



OFFERING MEMORANDUM

2687 Highway 99
Biggs, CA 95917

G&D Storage



G&D Storage

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<https://LS-SG.com>



01

Executive Summary

Investment Summary

Unit Mix Summary

G&D STORAGE

OFFERING SUMMARY

ADDRESS	2687 Highway 99 Biggs CA 95917
COUNTY	Butte
MARKET	Butte County
SUBMARKET	Biggs
RENTABLE SQUARE FEET	14,048
GROSS SQUARE FEET	14,500
LAND ACRES	4.22
NUMBER OF UNITS	117
APN	022-190-054-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,250,000
PRICE PSF	\$88.98
PRICE PER UNIT	\$10,684
OCCUPANCY	75.60%
NOI (CURRENT)	\$82,392
NOI (+10% @ 90% Econ.)	\$121,789
CAP RATE (CURRENT)	6.59%
CAP RATE (+10% @ 90% Econ.)	9.74%
CASH ON CASH (CURRENT)	4.04%
CASH ON CASH (+10% @ 90% Econ.)	11.92%
GRM (CURRENT)	6.73
GRM (+10% @ 90% Econ.)	6.15

PROPOSED FINANCING

New First Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$500,000
LOAN AMOUNT	\$750,000
INTEREST RATE	6.75%
LOAN TERMS	10 year fixed
ANNUAL DEBT SERVICE	\$62,185
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	394	8,218	13,698
2025 Median HH Income	\$82,370	\$65,424	\$65,944
2025 Average HH Income	\$112,078	\$88,936	\$92,057

Stable Asset with Upside

- Currently operating at 13.4% economic vacancy, the property features upside through future rent increases.
- The property has ample room for expansion with an open field and barn that can be improved to accommodate additional buildings and/or parking for RV and boats. Many customers in the area are looking for covered parking options.
- The property features an existing house and manufactured home that are both rented and offer additional security for tenants and their belongings.
- The property features excellent visibility and access to traffic along Highway 99.

Unit Type	SF	Monthly Rent	Total Units	Total Rent	Units Occupied	Units Vacant	% of Property	Rent/SF	Total SF
6x16	90	\$85	4	\$340	3	1	3.4%	\$0.94	360
8x12	96	\$95	2	\$190	0	2	1.7%	\$0.99	192
10x10	100	\$105	12	\$1,260	9	3	10.3%	\$1.05	1,200
10x15	150	\$125	32	\$4,000	19	13	27.4%	\$0.83	4,800
8x20	160	\$130	16	\$2,080	11	5	13.7%	\$0.81	2,560
12x15	180	\$135	8	\$1,080	5	3	6.8%	\$0.75	1,440
12x18	216	\$140	6	\$840	6	0	5.1%	\$0.65	1,296
10x40 Open Parking		\$75	35	\$2,625	26	9	29.9%		
19.5x50 Apartment	975	\$975	1	\$975	1	0	0.9%	\$1.00	975
24.5x50 Apartment	1,225	\$1,225	1	\$1,225	1	0	0.9%	\$1.00	1,225
Totals/Avg	3,192	\$309	117	\$14,615	81	36		\$1.04	14,048





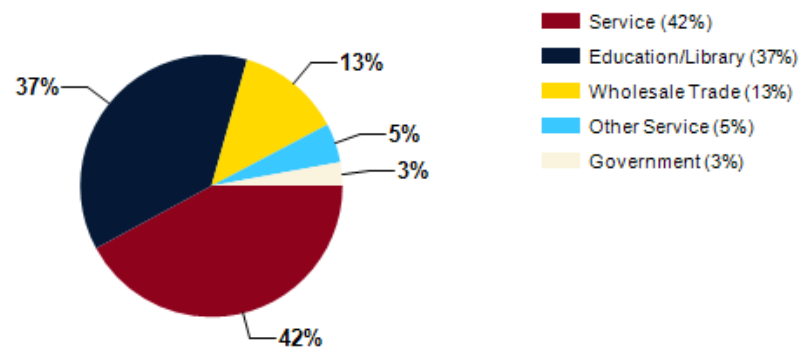
02

Location

Location Summary
Aerial View Map

G&D STORAGE

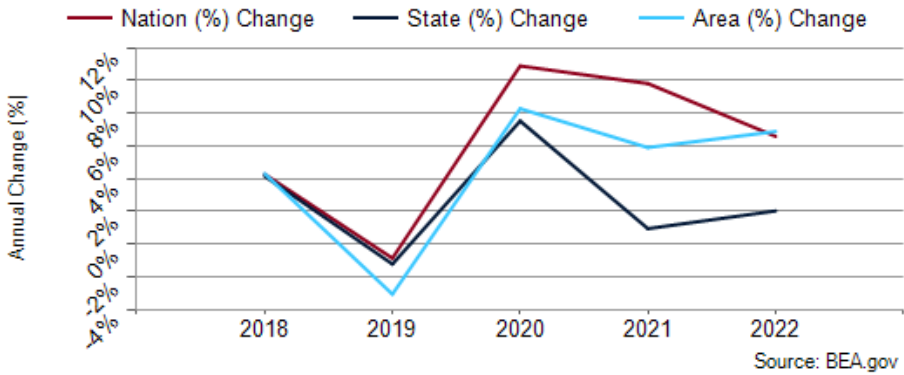
Major Industries by Employee Count

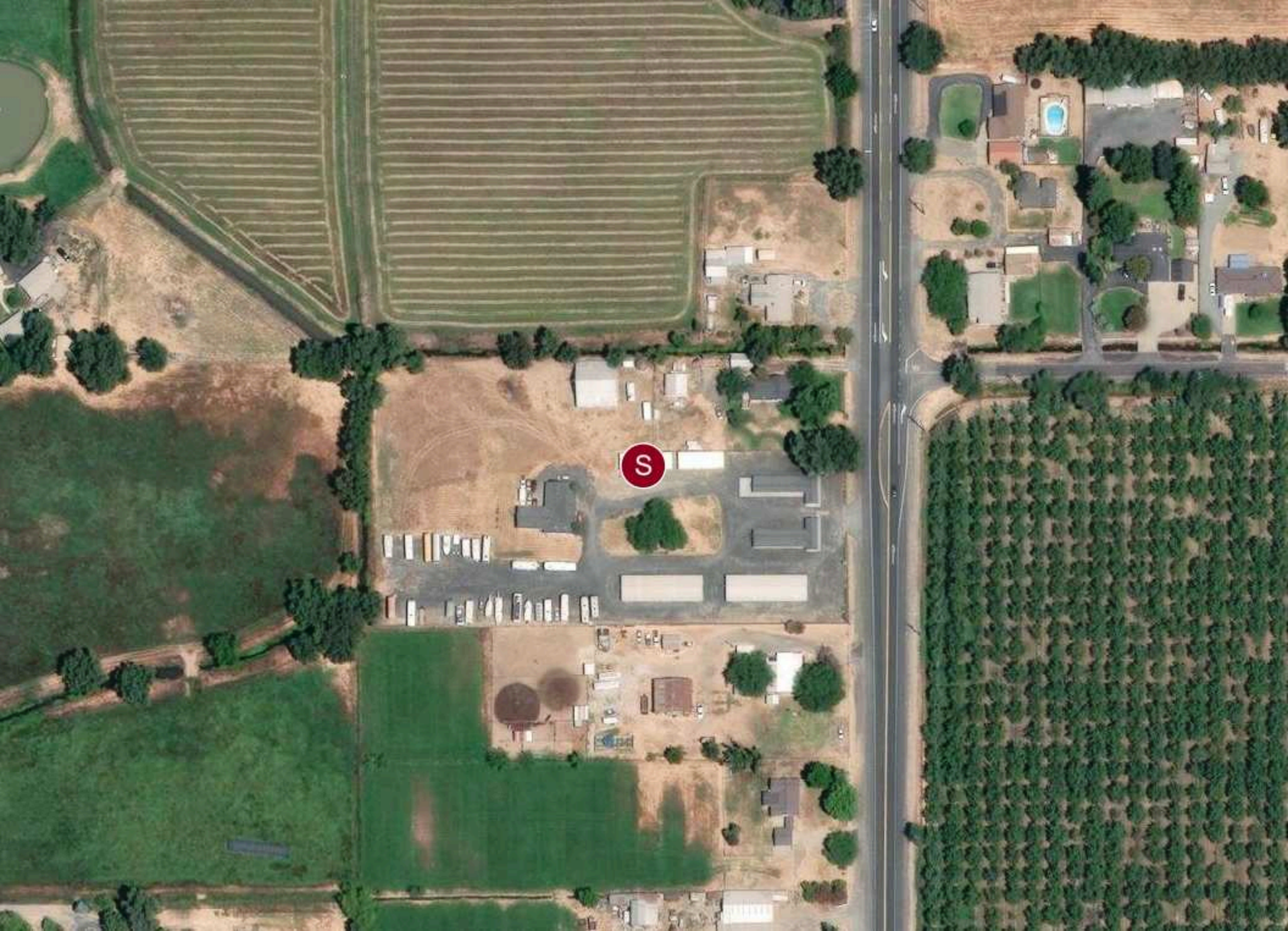


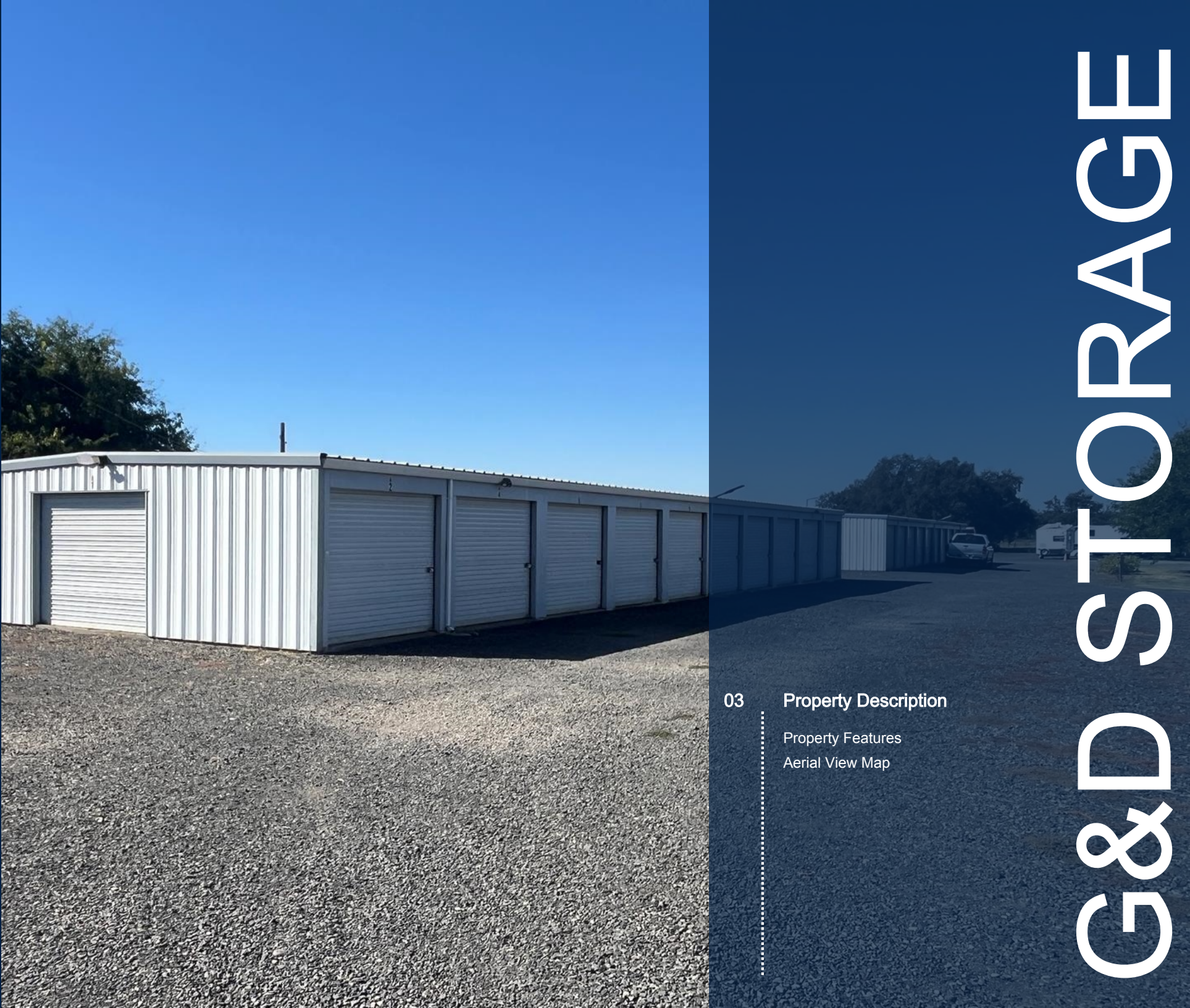
Largest Employers

Red Top Rice Growers	50
Jones Aviation	38
Rice Experiment Station	15
Biggs Farming Group	6
Andes Ground Inc	3
Sun West Specialty Warehouse	
CBM Warehouse Inc	
Deen Brothers	

Butte County GDP Trend







03

Property Description

Property Features

Aerial View Map

G&D STORAGE

PROPERTY FEATURES

NUMBER OF UNITS	117
NUMBER OF BUILDINGS	8 + containers
RENTABLE SQUARE FEET	14,048
GROSS SQUARE FEET	14,500
LAND ACRES	4.22
YEAR BUILT	1994
# OF PARCELS	1
LOT DIMENSION	Largely rectangular
ZONING TYPE	AG-20
PRODUCT CLASS	Self-storage
STREET FRONTAGE	~350' along US Hwy 99
TRAFFIC COUNTS	n/a
NUMBER OF PARKING SPACES	6+
SOFTWARE	SiteLink

CONSTRUCTION

FOUNDATION	Concrete slab
EXTERIOR	Wood frame stucco & metal
PARKING SURFACE	Gravel
ROOF	Metal & pitched comp.
FENCING	Chain-link
SECURITY	Rollback gate, surveillance
CONTROLLED ACCESS	No, rollback gate
CLIMATE CONTROLLED UNITS	None







04

Rent Comps

Rent Comparables

Rent Comparables Map

G&D STORAGE

Biggs East Mini Storage

426 Biggs East Hwy | Biggs, CA



1

# of Units	64
Occupancy	100%
Distance	1.9 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10	50	\$50	\$1.00
10x10	100	\$80	\$0.80
10x20	200	\$150	\$0.75
12x24	288	\$160	\$0.56
Total/Avg	159	\$110	\$0.78

Mallard Mini Storage

1796 State Hwy 99 | Gridley, CA



2

# of Units	272
Occupancy	99%
Distance	2.3 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	\$30	\$1.20
5x10	50	\$63	\$1.26
10x10	100	\$95	\$0.95
10x14	140	\$110	\$0.79
10x20	200	\$135	\$0.68
10x24	240	\$160	\$0.67
Total/Avg	125	\$98	\$0.93

Saves U Space Self Storage
140 Kentucky Street | Gridley, CA



3

# of Units	190
Occupancy	85%
Distance	3.4 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	\$35	\$1.40
5x10	50	\$65	\$1.30
10x10	100	\$85	\$0.85
10x15	150	\$100	\$0.67
Total/Avg	81	\$71	\$1.06

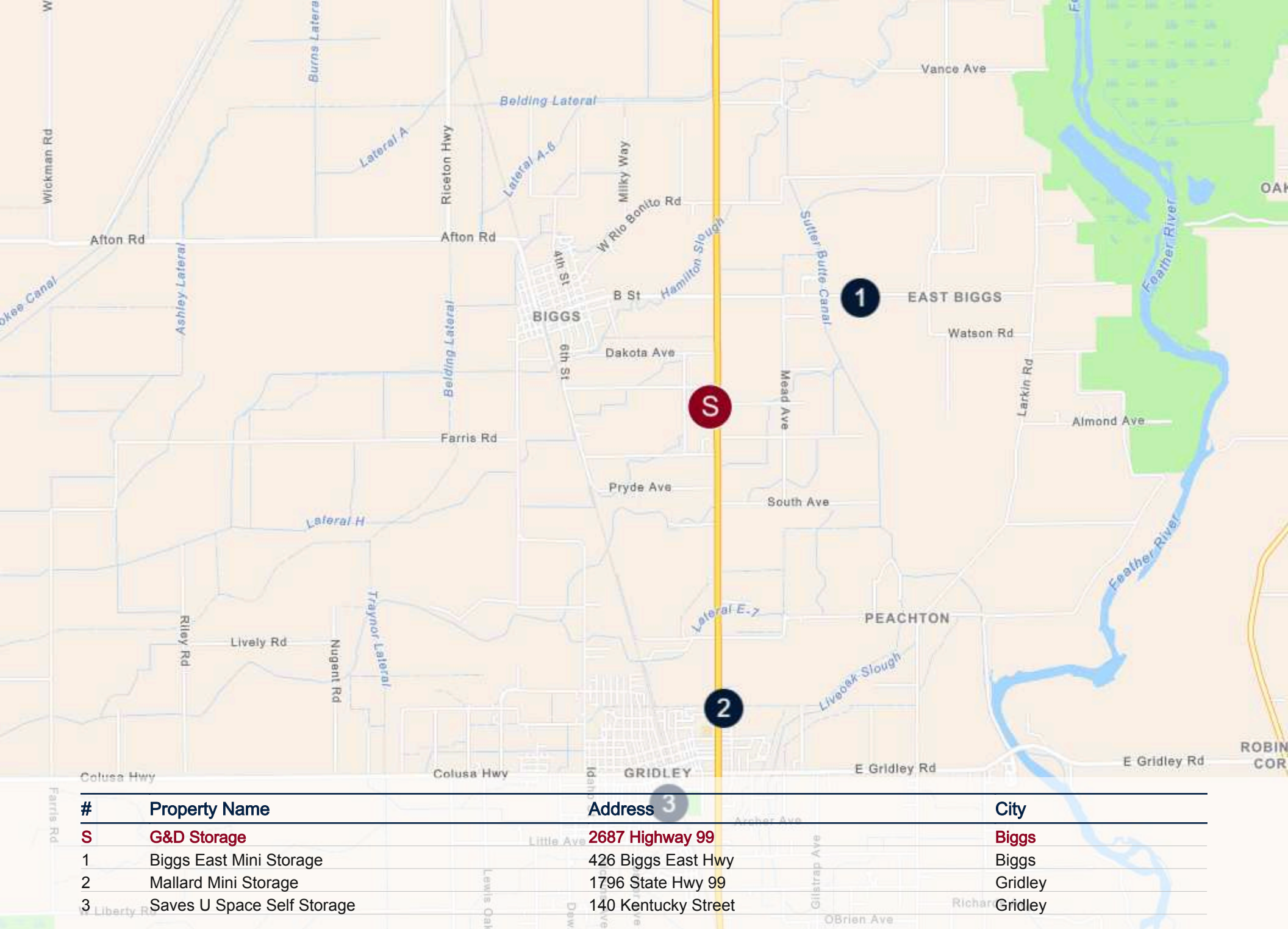
G&D Storage
2687 Highway 99 | Biggs



S

Number of Units	117
Rentable Square Feet	14,048
Gross Square Feet	14,500
Land Acres	4.22
Year Built	1994
Controlled Access	No, rollback gate
Product Class	Self-storage
Asking Price	\$1,250,000
Price PSF	\$88.98
Cap Rate	6.59%

Unit Type	SF	Asking Rent	Rent/SF
6x16	90	\$85	\$0.94
8x12	96	\$95	\$0.99
10x10	100	\$105	\$1.05
10x15	150	\$125	\$0.83
8x20	160	\$130	\$0.81
12x15	180	\$135	\$0.75
12x18	216	\$140	\$0.65
10x40 Open Parking		\$75	\$0.00
19.5x50 Apartment	975	\$975	\$1.00
24.5x50 Apartment	1,225	\$1,225	\$1.00
Total/Avg	355	\$309	\$0.89





05

Sale Comps

- Sale Comparables
- Sale Comparables Charts
- Sale Comparables Map

Store Here Self Storage

8300 Gerber Road | Sacramento, CA



1

Building Square Feet	45,600
Land Acres	3.19
Year Built	2020
Distance	71.6 miles
Closing Date	06-30-2025
Sale Price	\$5,600,000
Price Per SF	\$122.81

Notes Property is now branded as Stor It Self Storage.
\$122.81/SF

Skyway Self Storage

2520 Zanella Way | Chico, CA



2

# of Units	400
Building Square Feet	43,090
Land Acres	2.36
Year Built	1979
Occupancy	12%
Distance	24.1 miles
Closing Date	05-23-2025
Sale Price	\$3,600,000
Price Per SF	\$83.55
Cap Rate	4.56%

Notes \$83.55 per NRSF

Guy's Storage

2851 Dobe Lane | Fairfield, CA



3

Building Square Feet	36,827
Land Acres	2.17
Year Built	1992
Distance	94.8 miles
Closing Date	11-13-2024
Sale Price	\$3,150,000
Price Per SF	\$85.54

Notes \$85.54 per NRSF.

Garden Hwy Self Storage

517 Garden Highway | Yuba City, CA



4

# of Units	438
Building Square Feet	46,875
Land Acres	2.87
Year Built	1987
Occupancy	90%
Distance	21.4 miles
Closing Date	04-29-2024
Sale Price	\$5,400,000
Price Per SF	\$115.20
Cap Rate	6.36%

Notes \$115.20 per NRSF.

Powerline Mini Storage

1925 Turpen Street | Olivehurst, CA



5

# of Units	302
Building Square Feet	26,600
Land Acres	3.91
Year Built	1992
Occupancy	80%
Distance	27.3 miles
Closing Date	01-17-2024
Sale Price	\$1,900,000
Price Per SF	\$71.43
Cap Rate	5.6%

Notes \$71.43 per NRSF. 2.3+ acres of land for expansion.

G&D Storage

2687 Highway 99 | Biggs



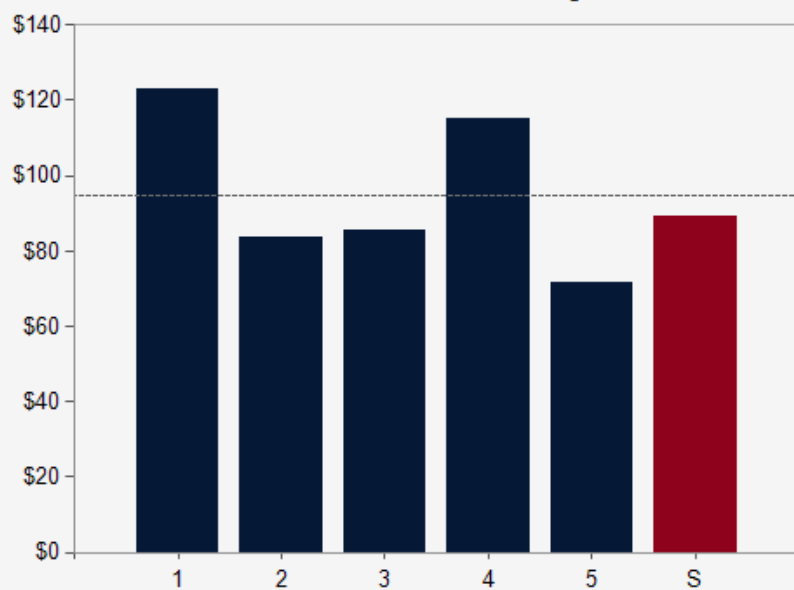
S

Number of Units	117
Rentable Square Feet	14,048
Gross Square Feet	14,500
Land Acres	4.22
Year Built	1994
Controlled Access	No, rollback gate
Product Class	Self-storage
Asking Price	\$1,250,000
Price PSF	\$88.98
Cap Rate	6.59%

Unit Type	SF	Asking Rent	Rent/SF
6x16	90	\$85	\$0.94
8x12	96	\$95	\$0.99
10x10	100	\$105	\$1.05
10x15	150	\$125	\$0.83
8x20	160	\$130	\$0.81
12x15	180	\$135	\$0.75
12x18	216	\$140	\$0.65
10x40 Open Parking		\$75	\$0.00
19.5x50 Apartment	975	\$975	\$1.00
24.5x50 Apartment	1,225	\$1,225	\$1.00
Total/Avg	355	\$309	\$0.89

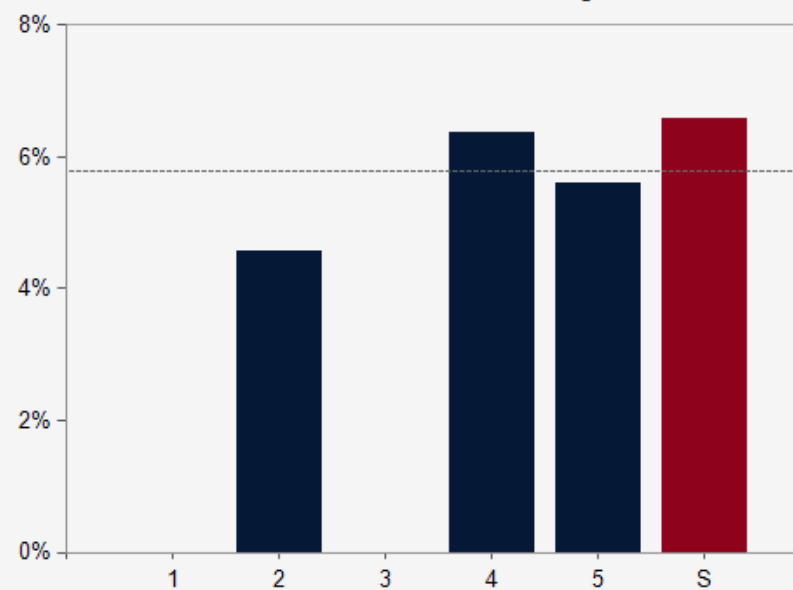
Price/SF

Average: \$94.58



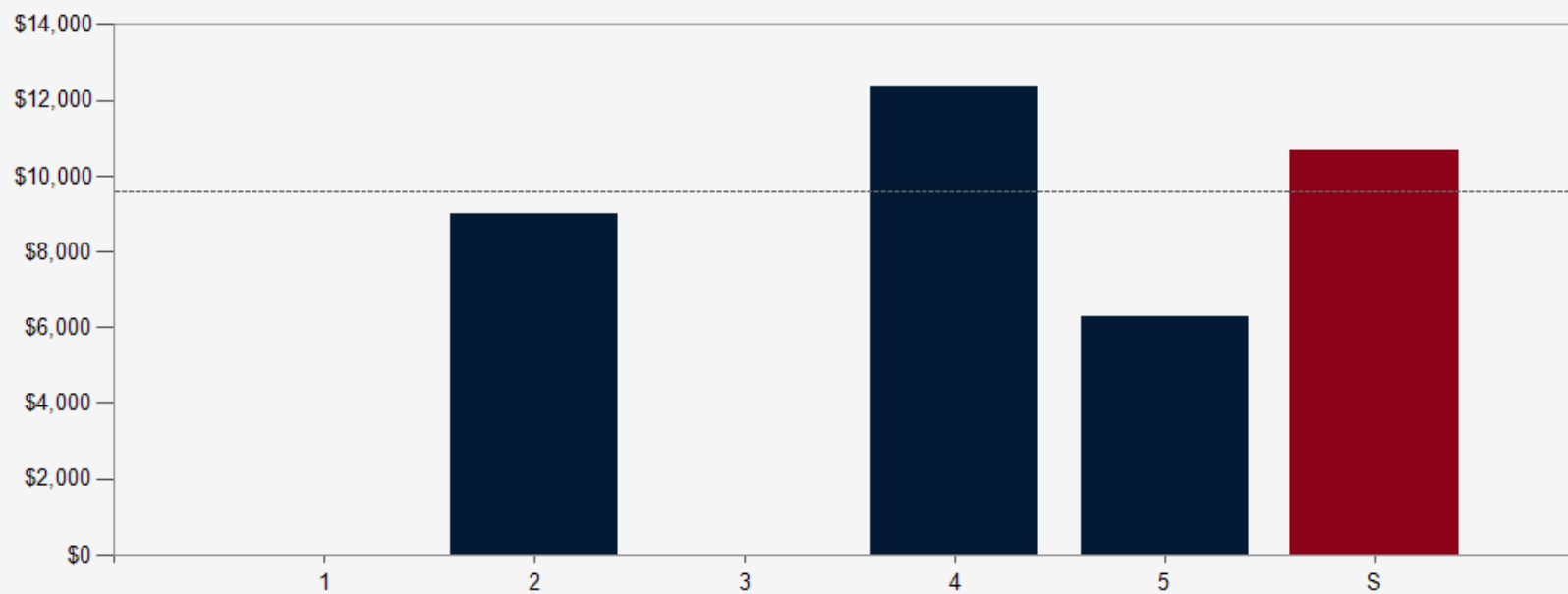
Cap Rate

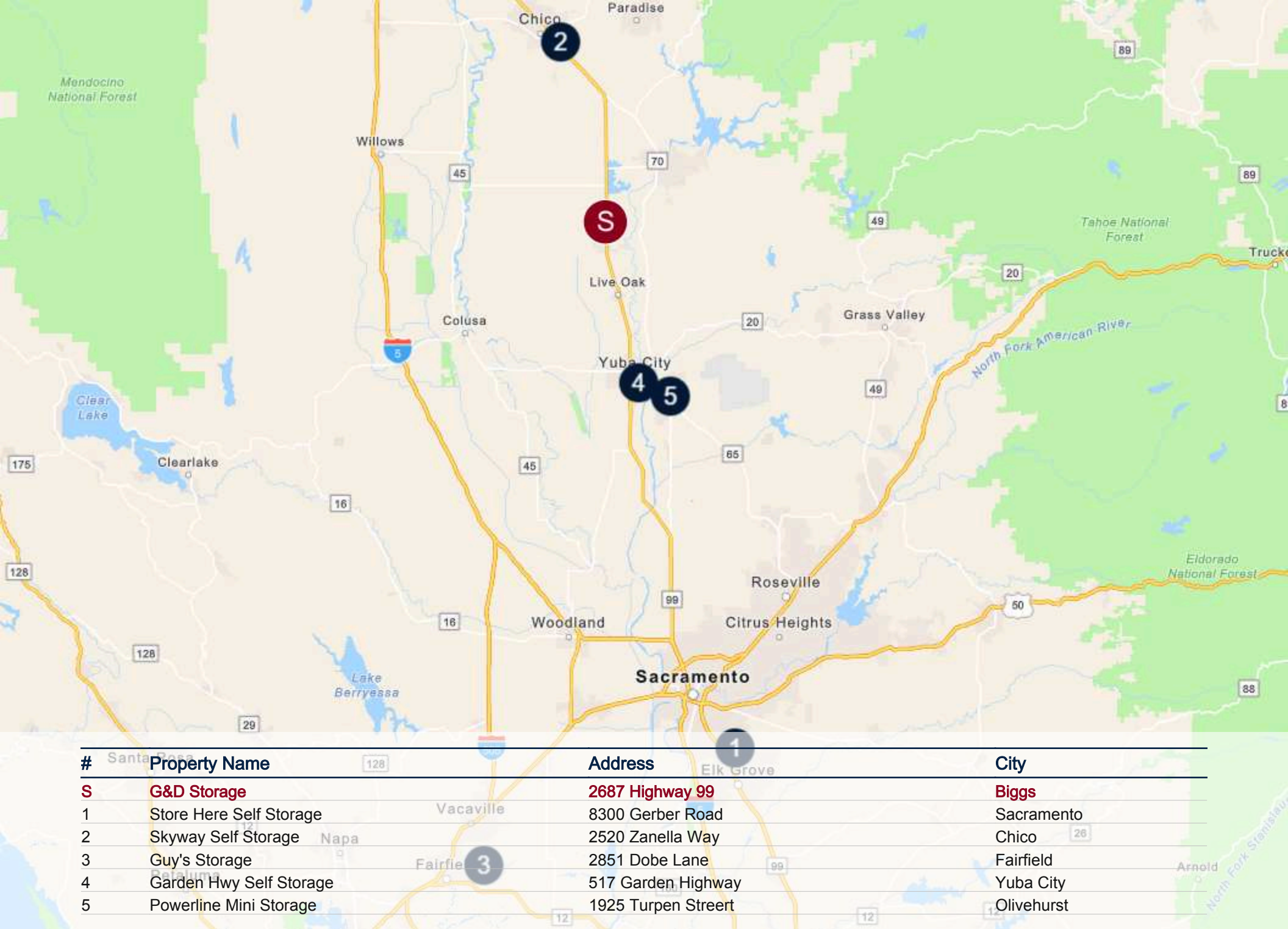
Average: 5.78%



Price/Unit

Average: \$9,575.98







06

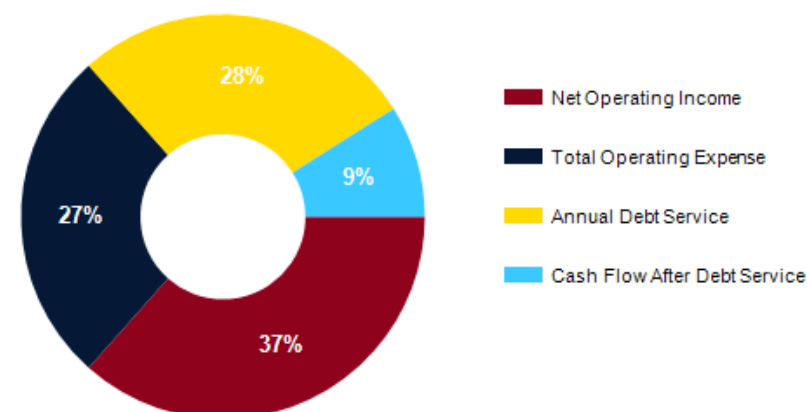
Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis

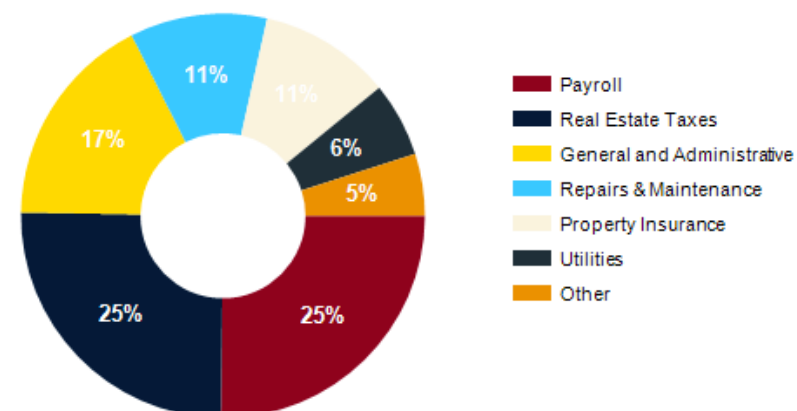
REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		+10% @ 90% ECON.	
Gross Potential Rent (Units)	\$175,380	94.4%	\$192,918	94.9%
Misc. Fees/Sales	\$4,080	2.2%	\$4,080	2.0%
Insurance Revenue	\$6,239	3.4%	\$6,239	3.1%
Gross Potential Income	\$185,699		\$203,237	
Vacancy & Collection Loss	-24.40%		-10.00%	
Effective Gross Income	\$142,906		\$183,945	
Less Expenses	\$60,514	42.34%	\$62,156	33.79%
Net Operating Income	\$82,392		\$121,789	
Annual Debt Service	\$62,185		\$62,185	
Cash flow	\$20,207		\$59,604	
Debt Coverage Ratio	1.32		1.96	



EXPENSES	CURRENT	Per Unit	+10% @ 90% ECON.	Per Unit
Real Estate Taxes	\$13,750	\$118	\$13,750	\$118
Property Insurance	\$5,790	\$49	\$5,790	\$49
Advertising	\$1,570	\$13	\$1,570	\$13
Repairs & Maintenance	\$6,021	\$51	\$6,021	\$51
Utilities	\$3,270	\$28	\$3,270	\$28
Third Party Management	\$5,716	\$49	\$7,358	\$63
General and Administrative	\$9,469	\$81	\$9,469	\$81
Payroll	\$13,790	\$118	\$13,790	\$118
Other Expenses	\$1,138	\$10	\$1,138	\$10
Total Operating Expense	\$60,514	\$517	\$62,156	\$531
Annual Debt Service	\$62,185		\$62,185	
Expense / SF	\$4.31		\$4.42	
% of EGI	42.34%		33.79%	



GLOBAL

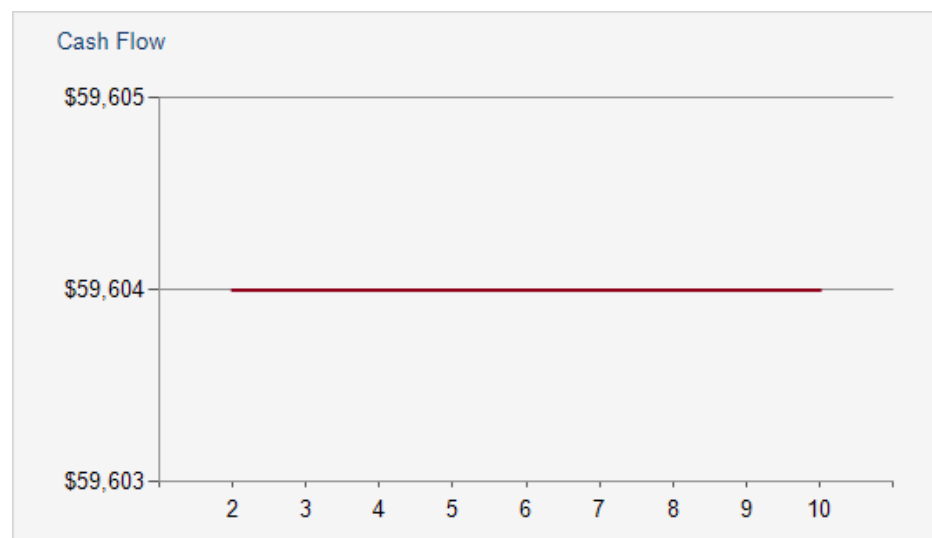
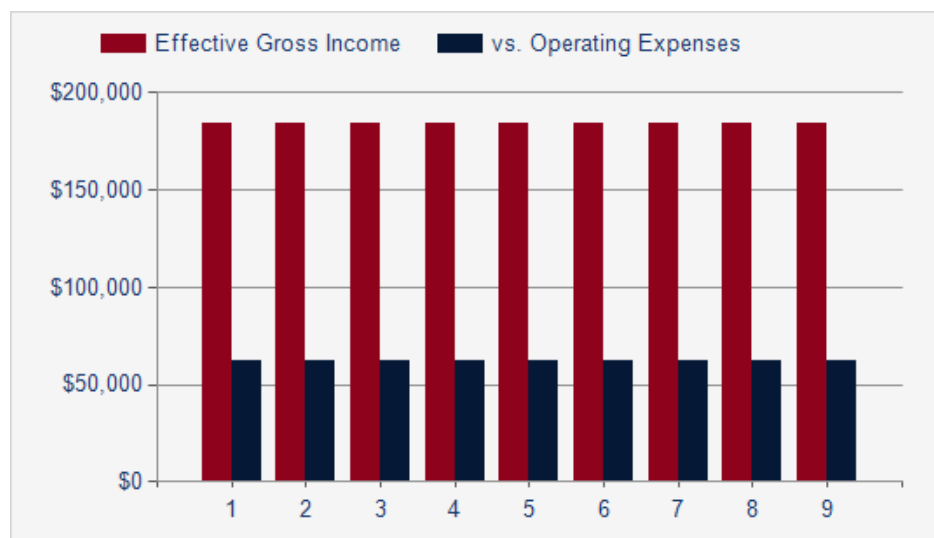
Price	\$1,250,000
MillageRate	1.10000%

PROPOSED FINANCING

New First Loan	
Loan Type	Amortized
Down Payment	\$500,000
Loan Amount	\$750,000
Interest Rate	6.75%
Loan Terms	10 year fixed
Annual Debt Service	\$62,185
Loan to Value	60%
Amortization Period	25 Years



Calendar Year	CURRENT	+10% @ 90% Econ.	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Potential Rent (Units)	\$175,380	\$192,918	\$192,918	\$192,918	\$192,918	\$192,918	\$192,918	\$192,918	\$192,918	\$192,918
Misc. Fees/Sales	\$4,080	\$4,080	\$4,080	\$4,080	\$4,080	\$4,080	\$4,080	\$4,080	\$4,080	\$4,080
Insurance Revenue	\$6,239	\$6,239	\$6,239	\$6,239	\$6,239	\$6,239	\$6,239	\$6,239	\$6,239	\$6,239
Gross Potential Income	\$185,699	\$203,237	\$203,237	\$203,237	\$203,237	\$203,237	\$203,237	\$203,237	\$203,237	\$203,237
Vacancy & Collection Loss	-24.40%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%
Effective Gross Income	\$142,906	\$183,945	\$183,945	\$183,945	\$183,945	\$183,945	\$183,945	\$183,945	\$183,945	\$183,945
Operating Expenses										
Real Estate Taxes	\$13,750	\$13,750	\$13,750	\$13,750	\$13,750	\$13,750	\$13,750	\$13,750	\$13,750	\$13,750
Property Insurance	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790
Advertising	\$1,570	\$1,570	\$1,570	\$1,570	\$1,570	\$1,570	\$1,570	\$1,570	\$1,570	\$1,570
Repairs & Maintenance	\$6,021	\$6,021	\$6,021	\$6,021	\$6,021	\$6,021	\$6,021	\$6,021	\$6,021	\$6,021
Utilities	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270
Third Party Management	\$5,716	\$7,358	\$7,358	\$7,358	\$7,358	\$7,358	\$7,358	\$7,358	\$7,358	\$7,358
General and Administrative	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469
Payroll	\$13,790	\$13,790	\$13,790	\$13,790	\$13,790	\$13,790	\$13,790	\$13,790	\$13,790	\$13,790
Other Expenses	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138
Total Operating Expense	\$60,514	\$62,156	\$62,156	\$62,156	\$62,156	\$62,156	\$62,156	\$62,156	\$62,156	\$62,156
Net Operating Income	\$82,392	\$121,789	\$121,789	\$121,789	\$121,789	\$121,789	\$121,789	\$121,789	\$121,789	\$121,789
Annual Debt Service	\$62,185	\$62,185	\$62,185	\$62,185	\$62,185	\$62,185	\$62,185	\$62,185	\$62,185	\$62,185
Cash Flow	\$20,207	\$59,604	\$59,604	\$59,604	\$59,604	\$59,604	\$59,604	\$59,604	\$59,604	\$59,604





07

Demographics

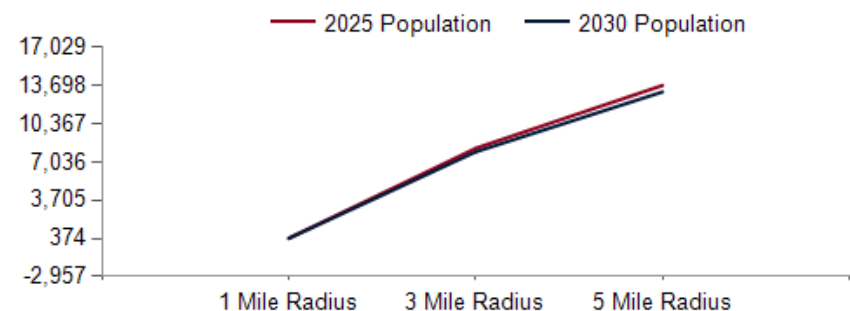
General Demographics

Race Demographics

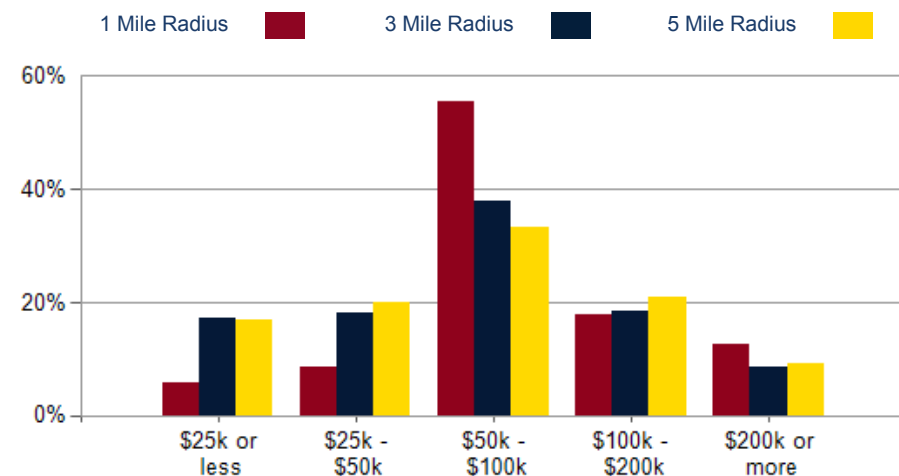
G&D STORAGE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	438	7,179	12,590
2010 Population	450	7,928	13,720
2025 Population	394	8,218	13,698
2030 Population	374	7,911	13,133
2025 African American	4	90	128
2025 American Indian	7	135	245
2025 Asian	6	326	510
2025 Hispanic	99	3,467	6,078
2025 Other Race	56	2,090	3,582
2025 White	278	4,467	7,312
2025 Multiracial	43	1,104	1,904
2025-2030: Population: Growth Rate	-5.20%	-3.80%	-4.20%

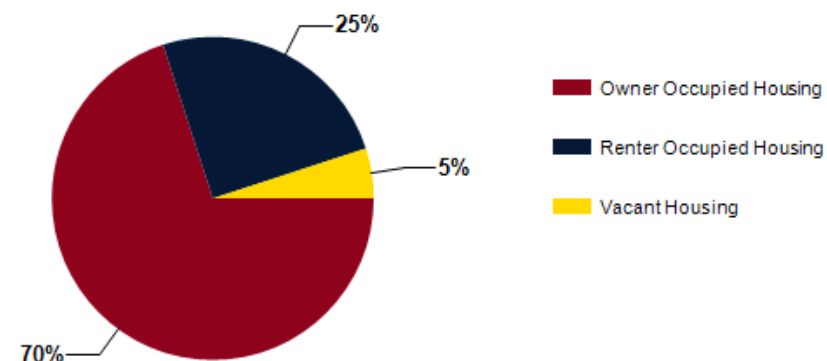
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	146	250
\$15,000-\$24,999	4	356	570
\$25,000-\$34,999	2	163	345
\$35,000-\$49,999	11	362	620
\$50,000-\$74,999	33	610	872
\$75,000-\$99,999	51	499	744
\$100,000-\$149,999	19	416	743
\$150,000-\$199,999	8	122	267
\$200,000 or greater	19	250	444
Median HH Income	\$82,370	\$65,424	\$65,944
Average HH Income	\$112,078	\$88,936	\$92,057



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

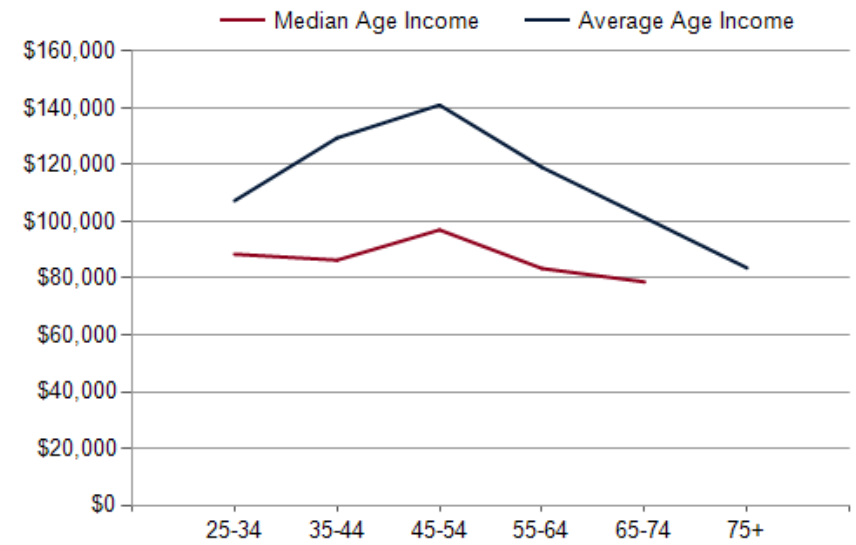
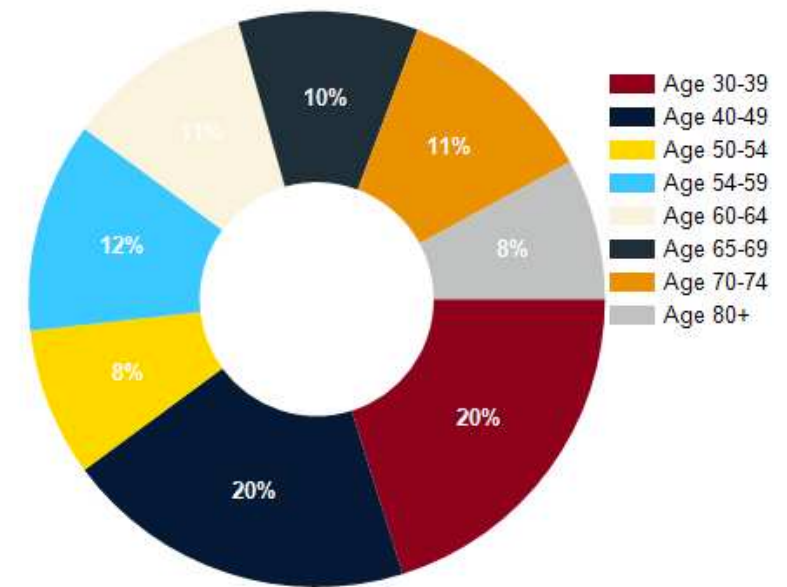


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	23	551	917
2025 Population Age 35-39	23	539	881
2025 Population Age 40-44	24	555	918
2025 Population Age 45-49	21	429	722
2025 Population Age 50-54	19	460	774
2025 Population Age 55-59	27	424	698
2025 Population Age 60-64	24	455	780
2025 Population Age 65-69	23	435	762
2025 Population Age 70-74	26	369	642
2025 Population Age 75-79	18	287	479
2025 Population Age 80-84	13	208	336
2025 Population Age 85+	8	211	327
2025 Population Age 18+	303	6,164	10,292
2025 Median Age	41	37	38
2030 Median Age	41	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,447	\$76,402	\$77,169
Average Household Income 25-34	\$107,280	\$91,787	\$94,505
Median Household Income 35-44	\$86,340	\$78,753	\$80,747
Average Household Income 35-44	\$129,401	\$107,951	\$112,797
Median Household Income 45-54	\$97,001	\$72,889	\$79,135
Average Household Income 45-54	\$141,019	\$101,440	\$106,678
Median Household Income 55-64	\$83,393	\$71,590	\$72,332
Average Household Income 55-64	\$119,053	\$92,597	\$96,088
Median Household Income 65-74	\$78,668	\$55,437	\$53,500
Average Household Income 65-74	\$101,347	\$77,278	\$78,220
Average Household Income 75+	\$83,599	\$57,955	\$61,696

Population By Age



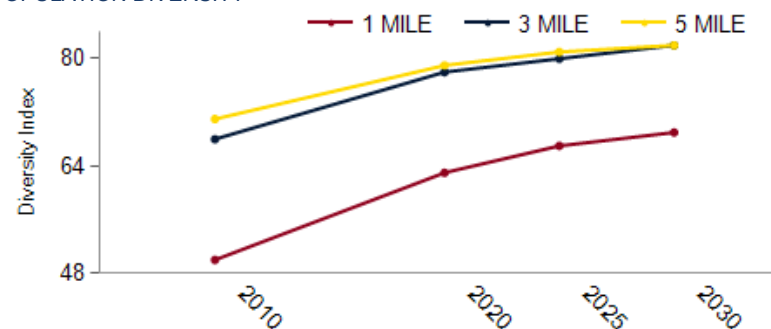
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	82	82
Diversity Index (current year)	67	81	81
Diversity Index (2020)	63	79	79
Diversity Index (2010)	50	68	71

POPULATION BY RACE



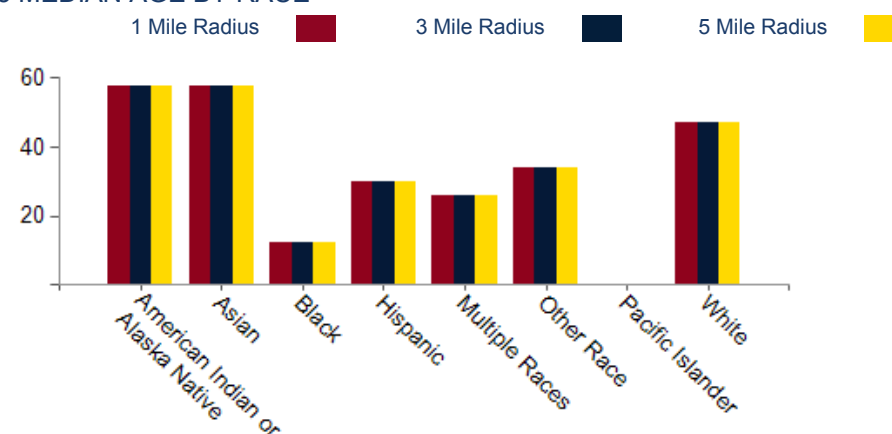
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	1%	3%	3%
Hispanic	20%	30%	31%
Multiracial	9%	9%	10%
Other Race	11%	18%	18%
White	56%	38%	37%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	58	41	40
Median Asian Age	58	37	39
Median Black Age	13	18	20
Median Hispanic Age	30	29	30
Median Multiple Races Age	26	32	32
Median Other Race Age	34	30	31
Median Pacific Islander Age	0	33	35
Median White Age	47	43	43

2025 MEDIAN AGE BY RACE



G&D Storage



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