



 **FranklinStreet**

OFFERING **MEMORANDUM**

Franklin Street Real Estate Services, LLC | A Licensed Georgia Broker # 77084

STOREGUARD SELF STORAGE

404 Fraser Cir, Hinesville, GA 31313

52,711 NRSF | Self Storage Facility

OFFERING PROCEDURE

Offers should be in the form of a Letter of Intent (LOI) and at a minimum offers should include the following:

1. Price
2. Earnest Money Deposit
3. Due Diligence Time Period
4. Closing Period
5. Bio/Experience
6. Any other substantial business points the buyer wants the seller to know

The owner will consider only those proposals submitted at the prior invitation of the Seller or its agents, Franklin Street. The Seller reserves the right to negotiate with any party at any time. The Seller also reserves the unrestricted right to reject any or all offers.

Please address offers to:

Franklin Street

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Frank.DeSalvo@FranklinSt.com

Franklin Street

David Perllleshi
David.Perllleshi@FranklinSt.com

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, 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 financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. 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 and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering 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 obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering 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 Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering 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 so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

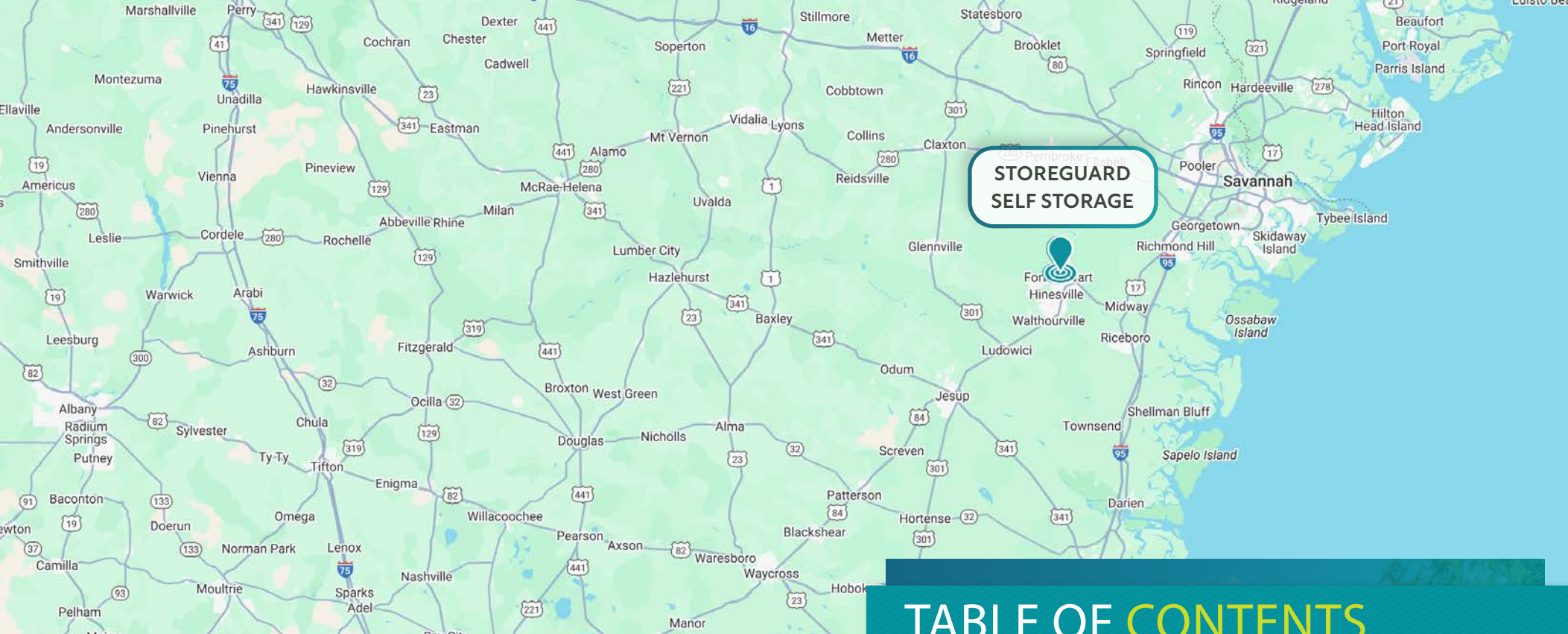


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FranklinStreet Visit us at: FranklinSt.com

Franklin Street Real Estate Services, LLC | A Licensed Georgia Broker #329335



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PROPERTY INFORMATION



STOREGUARD SELF STORAGE

404 Fraser Cir, Hinesville, GA 31313
52,711 NRSF | Self Storage Facility

OFFER SUMMARY

OFFERING SUMMARY

Sale Price	\$6,250,000
Total Land Area	3.90 AC
Total Number of Units	479
Total Building Area	52,711 NRSF
\$/NRSF	\$118.57
Unit Occupancy	72.08%
Square Foot Occupancy	75.78%
Economic Occupancy	54.29%
Current NOI	\$242,858
Pro Forma NOI	\$565,944
Pro Forma Cap Rate	9.06%
3-Mile SF/Capita	14.0
5-Mile SF/Capita	9.6

PROPERTY SUMMARY

MSA	Hinesville
County	Liberty
Parcel ID	056A 084; 056A 076
Year Built	1984, 1987, 1990, 1992, 2003, 2023, 2024
Number of Buildings	Fourteen
Number of Stories	One
Foundation	Concrete
Framing	Metal
Exterior Walls	Metal, CMU
Roof	Metal
Roof Age	2019, 2023, 2024
Drive Aisles	Asphalt, Gravel
Security	Cameras, Perimeter Fencing
Entry	Gated w/ Keypad Access
Leasing Office	Yes
Management Software	Sitelink

STOREGUARD SELF STORAGE

404 Fraser Cir, Hinesville, GA 31313

52,711 Total NRSF



OFFER SUMMARY

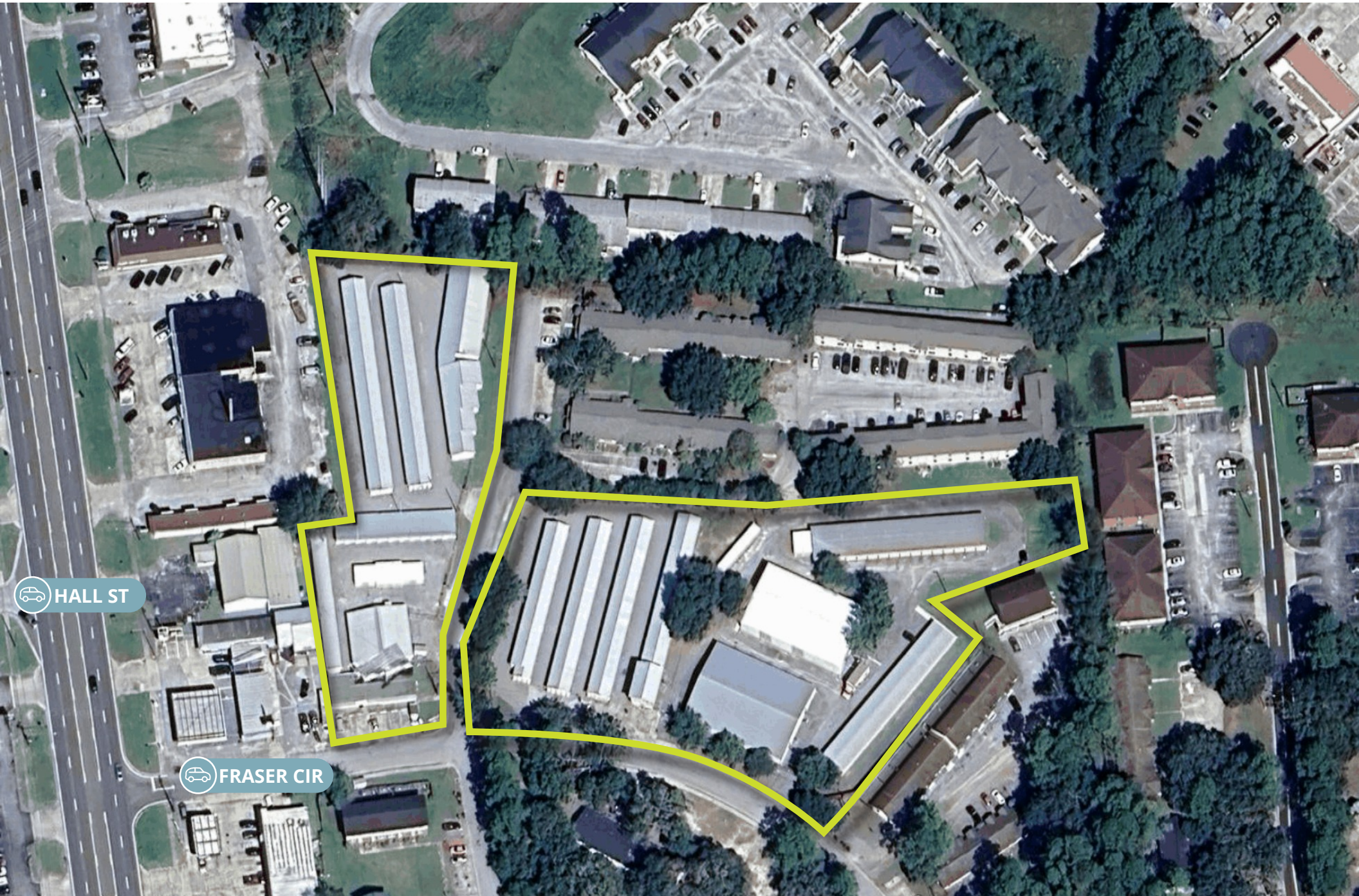
INVESTMENT HIGHLIGHTS

- Value-Add Self Storage Facility Comprised of 10,750 NRSF of Climate-Control Units, 3,129 NRSF of Interior Non-Climate Units, 37,311 NRSF of Drive-Up Non-Climate Units, and One 1,521 SF Apartment
- Facility Was Expanded in 2023 & 2024 by a Total of 11,914 NRSF Through the Conversion of Commercial Buildings, the Construction of a New Drive-Up Building, and the Addition of Portable Boxwell Units
- Opportunity to Increase Revenue Through Lease Up, Stabilization, Steady Increases to Street Rents, and Maximizing Supplemental Income Streams
- Recent Cap/Ex Work Includes Improvements to the Drive Aisles, Installation & Repairs of Perimeter Fencing, Roof Replacement & Repairs, and Gate & Keypad Installations
- Strong Population Numbers of 36,295 Residents Within Three Miles and 52,110 Residents Within Five Miles of the Property
- Hinesville is Home to Fort Stewart, the Largest Army Installation East of the Mississippi River, Which Serves 21,000 Soldiers, 29,500 Family Members and Over 3,500 Civilians
- Hinesville is Located Just Inside the Georgia Coastline Approximately 35 Miles Southwest of Savannah and is Home to 36,181 Residents
- The Hinesville MSA is Part of the Savannah-Hinesville-Statesboro Combined Statistical Area, Which is the Second Largest in Georgia and Home to 640,193 Residents

PROPERTY PHOTOS



PARCEL VIEW



HALL ST

FRASER CIR



FINANCIAL ANALYSIS



STOREGUARD SELF STORAGE

404 Fraser Cir, Hinesville, GA 31313
52,711 NRSF | Self Storage Facility

UNIT MIX

CLIMATE-CONTROL UNITS

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	STREET RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
5x5	25	400	16	16	0	\$79	\$1,264	\$15,168	\$100	\$1,600	\$19,200
5x10	50	500	10	7	3	\$138	\$1,380	\$16,560	\$155	\$1,550	\$18,600
10x5	50	550	11	8	3	\$138	\$1,518	\$18,216	\$165	\$1,815	\$21,780
10x10	100	1,600	16	16	0	\$179	\$2,864	\$34,368	\$190	\$3,040	\$36,480
10x15	150	4,800	32	29	3	\$209	\$6,688	\$80,256	\$225	\$7,200	\$86,400
10x20	200	2,000	10	10	0	\$259	\$2,590	\$31,080	\$275	\$2,750	\$33,000
10x30	300	300	1	1	0	\$344	\$344	\$4,128	\$450	\$450	\$5,400
15x20	300	600	2	1	1	\$344	\$688	\$8,256	\$450	\$900	\$10,800
Total		10,750	98	88	10		\$17,336	\$208,032		\$19,305	\$231,660

INTERIOR NON-CLIMATE

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	STREET RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
4x5	20	160	8	7	1	\$39	\$312	\$3,744	\$46	\$372	\$4,459
5x5	25	175	7	4	3	\$44	\$308	\$3,696	\$52	\$367	\$4,402
5x10	50	750	15	10	5	\$69	\$1,035	\$12,420	\$82	\$1,233	\$14,792
8x8	64	64	1	0	1	\$79	\$79	\$948	\$94	\$94	\$1,129
8x10	80	160	2	1	1	\$89	\$178	\$2,136	\$106	\$212	\$2,544
10x10	100	100	1	1	0	\$129	\$129	\$1,548	\$154	\$154	\$1,844
10x12	120	120	1	1	0	\$139	\$139	\$1,668	\$166	\$166	\$1,987
10x15	150	300	2	1	1	\$189	\$378	\$4,536	\$225	\$450	\$5,402
10x20	200	1,000	5	2	3	\$189	\$945	\$11,340	\$225	\$1,126	\$13,506
10x30	300	300	1	0	1	\$339	\$339	\$4,068	\$404	\$404	\$4,845
Total		3,129	43	27	16		\$3,842	\$46,104		\$4,576	\$54,911



UNIT MIX

DRIVE-UP NON-CLIMATE

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	STREET RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
4x5	20	160	8	5	3	\$49	\$392	\$4,704	\$58	\$467	\$5,603
5x5	25	300	12	8	4	\$55	\$660	\$7,920	\$66	\$786	\$9,433
6x6	36	360	10	1	9	\$69	\$690	\$8,280	\$82	\$822	\$9,862
5x8	40	320	8	5	3	\$74	\$592	\$7,104	\$88	\$705	\$8,461
6x8	48	96	2	0	2	\$84	\$168	\$2,016	\$100	\$200	\$2,401
5x10	50	2,350	47	29	18	\$79	\$3,713	\$44,556	\$94	\$4,422	\$53,067
8x10	80	480	6	6	0	\$99	\$594	\$7,128	\$118	\$707	\$8,490
10x10	100	16,000	160	112	48	\$120	\$19,200	\$230,400	\$143	\$22,868	\$274,410
10x15	150	450	3	3	0	\$199	\$597	\$7,164	\$220	\$660	\$7,920
10x20	200	8,000	40	35	5	\$209	\$8,360	\$100,320	\$249	\$9,957	\$119,483
20x10	200	600	3	3	0	\$199	\$597	\$7,164	\$237	\$711	\$8,532
10x25	250	3,500	14	14	0	\$249	\$3,486	\$41,832	\$297	\$4,152	\$49,823
10x30	300	1,800	6	1	5	\$294	\$1,764	\$21,168	\$350	\$2,101	\$25,211
15x25	375	375	1	1	0	\$349	\$349	\$4,188	\$416	\$416	\$4,988
20x30	600	600	1	1	0	\$599	\$599	\$7,188	\$713	\$713	\$8,561
Total		35,391	321	224	97		\$41,761	\$501,132		\$49,687	\$596,244

BOXWELL UNITS

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	STREET RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
8x10	80	800	10	4	6	\$99	\$990	\$11,880	\$118	\$1,180	\$14,160
8x20	160	1,120	7	2	5	\$199	\$1,393	\$16,716	\$237	\$1,659	\$19,909
Total		1,920	17	6	11		\$2,383	\$28,596		\$2,839	\$34,069



UNIT MIX

APARTMENT

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	STREET RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
Apartment	1,521	1,521	1	1	0	\$0	\$0	\$0	\$0	\$0	\$0
Total		1,521	1	1	0		\$0	\$0		\$0	\$0



STOREGUARD
SELF-STORAGE

TOTAL UNIT MIX

UNIT TYPE	TOTAL SQUARE FEET	TOTAL UNITS	OCCUPIED	VACANT	UNIT OCCUPANCY	SQUARE FOOT OCCUPANCY	MONTHLY GPR	ANNUAL GPR	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
CLIMATE-CONTROL UNITS	10,750	98	88	10	89.80%	90.23%	\$17,336	\$208,032	\$19,305	\$231,660
INTERIOR NON-CLIMATE	3,129	43	27	16	62.79%	50.81%	\$3,842	\$46,104	\$4,576	\$54,911
DRIVE-UP NON-CLIMATE	35,391	321	224	97	69.78%	74.85%	\$41,761	\$501,132	\$49,687	\$596,244
OTHER UNITS	1,521	1	1	0	100.00%	100.00%	\$0	\$0	\$0	\$0
BOXWELL UNITS	1,920	17	6	11	35.29%	33.33%	\$2,383	\$28,596	\$2,839	\$34,069
Total	52,711	480	346	134	72.08%	75.78%	\$65,322	\$783,864	\$76,407	\$916,883

MARKET RENT ANALYSIS

COMP #	FACILITY	ADDRESS	DISTANCE	5x10 CC	10x10 CC	10x15 CC	10x20 CC	5x10 NC	10x10 NC	10x15 NC	10x20 NC
1	Stop N Stor	245 W General Screven Way, Hinesville, GA	0.58 mi	NA	NA	NA	NA	\$105.00	\$155.00	NA	\$249.00
2	Stop N Stor	746 EG Miles Pkwy, Hinesville, GA	1.44 mi	\$153.00	\$175.00	\$199.00	\$249.00	\$89.00	\$125.00	\$169.00	\$189.00
3	Hinesville Affordable Storage	937 EG Miles Pkwy, Hinesville, GA	2.19 mi	NA	NA	NA	NA	\$70.00	\$121.00	\$170.00	\$214.00
4	Storage Rentals of America	902 W Oglethorpe Hwy, Hinesville, GA	2.21 mi	\$155.00	\$177.00	\$202.00	\$223.00	NA	NA	NA	NA
5	Storage Sense	1146 EG Miles Pkwy, Hinesville, GA	2.54 mi	\$142.00	\$181.00	\$216.00	\$270.00	\$89.00	\$119.00	\$169.00	\$189.00
6	Stop N Stor	1049 Kacey Dr, Hinesville, GA	2.82 mi	\$158.00	\$174.00	\$219.00	\$269.00	\$89.00	\$119.00	\$174.00	\$195.00
7	Hinesville Storage Units	100 Brights Lake Rd, Hinesville, GA	4.35 mi	NA	NA	NA	NA	\$72.00	\$109.00	\$154.00	\$193.00
MEDIAN STREET RENTS				\$154.00	\$176.00	\$209.00	\$259.00	\$89.00	\$120.00	\$169.00	\$194.00
CURRENT STREET RENTS				\$138.00	\$179.00	\$209.00	\$259.00	\$79.00	\$120.00	\$199.00	\$209.00
PRO FORMA RENTS				\$155.00	\$190.00	\$225.00	\$275.00	\$94.00	\$143.00	\$220.00	\$249.00

*Market Rents were collected using publicly available data at the time of this offering

*NA means that unit type may or may not exist in a facility's inventory, but was not gathered at time of comps



	T-12 Actual	T-12 Broker Adjusted	Pro Forma (Year 3)
Gross Potential Income	\$783,864	\$783,864	\$916,883
Economic Occupancy	54.29%	54.29%	85.00%
Net Rental Income	\$425,589	\$425,589	\$779,351
Misc. Income (Auctions/Other)	\$7,412	\$7,412	\$0
Apartment Rent Income	\$12,960	\$12,960	\$12,960
Ancillary Income (Late/Admin Fees)	\$25,583	\$25,583	\$38,968
Tenant Insurance Income	\$14,532	\$14,532	\$29,952
Total Operating Income	\$486,076	\$486,076	\$861,230
Controllable Expenses			
Cost of Goods Sold (tenant insurance)	\$1,150	\$1,150	\$6,480
Utilities	\$22,366	\$22,366	\$23,735
Repairs & Maintenance	\$21,699	\$6,457	\$6,718
Contract Services	\$3,280	\$5,469	\$5,803
Marketing	\$46,150	\$26,356	\$10,081
Bank & Credit Card Fees	\$7,810	\$7,810	\$17,225
Telephone & Internet	\$1,892	\$1,892	\$2,007
Office/Admin	\$1,160	\$6,735	\$7,148
Payroll	\$40,444	\$59,973	\$63,644
Total Controllable Expenses	\$145,949	\$138,208	\$142,842
Non-Controllable Expenses			
Real Estate Taxes	\$69,069	\$69,069	\$97,033
Insurance	\$11,638	\$11,638	\$12,350
Management Fee	\$70,669	\$24,304	\$43,062
Total Non-Controllable Expenses	\$151,376	\$105,011	\$152,445
Total Operating Expenses	\$297,325	\$243,218	\$295,286
Expense Ratio	61.17%	50.04%	34.29%
Net Operating Income	\$188,751	\$242,858	\$565,944

Assumptions

- Gross Potential Income is based on the Unit Mix and Standard Rates.
- Net Rental Income is based on the T-12 P&L ending 12/31/24.
- Operating Expenses are based on the T-12 P&L ending 12/31/24. Adjustments have been made using historical \$/SF expense data.
- Pro Forma GPI has been escalated to account for the rent increases outlined in the Market Rent Analysis.
- Ancillary Income is calculated as 5% of Net Rental Income in the Pro Forma.
- Pro Forma Tenant Insurance Income is based on a penetration rate of 80% at a profit of \$6.50 per month per unit.
- Pro Forma Taxes have been escalated to account for a point-of-sale reassessment based on the sale price.

FIVE YEAR CASH FLOW

STOREGUARD SELF STORAGE
404 Fraser Cir, Hinesville, GA 31313

Year	T-12 Broker Adjusted	1	2	3	4	5
GPI Growth		5.70%	5.40%	5.10%	5.00%	5.00%
Expense Growth		2.00%	2.00%	2.00%	2.00%	2.00%
Gross Potential Income	\$783,864	\$828,204	\$872,544	\$916,883	\$962,728	\$1,010,864
Vacancy	\$0	\$207,051	\$130,882	\$91,688	\$96,273	\$101,086
Discounts	\$0	\$62,115	\$47,990	\$32,091	\$33,695	\$35,380
Bad Debt	\$0	\$12,423	\$13,088	\$13,753	\$14,441	\$15,163
Economic Occupancy	54.29%	66.00%	78.00%	85.00%	85.00%	85.00%
Net Rental Income	\$425,589	\$546,615	\$680,584	\$779,351	\$818,318	\$859,234
Misc. Income (Auctions/Other)	\$7,412	\$0	\$0	\$0	\$0	\$0
Merchandise Income	\$12,960	\$12,960	\$12,960	\$12,960	\$12,960	\$12,960
Ancillary Income (Late/Admin Fees)	\$25,583	\$27,331	\$34,029	\$38,968	\$40,916	\$42,962
Tenant Insurance Income	\$14,532	\$18,720	\$22,464	\$29,952	\$29,952	\$29,952
Total Operating Income	\$486,076	\$605,625	\$750,037	\$861,230	\$902,146	\$945,108
Controllable Expenses						
Cost of Goods Sold (tenant insurance)	\$1,150	\$6,480	\$6,480	\$6,480	\$6,480	\$6,480
Utilities	\$22,366	\$22,814	\$23,270	\$23,735	\$24,210	\$24,694
Repairs & Maintenance	\$6,457	\$6,457	\$6,586	\$6,718	\$6,852	\$6,989
Contract Services	\$5,469	\$5,578	\$5,690	\$5,803	\$5,920	\$6,038
Marketing	\$26,356	\$26,883	\$20,162	\$10,081	\$10,283	\$10,488
Bank & Credit Card Fees	\$7,810	\$12,113	\$15,001	\$17,225	\$18,043	\$18,902
Telephone & Internet	\$1,892	\$1,930	\$1,968	\$2,007	\$2,048	\$2,089
Office/Admin	\$6,735	\$6,870	\$7,007	\$7,148	\$7,290	\$7,436
Payroll	\$59,973	\$61,173	\$62,396	\$63,644	\$64,917	\$66,215
Total Controllable Expenses	\$138,208	\$150,296	\$148,560	\$142,842	\$146,043	\$149,332
Non-Controllable Expenses						
Real Estate Taxes	\$69,069	\$93,265	\$95,131	\$97,033	\$98,974	\$100,953
Insurance	\$11,638	\$11,871	\$12,108	\$12,350	\$12,597	\$12,849
Management Fee	\$24,304	\$30,281	\$37,502	\$43,062	\$45,107	\$47,255
Total Non-Controllable Expenses	\$105,011	\$135,417	\$144,740	\$152,445	\$156,678	\$161,058
Total Operating Expenses	\$243,218	\$285,713	\$293,301	\$295,286	\$302,721	\$310,390
Expense Ratio	50.04%	47.18%	39.10%	34.29%	33.56%	32.84%
Net Operating Income	\$242,858	\$319,912	\$456,737	\$565,944	\$599,425	\$634,718



LOCATION INFORMATION



STOREGUARD SELF STORAGE

404 Fraser Cir, Hinesville, GA 31313

52,711 NRSF | Self Storage Facility

AERIAL VIEW



DEMOGRAPHIC ANALYSIS

TOTAL POPULATION (2024)



3 MILE	5 MILE	10 MILE
36,636	52,116	70,170

PROJECTED POPULATION GROWTH (2024 - 2029)



3 MILE	5 MILE	10 MILE
1.2%	1.1%	1.7%

AVERAGE HOUSEHOLD INCOME (2024)



3 MILE	5 MILE	10 MILE
\$71,196	\$71,845	\$73,649

MEDIAN AGE



3 MILE	5 MILE	10 MILE
27.4	27.5	28.8

TOTAL HOUSEHOLDS (2024)



3 MILE	5 MILE	10 MILE
12,852	18,042	24,335

HOUSEHOLD SIZE

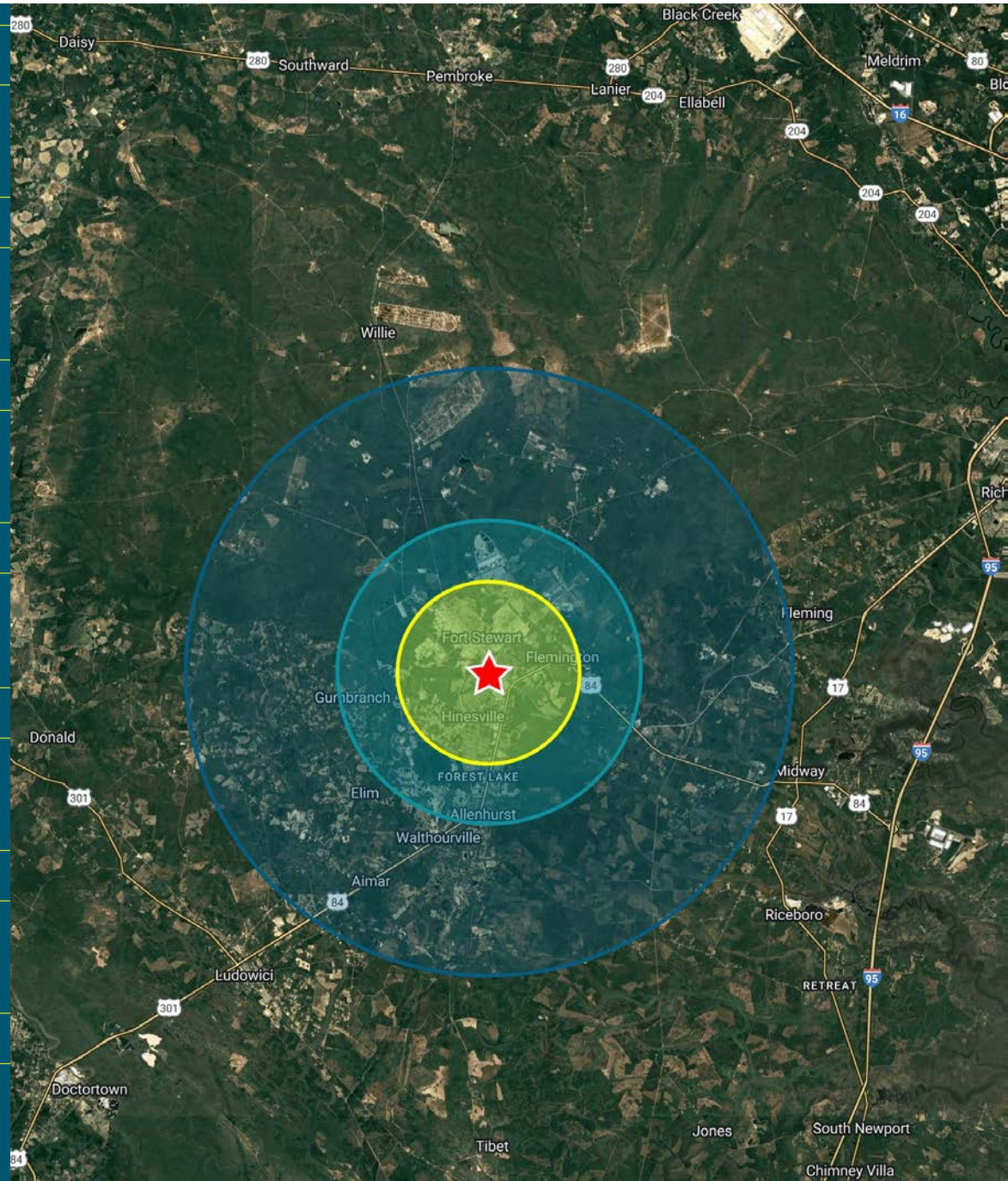


3 MILE	5 MILE	10 MILE
2.6	2.7	2.7

MEDIAN HOUSE VALUE



3 MILE	5 MILE	10 MILE
\$172,198	\$172,902	\$175,026



HINESVILLE MSA

- **Counties:** Covers Liberty and Long Counties in southeastern Georgia, 40 miles southwest of Savannah, with wetlands and pine forests.
- **Population:** 75,000–85,000; diverse and youthful.
- **Economy:** Fort Stewart Army Post, healthcare, retail, agriculture, and forestry.
- **Attractions:** Fort Stewart, Midway Museum, Cay Creek Wetlands, and Dorchester Academy.
- **Transportation:** U.S. Highway 84, I-95 access, and Savannah/Hilton Head International Airport nearby.
- **Education:** Served by Liberty and Long County schools; Savannah Technical College and Georgia Southern University nearby.
- **Lifestyle:** Affordable living, suburban and rural housing, outdoor recreation, and a community-oriented atmosphere.

HOME TO FORT STEWART
MILITARY BASE — ONE OF
THE MOST SUCCESSFUL AND
HONORED UNITS IN THE U.S.
ARMY.



Hinesville, Georgia, is a lively city situated in southeastern Georgia, approximately 40 miles southwest of Savannah. It serves as the county seat of Liberty County and is best known for being home to Fort Stewart, one of the largest U.S. Army bases on the East Coast. This military presence brings a diverse, young population, as well as economic stability to the area. The city offers a mix of suburban and rural living, with affordable housing options, a low cost of living, and access to outdoor activities like fishing, hiking, and exploring the nearby wetlands. Hinesville also boasts rich history, with landmarks such as the Midway Museum and Dorchester Academy, which showcase the region's colonial and civil rights heritage. With its community-oriented atmosphere and proximity to major highways and Savannah's airport, Hinesville is an attractive destination for both residents and visitors.

MEET THE TEAM

STRATEGIC PLANNING, ADVISORY, ACQUISITION & DISPOSITION

Our firm is a fully integrated shop, delivering expertise in investment sales, leasing, insurance, property and project management making Franklin Street the premier one-stop shop for self storage services in the southeast. Our integration allows us to create a truly unique experience for both new and established buyers.

MEET OUR SELF STORAGE SALES TEAM

Our team is dedicated to being true experts in the field and achieving exceptional results, one property at a time, for one client at a time. With combined volume history in self-storage investment sales of \$250M Frank DeSalvo and David Perleshi lead a well-established team of dedicated professionals committed to the success of their clients.

SUPPORT TEAM



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JOSH SNEAD

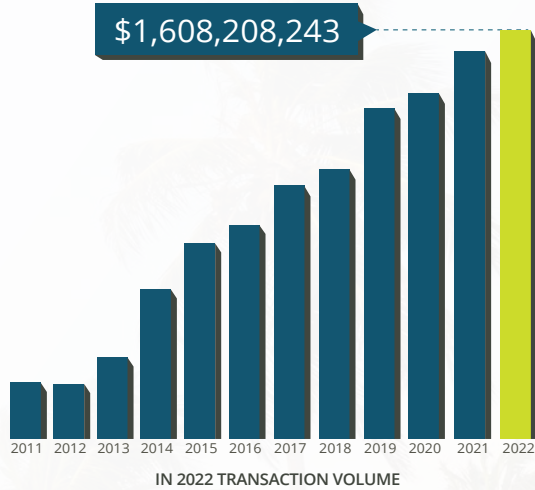
Associate

Josh.Snead@FranklinSt.com
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OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.

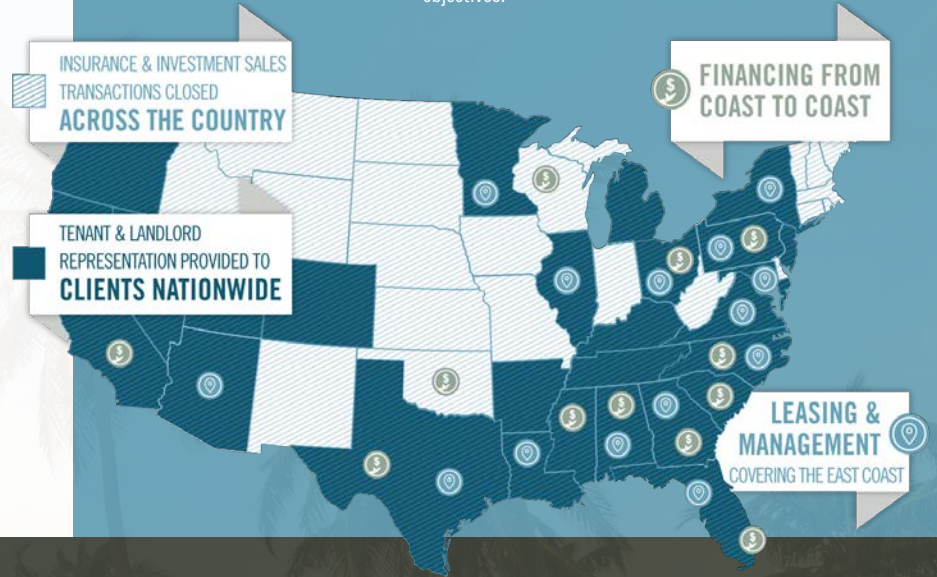


Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.



ANDREW WRIGHT
FOUNDER &
CHAIRMAN OF THE BOARD

“ Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business. Our success comes from our clients’ successes. It has been my personal goal to instill a “client-first” philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients’ financial and real estate objectives.”



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OUR LOCATIONS

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52,711 NRSF | Self Storage Facility

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 FranklinStreet