



VERSAL

CORPUS CHRISTI STORAGE PORTFOLIO

4066 CROSSTOWN EXPY, CORPUS CHRISTI, TX 78415

4125 BRETT ST, CORPUS CHRISTI, TX 78411

3817 WOW RD, CORPUS CHRISTI, TX 78413

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THE OPPORTUNITY



The Corpus Christi Storage Portfolio is a 3-property portfolio located at 4066 Crosstown Expy, 4125 Brett St, and 3817 Wow Rd in Corpus Christi, TX. The properties are conveniently located within a short drive of each other near the center of Corpus Christi.

The properties have been family owned and operated since they were developed in the 1980's and 1990's. The family does not utilize any sophisticated management practices, does minimal advertising, and has not managed rental rates or occupancy. This portfolio presents an excellent opportunity for a new owner

to increase revenue through improved management practices.

The portfolio consists of 62 climate-controlled units and 807 non-climate-controlled units totaling 123,950 NRSF. The average unit size is 143 NRSF, and the portfolio is currently 78% occupied.

The properties are all well located in the core of Corpus Christi. Major retailers like The Home Depot, McDonald's, H-E-B, and Walmart are all within a short distance. Also nearby is Texas A&M Corpus Christi (10,700 student

population) and Naval Air Station Corpus Christi. Downtown Corpus Christi is only 3.5 miles away from the Crosstown Mini Storage facility. A 5-mile radius around the properties includes an average population of 191,828 with an average household income of \$85,331.

Construction highlights include metal and steel construction, asphalt drives, on-site offices and apartments, perimeter fencing, and security features.

The Corpus Christi Storage Portfolio is being listed for sale at \$6,800,000 (\$55/NRSF).



THE PROPERTY



LOCATION

- Corpus Christi, TX
- 191,828 Average Population Within 5 Miles
- \$85,331 Average Household Income Within 5 Miles
- +/- 4 Miles Between Properties
- 4.5 Miles from Texas A&M Corpus Christi
- 5.4 Miles from Downtown Corpus Christi

FEATURES

- \$6,800,000 (\$55/NRSF)
- 3-Property Portfolio
- Family Owned & Operated
- Significant Management Upside
- 869 Units, 123,950 NRSF
- 78% Occupancy



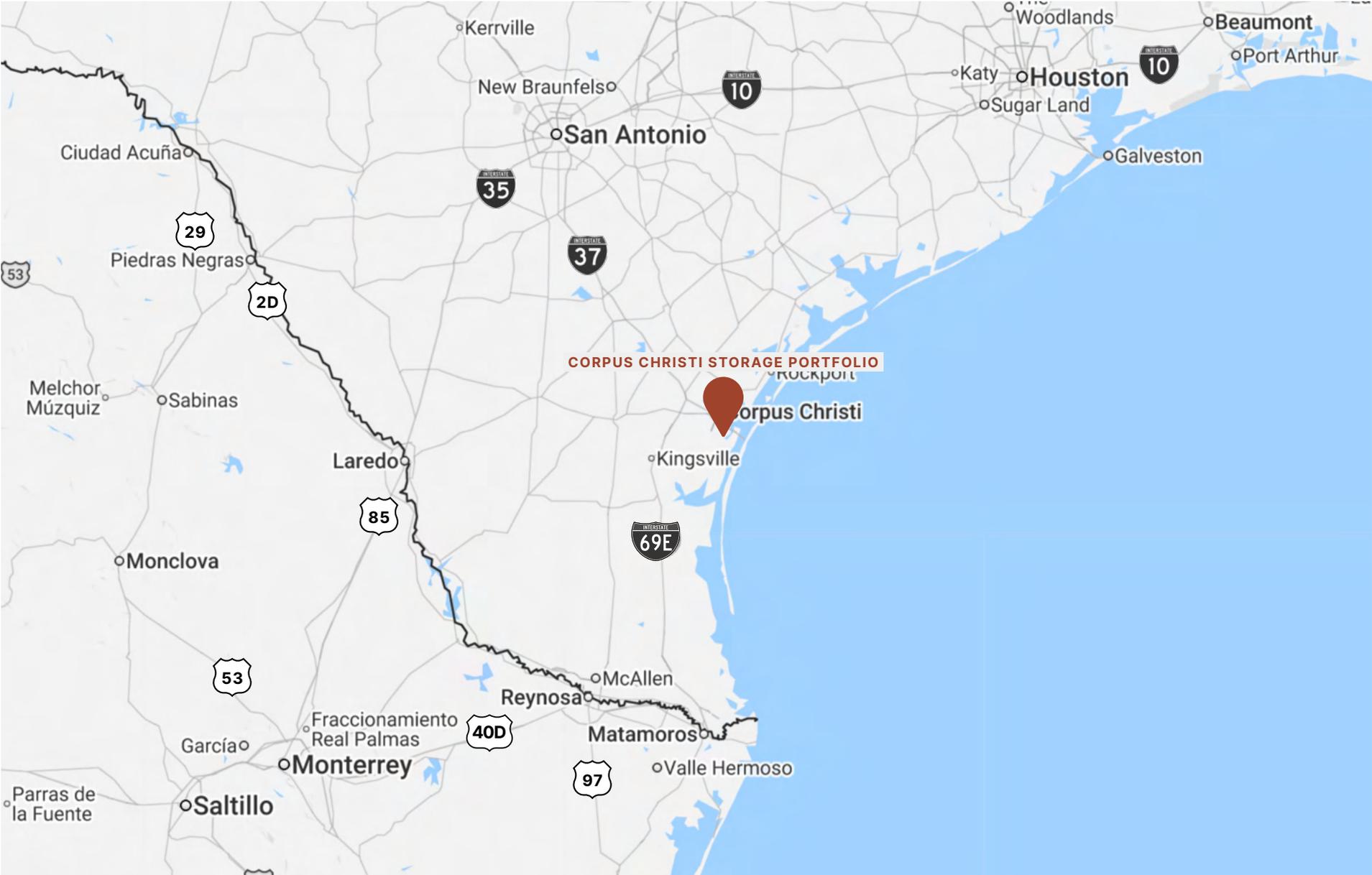
EXECUTIVE SUMMARY



PROPERTY NAME	CORPUS CHRISTI STORAGE PORTFOLIO
OFFERING PRICE:	\$6,800,000
ADDRESS:	4066 CROSSTOWN EXPY
	4125 BRETT ST
	3817 WOW RD
CITY / STATE / ZIP:	CORPUS CHRISTI, TX 78413
COUNTY:	NUECES
PARCEL:	187191, 249864, 272880, 272862
YEAR BUILT:	1973, 1978, 1979, 1981, 1992
NRSF:	123,950
TOTAL UNITS:	869
BUILDINGS:	25
AVG. UNIT SIZE NC:	147 SF
AVG. UNIT SIZE CC:	101 SF
ECONOMIC OCCUPANCY:	43%
PHYSICAL OCCUPANCY (SQ. FT.):	78%
PHYSICAL OCCUPANCY (UNITS):	71%
ACRES:	7.65
CONSTRUCTION MATERIALS:	METAL, STEEL, ASPHALT
TRAFFIC COUNT:	40,784
EXPANSION ROOM:	NONE
OFFICE:	YES
APARTMENT:	YES
PERSONNEL:	3 FT
SPAREFOOT:	NONE
1 MILE POPULATION:	15,295
1 MILE MEDIAN HHI:	\$60,353
1 MILE AVERAGE HHI:	\$77,287
3 MILE POPULATION:	104,024
3 MILE MEDIAN HHI:	\$61,839
3 MILE AVERAGE HHI:	\$81,116
5 MILE POPULATION:	191,828
5 MILE MEDIAN HHI:	\$63,504
5 MILE AVERAGE HHI:	\$85,331



AREA MAP



RETAILER MAP



PHOTOS



PHOTOS



AERIAL PHOTO



AERIAL PHOTO



AERIAL PHOTO



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
5 X 10	NC - CROSSTOWN	\$60	50	\$1.20	66	3,300	50	16	76%	2,500	76%	\$3,960	\$47,520
5 X 15	NC - CROSSTOWN	\$75	75	\$1.00	16	1,200	11	5	69%	825	69%	\$1,200	\$14,400
10 X 10	NC - CROSSTOWN	\$84	100	\$0.84	110	11,000	78	32	71%	7,800	71%	\$9,240	\$110,880
10 X 15	NC - CROSSTOWN	\$100	150	\$0.67	28	4,200	17	11	61%	2,550	61%	\$2,800	\$33,600
10 X 20	NC - CROSSTOWN	\$130	200	\$0.65	110	22,000	83	27	75%	16,600	75%	\$14,300	\$171,600
10 X 30	NC - CROSSTOWN	\$160	300	\$0.53	36	10,800	28	8	78%	8,400	78%	\$5,760	\$69,120
5 X 10	CC - CROSSTOWN	\$85	50	\$1.70	12	600	8	4	67%	400	67%	\$1,020	\$12,240
5 X 15	CC - CROSSTOWN	\$100	75	\$1.33	12	900	5	7	42%	375	42%	\$1,200	\$14,400
10 X 10	CC - CROSSTOWN	\$130	100	\$1.30	19	1,900	8	11	42%	800	42%	\$2,470	\$29,640
10 X 15	CC - CROSSTOWN	\$160	150	\$1.07	19	2,850	9	10	47%	1,350	47%	\$3,040	\$36,480
5 X 10	NC - PADRE WEBER	\$60	50	\$1.20	50	2,500	26	24	52%	1,300	52%	\$3,000	\$36,000
10 X 10	NC - PADRE WEBER	\$85	100	\$0.85	49	4,900	17	32	35%	1,700	35%	\$4,165	\$49,980
10 X 20	NC - PADRE WEBER	\$100	200	\$0.50	74	14,800	70	4	95%	14,000	95%	\$7,400	\$88,800
10 X 30	NC - PADRE WEBER	\$120	300	\$0.40	34	10,200	34	0	100%	10,200	100%	\$4,080	\$48,960
5 X 10	NC - SATURN WOW	\$50	50	\$1.00	54	2,700	23	31	43%	1,150	43%	\$2,700	\$32,400
5 X 15	NC - SATURN WOW	\$60	75	\$0.80	18	1,350	6	12	33%	450	33%	\$1,080	\$12,960
10 X 10	NC - SATURN WOW	\$70	100	\$0.70	37	3,700	33	4	89%	3,300	89%	\$2,590	\$31,080
10 X 15	NC - SATURN WOW	\$80	150	\$0.53	47	7,050	41	6	87%	6,150	87%	\$3,760	\$45,120
10 X 20	NC - SATURN WOW	\$90	200	\$0.45	54	10,800	50	4	93%	10,000	93%	\$4,860	\$58,320
10 X 30	NC - SATURN WOW	\$110	300	\$0.37	24	7,200	23	1	96%	6,900	96%	\$2,640	\$31,680



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.)
NC - CROSSTOWN	366	52,500	267	99	73%	38,675	74%	\$37,260	\$447,120	\$8.52	143
CC - CROSSTOWN	62	6,250	30	32	48%	2,925	47%	\$7,730	\$92,760	\$14.84	101
NC - PADRE WEBER	207	32,400	147	60	71%	27,200	84%	\$18,645	\$223,740	\$6.91	157
NC - SATURN WOW	234	32,800	176	58	75%	27,950	85%	\$17,630	\$211,560	\$6.45	140
TOTAL	869	123,950	620	249	71%	96,750	78%	\$81,265	\$975,180	\$7.87	143



INCOME & EXPENSES

CORPUS CHRISTI STORAGE PORTFOLIO	COMBINED T11 (JAN - NOV 2025)	CROSTOWN MARKET ADJUSTED	PADRE WEBER MARKET ADJUSTED	SATURN WOW MARKET ADJUSTED	COMBINED MARKET ADJUSTED	COMBINED PRO FORMA
GPR/NRSF	\$7.87	\$9.19	\$6.91	\$6.45	\$7.87	\$7.87
RENTAL INCOME/NRSF	\$3.42	\$4.28	\$2.98	\$2.32	\$3.42	\$6.29
EGI/NRSF	\$3.61	\$4.57	\$3.13	\$2.36	\$3.61	\$6.90
ACHIEVED RENT / NRSF	\$0.28	\$0.36	\$0.25	\$0.19	\$0.28	\$0.52
REVENUE						
GROSS POTENTIAL RENT	\$975,180	\$539,880	\$223,740	\$211,560	\$975,180	\$975,180
GPR INC %	0%	0%	0%	0%	0%	0%
ECONOMIC VACANCY %	57%	53%	57%	64%	57%	20%
ECONOMIC VACANCY	(\$551,432)	(\$288,684)	(\$127,171)	(\$135,577)	(\$551,432)	(\$195,036)
TOTAL RENTAL INCOME	\$423,748	\$251,196	\$96,569	\$75,983	\$423,748	\$780,144
LATE FEES 2.0%	\$14,513	\$8,026	\$5,290	\$1,198	\$14,513	\$15,603
SIGN RENTAL INCOME	\$9,766	\$9,766	\$0	\$0	\$9,766	\$9,766
RETAIL	\$82	\$11	\$49	\$22	\$82	\$82
INSURANCE COMMISSION (NET) 12.00%	\$0	\$0	\$0	\$0	\$0	\$45,550
ADMIN FEES 0.5%	\$0	\$0	\$0	\$0	\$0	\$3,901
OTHER	-\$1,185	-\$627	-\$627	\$69	-\$1,185	\$0
OTHER INCOME	\$23,176	\$17,175	\$4,712	\$1,289	\$23,176	\$74,901
EFFECTIVE GROSS INCOME	\$446,924	\$268,371	\$101,281	\$77,272	\$446,924	\$855,045
MONTHLY AVERAGE EGI	\$37,244	\$22,364	\$8,440	\$6,439	\$37,244	\$71,254
EXPENSES						
PROPERTY TAXES 10.0%	\$16,800	\$64,818	\$30,297	\$15,213	\$110,328	\$110,328
INSURANCE (\$ / NRSF) 0.85	\$106,631	\$49,938	\$27,540	\$27,880	\$105,358	\$105,358
PAYROLL	\$51,460	\$15,000	\$15,000	\$15,000	\$45,000	\$45,000
UTILITIES	\$35,469	\$16,318	\$7,281	\$11,870	\$35,469	\$35,469
REPAIRS & MAINTENANCE (\$ / NRSF) 0.20	\$17,291	\$11,750	\$6,480	\$6,560	\$24,790	\$24,790
ADVERTISING	\$10,683	\$8,000	\$8,000	\$8,000	\$24,000	\$24,000
MANAGEMENT FEE (% OF EGI) 5.0%	\$10,366	\$13,419	\$5,064	\$3,864	\$22,346	\$42,752
CREDIT CARD FEES (% OF EGI) 2.3%	\$3,808	\$6,173	\$2,329	\$1,777	\$10,279	\$19,666
COMPUTER HARDWARE & SOFTWARE	\$0	\$3,360	\$3,360	\$3,360	\$10,080	\$10,080
TELEPHONE & INTERNET	\$5,008	\$2,400	\$2,400	\$2,400	\$7,200	\$7,200
TRASH	\$7,626	\$2,000	\$2,000	\$2,000	\$6,000	\$6,000
LANDSCAPING	\$0	\$500	\$500	\$500	\$1,500	\$1,500
PEST CONTROL	\$0	\$500	\$500	\$500	\$1,500	\$1,500
PROFESSIONAL FEES	\$12,661	\$500	\$500	\$500	\$1,500	\$1,500
OFFICE SUPPLIES	\$3,223	\$200	\$200	\$200	\$600	\$600
POSTAGE & DELIVERY	\$232	\$200	\$200	\$200	\$600	\$600
DUES & SUBSCRIPTIONS	\$0	\$200	\$200	\$200	\$600	\$600
CONTRACT LABOR	\$7,745	\$0	\$0	\$0	\$0	\$0
OTHER	\$4,204	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$293,208	\$195,275	\$111,851	\$100,023	\$407,150	\$436,943
NOI	\$153,717	\$73,096	(\$10,570)	(\$22,752)	\$39,775	\$418,103



7 YEAR ANALYSIS

CORPUS CHRISTI STORAGE PORTFOLIO	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	\$7.87	\$7.87	\$8.10	\$8.35	\$8.60	\$8.85	\$9.12	\$9.39
RENTAL INCOME/NRSF	\$3.42	\$3.93	\$5.27	\$6.68	\$6.88	\$7.08	\$7.30	\$7.52
EGI/NRSF	\$3.62	\$4.34	\$5.78	\$7.29	\$7.50	\$7.71	\$7.93	\$8.15
YOY GPR GROWTH	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

REVENUE

GROSS POTENTIAL RENT	\$975,180	\$975,180	\$1,004,435	\$1,034,568	\$1,065,606	\$1,097,574	\$1,130,501	\$1,164,416
ECONOMIC VACANCY	(\$551,432)	(\$487,590)	(\$351,552)	(\$206,914)	(\$213,121)	(\$219,515)	(\$226,100)	(\$232,883)
TOTAL RENTAL INCOME	\$423,748	\$487,590	\$652,883	\$827,655	\$852,484	\$878,059	\$904,401	\$931,533

LATE FEES	2.0%	\$14,513	\$9,752	\$13,058	\$16,553	\$17,050	\$17,561	\$18,088	\$18,631
SIGN RENTAL INCOME		\$9,766	\$9,766	\$9,766	\$9,766	\$9,766	\$9,766	\$9,766	\$9,766
RETAIL		\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82
INSURANCE COMMISSION (NET)	\$12.00	\$0	\$28,468	\$37,009	\$45,550	\$45,550	\$45,550	\$45,550	\$45,550
ADMIN FEES	0.5%	\$0	\$2,438	\$3,264	\$4,138	\$4,262	\$4,390	\$4,522	\$4,658
OTHER INCOME		\$24,361	\$50,506	\$63,179	\$76,089	\$76,710	\$77,349	\$78,007	\$78,686
EFFECTIVE GROSS INCOME		\$448,110	\$538,096	\$716,062	\$903,744	\$929,194	\$955,408	\$982,408	\$1,010,219
MONTHLY AVERAGE EGI		\$37,342	\$44,841	\$59,672	\$75,312	\$77,433	\$79,617	\$81,867	\$84,185

EXPENSES

3% ← INFLATION FACTOR

PROPERTY TAXES	10.0%	\$110,328	\$113,638	\$117,047	\$120,558	\$124,175	\$127,900	\$131,737	\$135,690
INSURANCE (\$ / NRSF)	\$0.85	\$105,358	\$108,518	\$111,774	\$115,127	\$118,581	\$122,138	\$125,802	\$129,576
PAYROLL		\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732	\$55,344
UTILITIES		\$35,469	\$36,533	\$37,629	\$38,758	\$39,920	\$41,118	\$42,351	\$43,622
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.20	\$24,790	\$25,534	\$26,300	\$27,089	\$27,901	\$28,738	\$29,601	\$30,489
ADVERTISING		\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517
MANAGEMENT FEE (% OF EGI)	5.0%	\$22,346	\$26,905	\$35,803	\$45,187	\$46,460	\$47,770	\$49,120	\$50,511
CREDIT CARD FEES (% OF EGI)	2.3%	\$10,279	\$12,376	\$16,469	\$20,786	\$21,371	\$21,974	\$22,595	\$23,235
COMPUTER HARDWARE & SOFTWARE		\$10,080	\$10,382	\$10,694	\$11,015	\$11,345	\$11,685	\$12,036	\$12,397
TELEPHONE & INTERNET		\$7,200	\$7,416	\$7,638	\$7,868	\$8,104	\$8,347	\$8,597	\$8,855
TRASH		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379
LANDSCAPING		\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845
PEST CONTROL		\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845
PROFESSIONAL FEES		\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845
OFFICE SUPPLIES		\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738
POSTAGE & DELIVERY		\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738
DUES & SUBSCRIPTIONS		\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738
TOTAL EXPENSES		\$407,150	\$425,041	\$449,605	\$475,226	\$489,362	\$503,921	\$518,917	\$534,364
NOI		\$40,960	\$113,055	\$266,457	\$428,518	\$439,832	\$451,487	\$463,491	\$475,855



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