29,224		25.74%	
Net Operating Income	\$76,953	\$84,312			

BROKER ADJUSTED PURCHASE PRICE ANALYSIS

Cap Rate	Price/SF	Sale Price	GIM
8.52%	\$19.23	\$990,000	8.72

PROFORMA FINANCIALS

Annual Income	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Rental Income	\$138,492	\$145,417	\$152,687	\$160,322	\$168,338	\$176,755
Vacancy/Discounts	(\$39,872)	(\$24,721)	(\$18,322)	(\$16,032)	(\$16,834)	(\$14,140)
Storage Rental Income	\$98,620	\$120,696	\$134,365	\$144,290	\$151,504	\$162,614
Apartment Rental Income	\$10,800	\$10,800	\$11,400	\$12,000	\$12,600	\$13,200
Other Income (Late, Admin Fees)	\$2,417	\$2,538	\$2,665	\$2,798	\$2,938	\$3,085
Tenant Protection Income	\$1,699	\$2,973	\$5,040	\$5,292	\$6,350	\$7,620
Total Effective Gross Income	\$113,536	\$137,007	\$153,470	\$164,380	\$173,392	\$186,520

Annual Expenses	Broker Adjusted	Year 1	Year 2	Year 3	Year 4	Year 5
Real Estate Taxes	\$3,861	\$4,054	\$4,257	\$4,470	\$4,693	\$4,928
Insurance	\$9,775	\$12,219	\$12,830	\$13,471	\$14,145	\$14,852
Repairs & Maintenance	\$2,345	\$4,000	\$4,200	\$4,410	\$4,631	\$4,862
Management	\$3,000	\$10,961	\$12,278	\$13,150	\$13,871	\$14,922
Utilities	\$2,400	\$2,520	\$2,646	\$2,778	\$2,917	\$3,063
Management Software	\$1,140	\$1,400	\$1,470	\$1,544	\$1,621	\$1,702
Processing Fees	\$3,406	\$4,110	\$4,604	\$4,931	\$5,202	\$5,596
Internet & Phone	\$1,800	\$1,890	\$1,985	\$2,084	\$2,188	\$2,297
Advertising & Marketing	\$1,497	\$2,500	\$2,625	\$2,756	\$2,894	\$3,039
Total Expenses	\$29,224	\$43,654	\$46,894	\$49,594	\$52,161	\$55,260
Expense Ratio	25.74%	31.86%	30.56%	30.17%	30.08%	29.63%
Net Operating Income	\$84,312	\$93,353	\$106,576	\$114,785	\$121,231	\$131,260

PROFORMA PURCHASE PRICE ANALYSIS

	Cap Rate	Sale Price	GIM
Current	8.52%	\$990,000	8.72
Year 5	13.26%	\$990,000	5.31



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Senior Advisor - Self Storage
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