

OFFERING MEMORANDUM



NAI Martens

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OK Lic #206061

DONNER-SPRINGS STORAGE

826 S 10th St, 901 S 11th St, and 108 E Diamond,
Frederick, OK 73542



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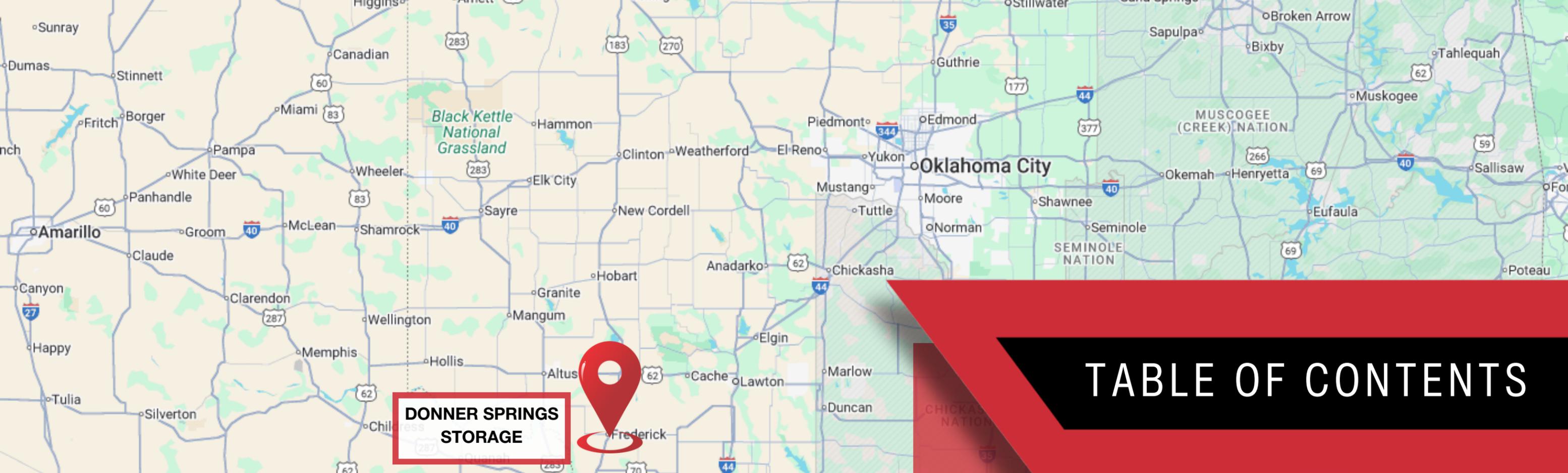


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NAIMMartens

OFFERING SUMMARY

Address: 826 S 10th, 901 S 11th, 108 E Diamond, Frederick, OK 73542

Sale Price: \$900,000

Total Building Size: +/- 19,672 SF

Total Rentable SF: +/- 18,949 Sf

Total Number of Units: 130 Units

Physical Occupancy: 71.7%

Economic Occupancy: 67.2%

Price/SF Total: \$45.75 SF

Total Land Size (SF): ~1.84 Acres

Cap Rate: 9.44%

Proforma Cap Rate (Yr 1): 12.37%

County: Tillman County

Year Built: 1950, 1995, 1998, 2007

Number of Buildings: 6

Management Software: U-Haul

3 Mile SF per Capita: 9.62

5 Mile SF per Capita: 9.37

Flood Zone: No

Land for Expansion: Yes - 0.15 Acres on 108 E Diamond Land Parcel and room available for expansion on west side of 901 S 11th

INVESTMENT HIGHLIGHTS

Turnkey Remote Operation

Fully fenced facility with an automatic gate and local management already in place, offering a seamless transition for a new owner.

Premier Self-Storage Asset in Frederick

The only facility in town featuring advanced gate and security systems—positioned as the market leader in security and convenience.

Value-Add Opportunity

Current physical occupancy stands at 71% and economic occupancy at 67%, presenting significant upside potential. Revenue growth can be achieved by increasing tenant's rental rates to street rate levels, increasing tenant insurance participation, and improving overall occupancy.

Expansion Potential

Additional land available for development along the west side of the 11th Street location, plus a 0.15-acre parcel at 108 E Diamond, adjacent to 901 S 11th Street—ideal for future expansion or complementary storage use.

Location

Situated in Frederick, OK, just 45 minutes from Lawton (home to Fort Sill U.S. Army Base), 1 hour 15 minutes from Wichita Falls, and within 2.5 hours of both Oklahoma City and the Dallas/Fort Worth metroplex—providing convenient access to multiple major markets and steady demand drivers.

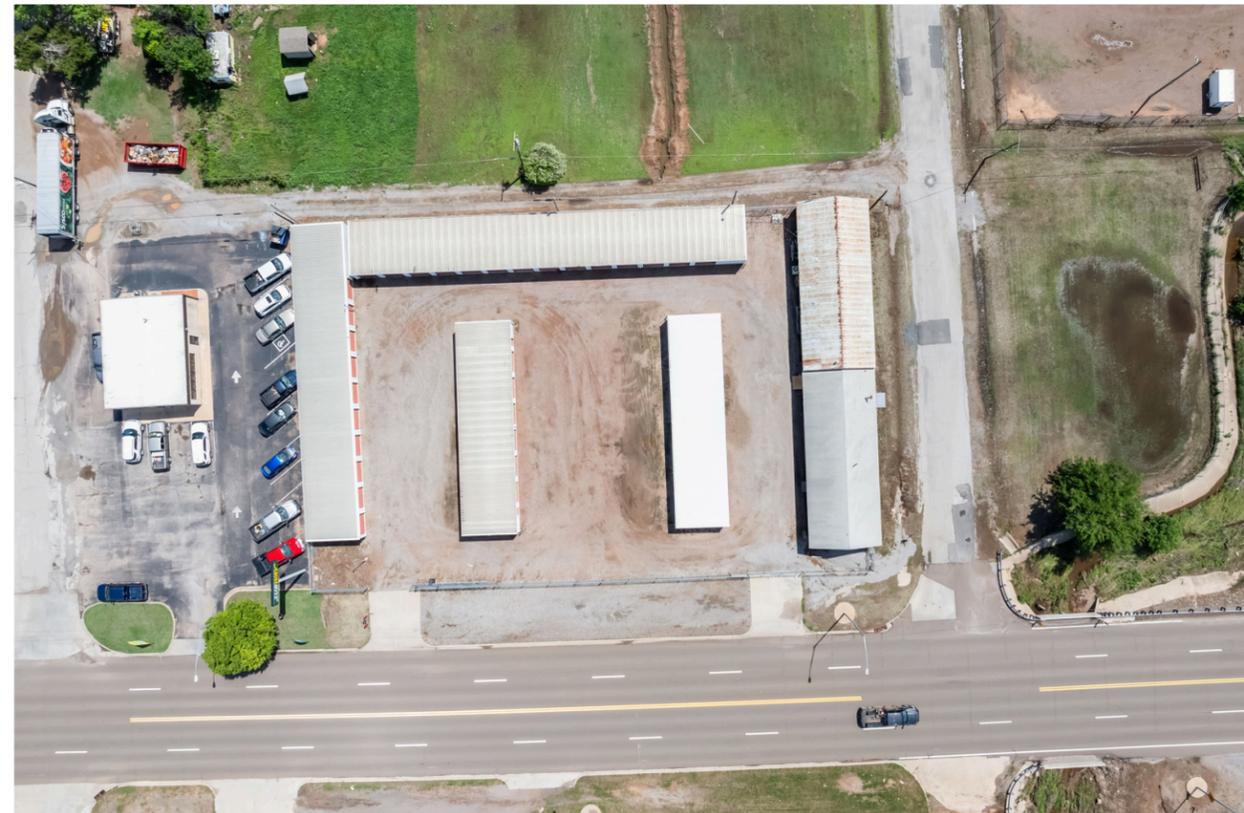
PORTFOLIO SUMMARY

Address	Building Size	Net Rentable SF	Total Units	Year Built	Land Size (AC)
826 S 10th	11,672 SF	10,949 SF	84 Units	2007	0.78 Acres
901 S 11th	8,000 SF	8,000 SF	46 Units	1950 (Interior Unit Bldg) 1995 1997	0.92 Acres
108 E Diamond (Land Parcel)					0.15 Acres
Totals	19,672 SF	18,949 SF	130 Units		1.84 Acres

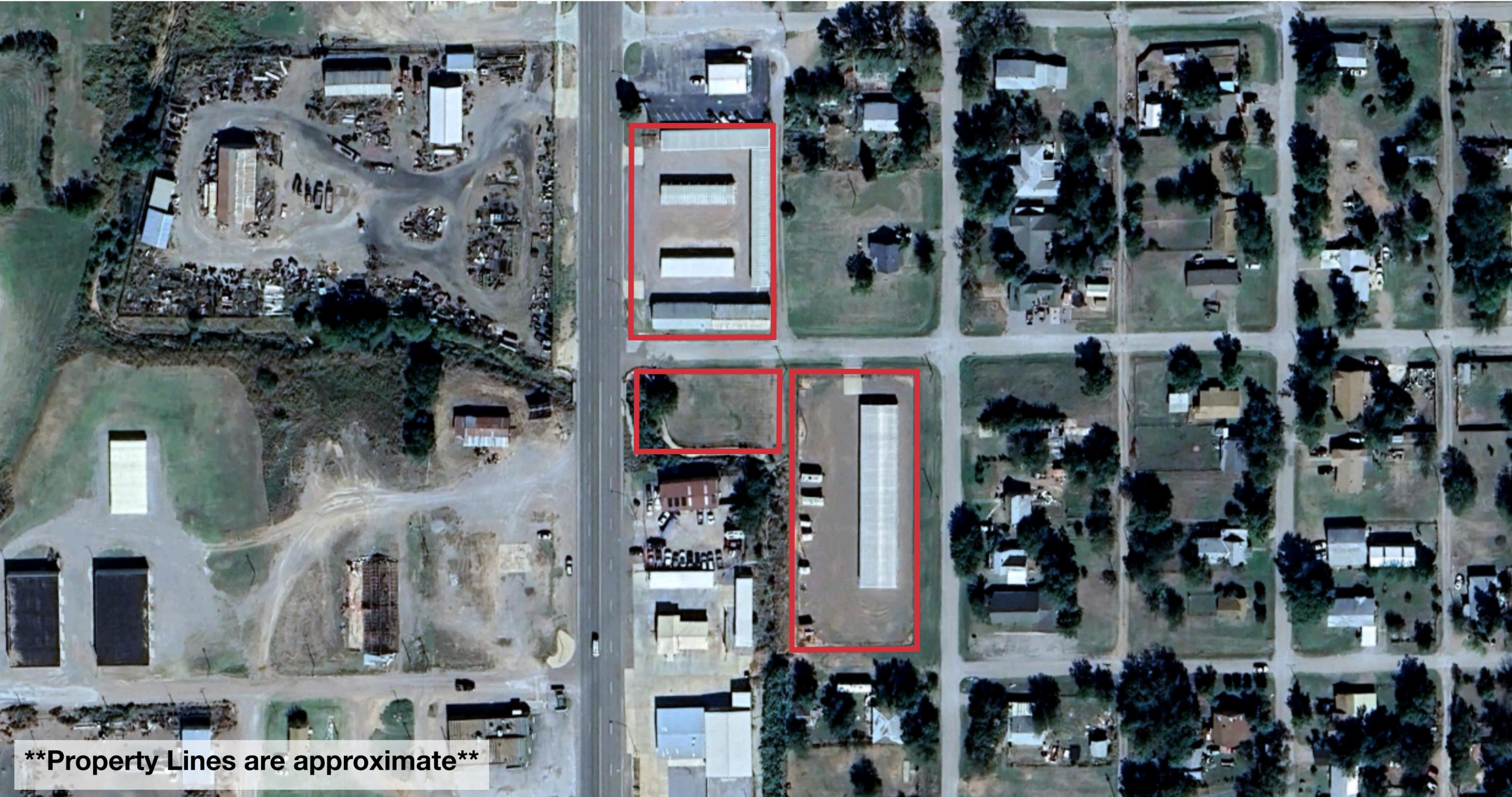
Size	Total Units	Net Rentable SF	Potential Monthly Rent
5x5	5	125	\$165
7x7 (Interior Units)	7	343	\$350
5x10	6	300	\$270
9x9 (Interior Units)	9	729	\$648
10x10 (Interior Units)	10	1,000	\$900
10x10	27	2,700	\$2,700
10x15	7	1,050	\$770
10x20	39	7,800	\$5,070
10x25	7	1,750	\$1,050
12x21 (Interior Units)	1	252	\$165
10x30	5	1,500	\$875
10x35 (Outdoor Parking)	4		\$200
20x20	2	800	\$400
20x30	1	600	\$200
Totals	130	18,949	\$13,763



PROPERTY PHOTOS



PARCEL VIEW



****Property Lines are approximate****

DEMOGRAPHIC ANALYSIS

POPULATION (2025)

3-MILE	5-MILE	10-MILE
3,658	3,755	4,281

MEDIAN AGE

3-MILE	5-MILE	10-MILE
41.5	41.6	41.9

MEDIAN HOUSEHOLD INCOME

3-MILE	5-MILE	10-MILE
\$45,136	\$45,407	\$46,876

AVERAGE HOUSEHOLD INCOME

3-MILE	5-MILE	10-MILE
\$57,206	\$57,568	\$49,530

TOTAL HOUSEHOLDS

3-MILE	5-MILE	10-MILE
1,340	1,374	1,577

HOUSEHOLD SIZE

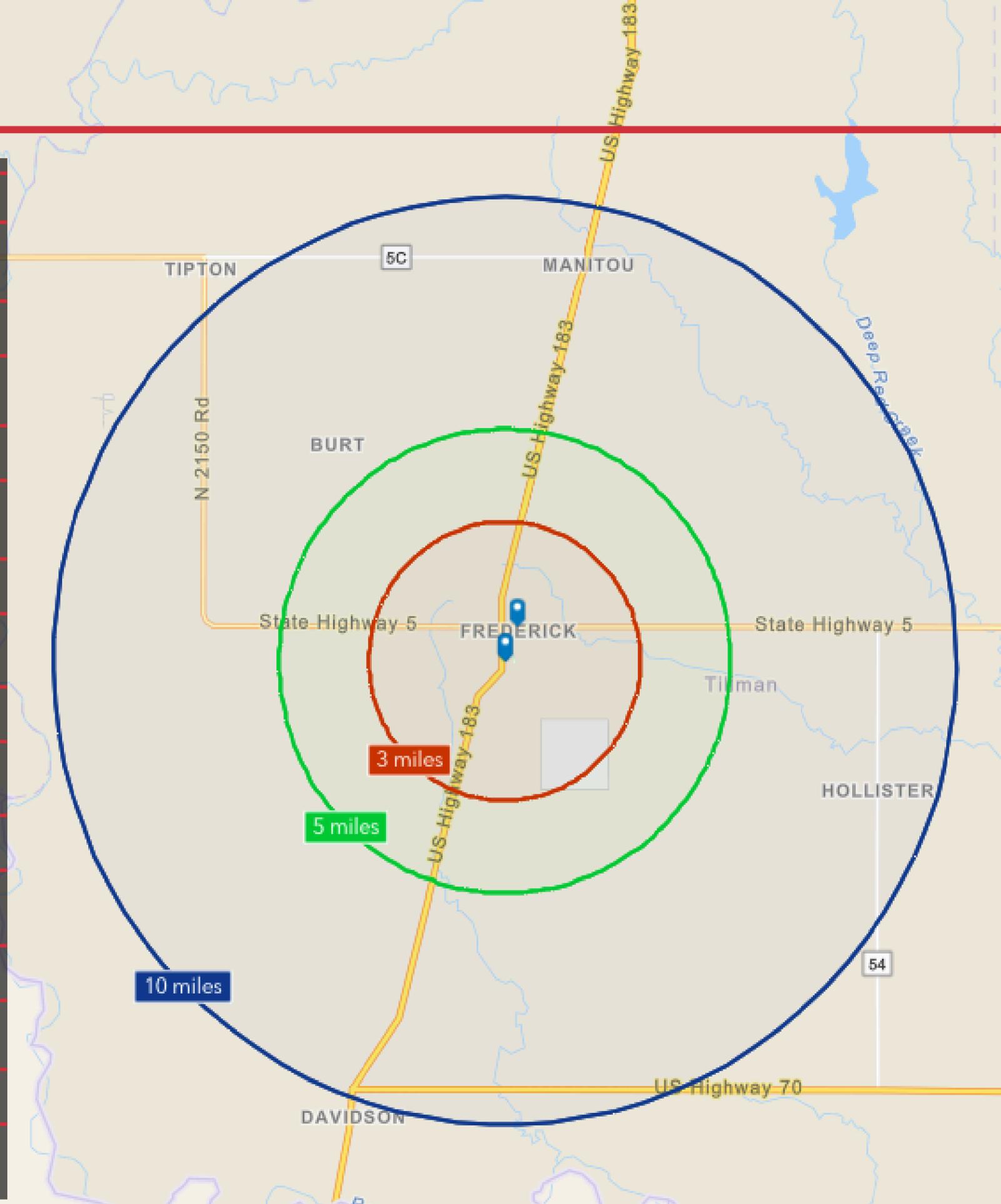
3-MILE	5-MILE	10-MILE
2.62	2.62	2.60

OWNER OCCUPIED HOUSING UNITS

3-MILE	5-MILE	10-MILE
1,006	1,032	1,191

RENTER OCCUPIED HOUSING UNITS

3-MILE	5-MILE	10-MILE
334	342	385

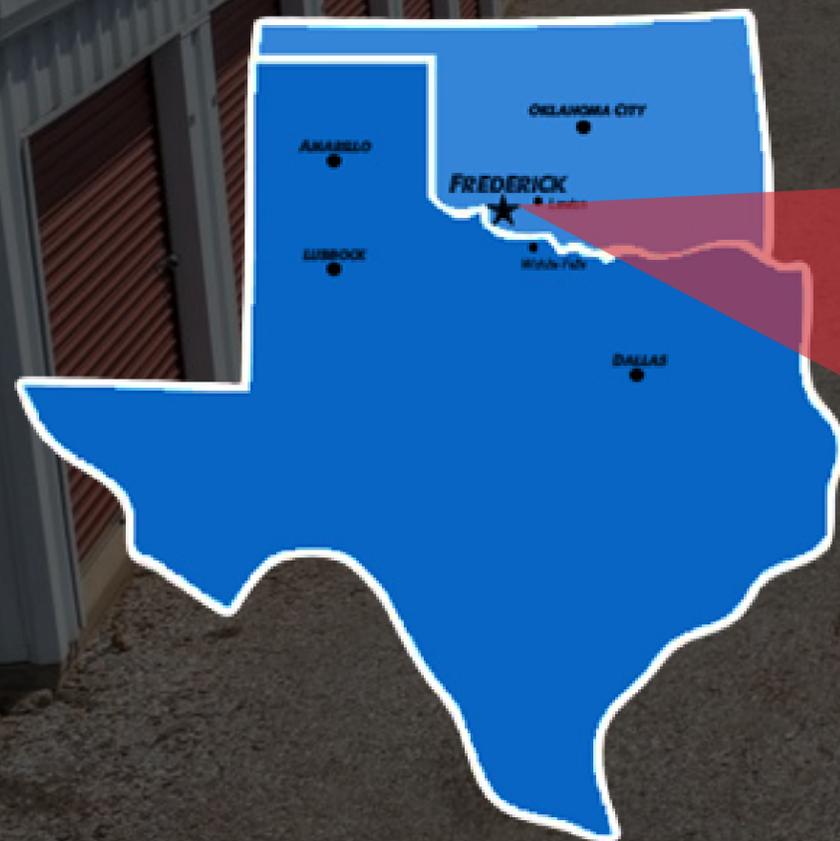


ABOUT FREDERICK, OK

Strategically located near the Texas border and situated along key transportation routes including U.S. Highway 183 and State Highway 5, Frederick provides direct access to regional trade corridors and major hubs like Wichita Falls and Lawton. The proximity to larger metro areas while maintaining low overhead costs positions Frederick as a smart alternative for businesses and developers priced out of larger markets. Located in southwest Oklahoma, this growing community is ideally situated to serve as a regional hub, combining small-town charm with close proximity to major cities across Oklahoma and Texas.

Frederick is located:

- 45 minutes from Lawton, OK – a regional economic center with a population over 90,000 and home to Fort Sill, one of the largest U.S. Army installations.
- 1 hour 15 minutes from Wichita Falls, TX – a vibrant mid-size city known for its healthcare, manufacturing, and retail sectors.
- 2.5 hours from Oklahoma City, OK – the state capital and a major metro area with robust job growth, logistics, and investment activity.
- 2.5 hours from Dallas/Fort Worth, TX – one of the fastest-growing metropolitan areas in the country, offering deep economic connections and a massive consumer base.



MARKET SURVEY - RENT COMPARABLES

Property Name	Address	5x5	5x10	5x12	9x9	10x10	10x12	10x15	8x20 Containers	10x20	10x25	12x24	10x30	14x20
Walker Self Storage	201 W Price Ave Frederick, OK								\$80					\$75
Frederick Mini Storage	621 S Main St Frederick, OK			\$35			\$45					\$55		
Donner-Springs Storage	826 S 10 th & 901 S 11 th St Frederick, OK	\$33	\$45		\$72	\$100		\$110		\$130	\$150		\$175	



RENT COMPARABLE MAP

Subject Property | Frederick



Walker Self Storage | Frederick



Frederick Mini Storage | Frederick



826 S 10TH ST, FREDERICK, OK

Size	Count	Occupied	Total NSRF	Street Rate	Average Rented Price	Current Monthly Gross Rents	Potential Monthly Rates
5x5	5	2	125 SF	\$33	\$31.50	\$63	\$165
7x7 (Interior Units)	7	2	343 SF	\$50	\$55.00	\$110	\$350
5x10	6	4	300 SF	\$45	\$41.75	\$167	\$270
9x9 (Interior Units)	9	8	729 SF	\$72	\$63.50	\$508	\$648
10x10 (Interior Units)	10	4	1,000 SF	\$90	\$77.50	\$310	\$900
10x10	14	11	1,400 SF	\$100	\$110.00	\$1,210	\$1,400
10x20	31	22	6,200 SF	\$130	\$113.73	\$2,502	\$4,030
12x21 (Interior Units)	1	1	252 SF	\$165	\$140.00	\$140	\$165
20x30	1	1	600 SF	\$200	\$200.00	\$200	\$200
Totals	84	55	10,949 SF			\$5,210	\$8,128

OFFERING SUMMARY

Building Size: 11,672 SF
Net Rentable SF: 10,949 SF
Total Number of Units: 84
Physical Occupancy: 65.5%
Economic Occupancy: 64.1%
Lot Size: 1 Acre
Flood Zone: No
Year Built: 1950 (Interior Unit Bldg), 1995, 1997



826 S 10TH ST, FREDERICK, OK



901 S 11TH ST, FREDERICK, OK

Size	Count	Occupied	Total NSRF	Street Rate	Average Rented Price	Current Monthly Gross Rents	Potential Monthly Rates
10x10	13	11	1,300 SF	\$100	\$77.55	\$853	\$1,300
10x15	7	5	1,050 SF	\$110	\$106.00	\$530	\$770
10x20	8	8	1,600 SF	\$130	\$135.63	\$1,085	\$1,040
10x25	7	6	1,750 SF	\$150	\$138.17	\$829	\$1,050
10x30	5	3	1,500 SF	\$175	\$108.33	\$325	\$875
20x20	2	2	800 SF	\$200	\$180.00	\$360	\$400
Outdoor Parking	4	1		\$50	\$50.00	\$50	\$200
Totals	46	36	8,000 SF			\$4,032	\$5,635

OFFERING SUMMARY

Building Size:	8,000 SF
Net Rentable SF:	8,000 SF
Total Number of Units:	46
Physical Occupancy:	78.3%
Economic Occupancy:	71.6%
Lot Size:	1 Acre
Flood Zone:	No
Year Built:	2007



901 S 11TH ST, FREDERICK, OK



CURRENT FINANCIALS



Annual Income	Current	Notes
Potential Rental Income	\$165,156	Based on unit mix and street rates
Vacancy/Discounts	(\$52,629)	-31.9%
Total Effective Rental Income	\$112,527	T-11 Annualized - rent raise took place in March 2025
Other Income	\$387	2025 T-12
Tenant Insurance	\$987	2025 T-12
Total Effective Gross Income	\$113,901	

Annual Expenses	Current T-12 Expenses	Notes
Real Estate Taxes	\$5,369	
Accounting, Bank & CC Charges	\$3,326	
Insurance	\$11,152	
Dues, Subscriptions, Licenses & Fees	\$802	
Management Services	\$0	Self-managed currently with boots on the ground
Contractors	\$2,400	\$200/month for mowing, pest control, lock service
Office Supplies & Merchant Fees	\$1,407	
Pest Control	\$780	
Reservation Fee U-Haul	\$829	
Utilities	\$2,612	
Total Expenses	\$28,948	
Expense Ratio	25.41%	
Net Operating Income	\$84,954	

	Cap Rate	Sale Price	GIM
Current	9.44%	\$900,000	7.90

PROFORMA FINANCIALS

Annual Income	Proforma (Yr 1)	Notes
Potential Rental Income	\$165,156	
Vacancy/Discounts	(\$19,819)	Estimated at 15%
Total Effective Rental Income	\$145,337	
Other Income	\$3,633	Estimated at 2.5% of Effective Rental Income
Other Income (Tenant Insurance, Fees)	\$5,944	Tenant insurance estimated at a penetration rate of 65% with a profit of \$6 per unit
Total Effective Gross Income	\$154,914	

Annual Expenses	Proforma (Yr 1)	Notes
Real Estate Taxes	\$7,517	Estimated 40% Tax reassessment
Accounting, Bank & CC Charges	\$3,426	Estimated 3% Increase
Insurance	\$15,000	Proforma
Dues, Subscriptions, Licenses & Fees	\$826	Estimated 3% Increase
Management Services	\$7,620	Estimated at \$5/unit per month
Contractors (Boots on the Ground)	\$2,400	Estimated at current rate of \$200/month
Office Supplies & Merchant Fees	\$1,449	Estimated 3% Increase
Pest Control	\$803	Estimated 3% Increase
Phone, Postage	\$1,020	Estimated at \$85/month
Software/Reservation Fee U-haul	\$803	Estimated 3% Increase
Utilities	\$2,690	Estimated 3% Increase
Total Expenses	\$43,555	
Expense Ratio	28.12%	
Net Operating Income	\$111,360	

	Cap Rate	Sale Price	GIM
Proforma (Yr 1)	12.37%	\$900,000	5.81



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