

FOR SALE

VALUE-ADD SELF-STORAGE INVESTMENT OPPORTUNITY

NEWLY CONSTRUCTED - CLIMATE-CONTROLLED / DRIVE-UP UNITS



730 29th Street | Fort Dodge, IA | 50501

NAICapital

NAIIowa Realty
Commercial

HIGHLIGHTS

Asking Price: \$4,800,000.

394-unit, 59,300 SF self-storage facility
built between 2018-2023 on 3.1 Acres.

56,950 SF NRA, Climate-controlled and
drive-up unit mix.

Current occupancy of 78.4%, providing
upside through continued lease-up.

Professionally managed with modern
online operating systems.

Located in Fort Dodge, the regional hub
for North Central Iowa, serving a broad
trade area of surrounding communities.

Growing population base and steady
demand drivers from local residents,
small businesses, and regional
commercial users.

Strategic location with excellent access
to major highways and transportation
corridors throughout Iowa.



PROPERTY INFORMATION



Building SF
+59,300 SF



Net Rentable SF
+ 56,950 SF



Land Area
+3.1 AC



Stories
1



#Units
394



Zoning
I



Building Height
AVG 10 FT



Certificate of Occupancy
2018



Parking Spaces
13



Webster
APN# 0728126031

MARKET INFORMATION – STORTRACK 5 MILE RADIUS AUGUST 2026



SF Per Capita

9.96



Total Stores

11



Total SF

322.1K



Rentable SF

270.2K



Median Income

\$73.1K



Population

27.1K



Tot. Walk In Avg Rate/SF

\$1.40



Tot. Online Avg Rate/SF

\$1.40



Walk In Non-CC Rate/SF

\$1.17



Walk In CC Rate/SF

\$2.03



Online Non-CC Rate/SF

\$1.17

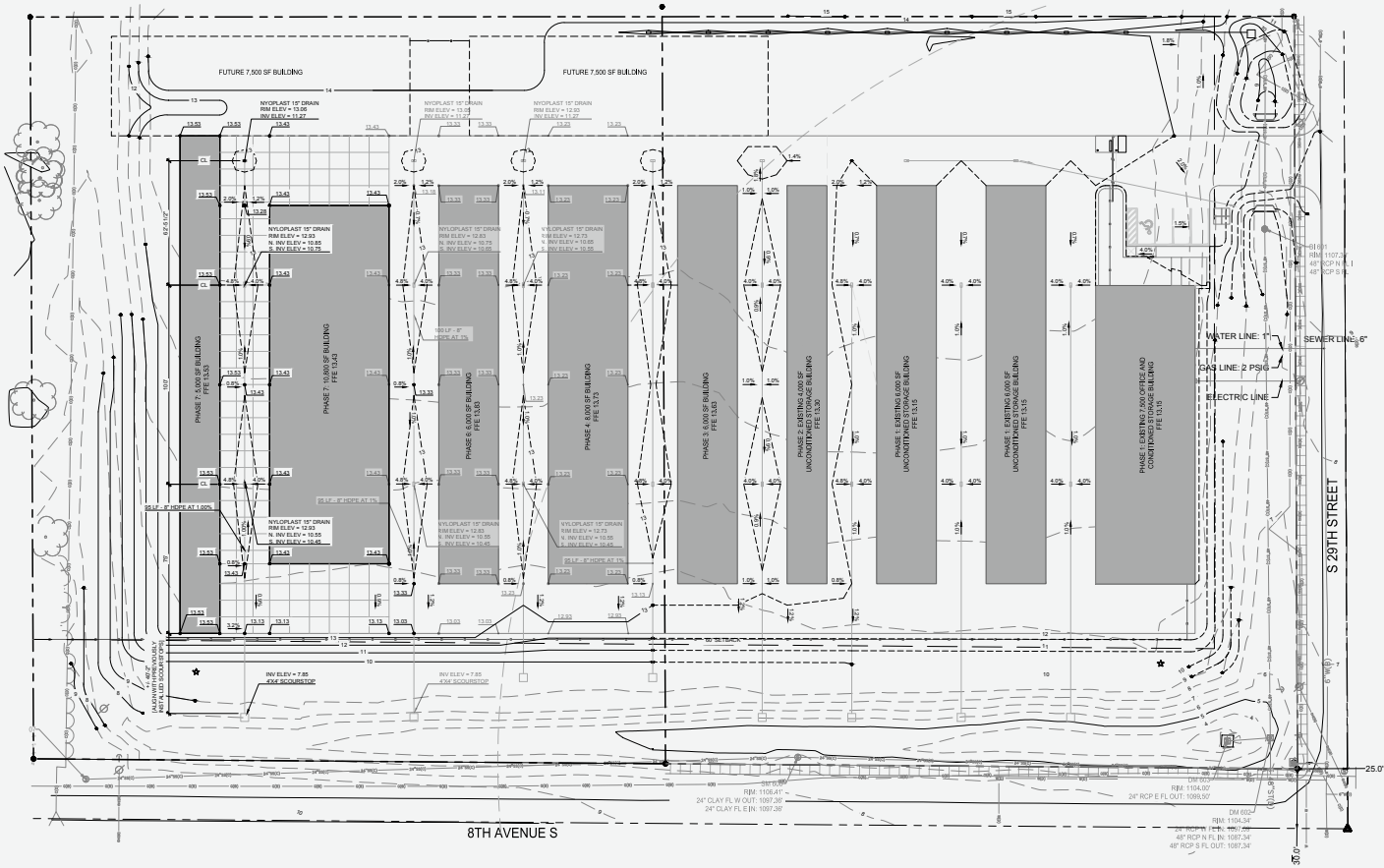


Online CC Rate/SF

\$2.03

SITE PLAN

Type	Size	Unit SF	# of Units	Total SF
CC	10x5	50	3	150
Indoor	5x5	25	2	50
CC	5x10	50	2	100
CC	10x10	100	12	1,200
CC	5x15	75	8	600
CC	10x15	150	8	1,200
Indoor	5x10	50	26	1,300
Indoor	10x5	50	2	100
Indoor	10x10	100	7	700
Drive Up	10x25	250	8	2,000
CC Drive Up	10x20	200	12	2,400
Drive Up	10x30	300	22	6,600
Drive Up	10x15	150	40	6,000
Drive Up	10x10	100	81	8,100
Drive Up	10x5	50	4	200
Drive Up	10x20	200	118	23,600
Drive Up	5x10	50	37	1,850
Drive Thru	10x40	400	2	800
Total			394	56,950

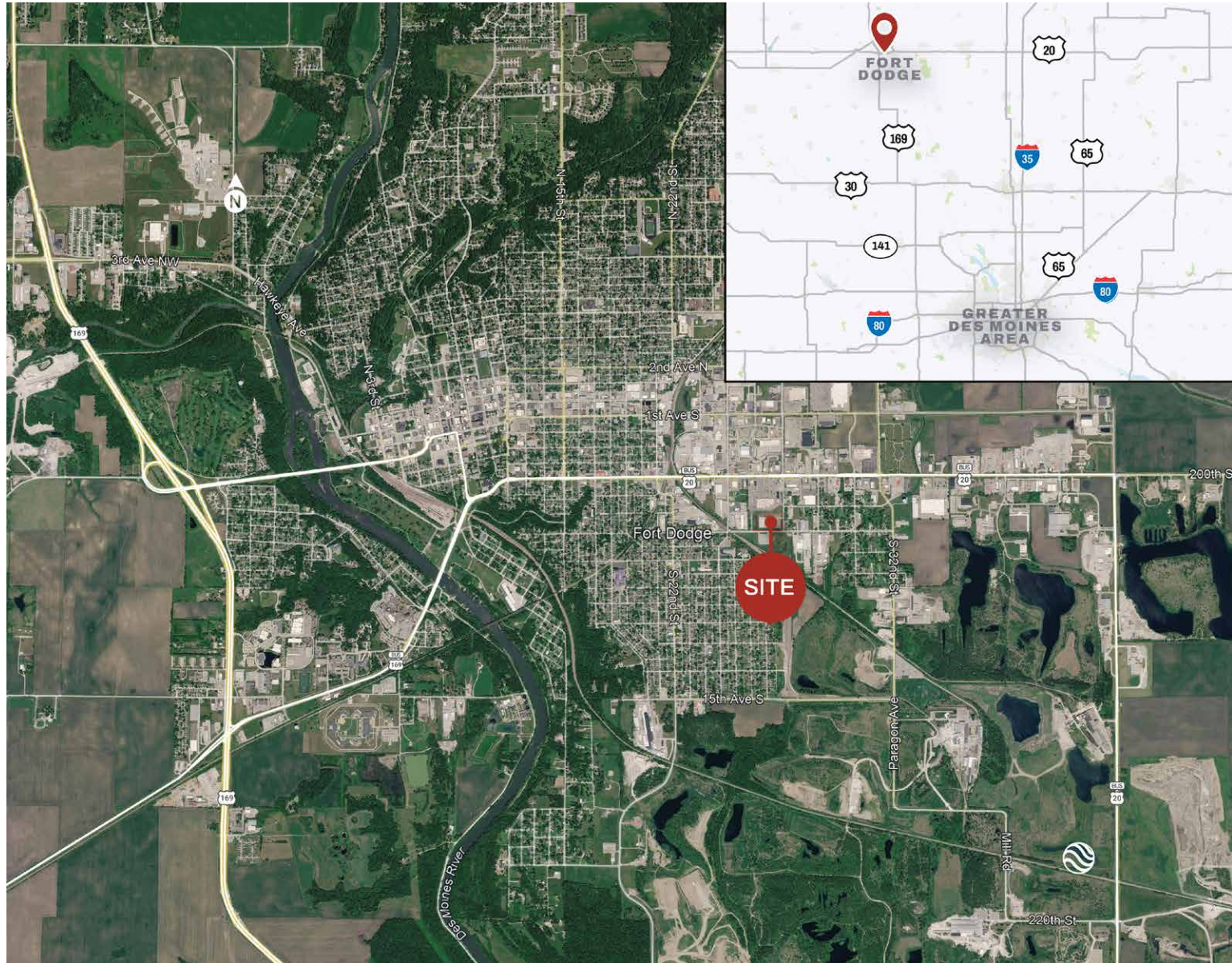


FINANCIAL SUMMARY

Financial Summary	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Rental Income	387,684	471,972	489,089	503,762	518,875	534,441	550,474	566,989	583,998	601,518	619,564	638,151
Other Income	53,882	55,499	57,164	58,879	60,645	62,464	64,338	66,268	68,256	70,304	72,413	74,586
Vacancy Factor (5%)		21,978	27,313	28,132	28,976	29,845	30,741	31,663	32,613	33,591	34,599	35,637
Effective Gross Income	441,566	505,493	518,940	534,508	550,544	567,060	584,072	601,594	619,642	638,231	657,378	677,099
Operating Expenses												
Marketing	19,607	19,999	20,399	20,807	21,223	21,648	22,081	22,522	22,973	23,432	23,901	24,379
Administrative	23,059	23,520	23,991	24,471	24,960	25,459	25,968	26,488	27,018	27,558	28,109	28,671
Taxes	102,164	104,207	106,291	108,417	110,586	112,797	115,053	117,354	119,701	122,095	124,537	127,028
Insurance	9,856	10,053	10,254	10,459	10,668	10,882	11,099	11,321	11,548	11,779	12,014	12,255
R&M	23,193	23,657	24,130	24,612	25,105	25,607	26,119	26,641	27,174	27,718	28,272	28,837
Utilities	7,737	7,892	8,050	8,211	8,375	8,542	8,713	8,887	9,065	9,246	9,431	9,620
Total Operating Expenses	185,616	189,328	193,115	196,977	200,917	204,935	209,034	213,214	217,479	221,828	226,265	230,790
NOI	255,950	316,165	325,825	337,531	349,627	362,125	375,038	388,380	402,163	416,403	431,113	446,309
Cap Rate	5.33%	6.59%	6.79%	7.03%	7.28%	7.54%	7.81%	8.09%	8.38%	8.68%	8.98%	9.30%
Projected Financing												
Annual Debt Service	252,798	252,798	252,798	252,798	252,798	252,798	252,798	252,798	252,798	252,798	252,798	252,798
DSCR	1.01x	1.25x	1.29x	1.34x	1.38x	1.43x	1.48x	1.54x	1.59x	1.65x	1.71x	1.77x
Beg. Loan Balance	3,120,000	3,070,002	3,016,755	2,960,047	2,899,652	2,835,332	2,766,831	2,693,877	2,616,182	2,533,436	2,445,312	2,351,459
Interest	202,800	199,550	196,089	192,403	188,477	184,297	179,844	175,102	170,052	164,673	158,945	152,845
Principal	49,998	53,247	56,708	60,395	64,320	68,501	72,954	77,696	82,746	88,124	93,852	99,953
Ending Loan Balance	3,070,002	3,016,755	2,960,047	2,899,652	2,835,332	2,766,831	2,693,877	2,616,182	2,533,436	2,445,312	2,351,459	2,251,507
CF After Debt Service	3,152	63,367	73,028	84,734	96,830	109,327	122,241	135,582	149,366	163,605	178,316	193,512
Operating Assumptions												
Annual Rent Growth	3%											
Annual Expense Growth	2%											
Occupancy Assumption	95%											
Entrance Summary				2026				Exit Summary				
Purchase Price				4,800,000				Gross Sales Price				
Entry Year NOI				255,950				Exit Year NOI				
Entry Cap Rate				5.33%				Exit Cap Rate				
Current Occupancy				78.0%				Sales Cost (5%)				
Capital Assumptions								Net Sales Price				
LTV				65%				Loan Payoff in Sale Year				
Loan Amount				3,120,000				Net Sale Proceeds to Equity				
Interest Rate				6.50%				Returns Summary				
Amortization				25				Equity Invested				
Loan Term				10				ROC				
								IRR				

FORT DODGE, IA MICROPOLITAN STATISTICAL AREA

Fort Dodge serves as the economic center of north-central Iowa, anchored by major employers in manufacturing, healthcare, logistics, and agricultural processing. The region benefits from its strategic location along U.S. Highways 20 and 169, providing convenient access to markets throughout Iowa and the Upper Midwest. The Fort Dodge Micropolitan Statistical Area includes approximately 36,900 residents and maintains a relatively young median age of 39.7 years, supporting a stable workforce and consumer base. Major institutions such as Iowa Central Community College and UnityPoint Health further contribute to the area's economic vitality and long-term growth prospects. The MSA's median household income is approximately \$69,000, reflecting a diverse economic foundation and steady demand drivers for commercial real estate and self-storage facilities.





SELF STORAGE ADVISORY GROUP

ACQUISITION | DISPOSITION | FINANCING | VALUATION

STEVEN BERMAN
sberman@naicapital.com
(818) 815-2412
Cal DRE Lic #00967188



MATT T. CONNOLLY
mconnolly@iowarealtycommercial.com
(515) 975 9600
Iowa REC Lic #B56244000



CHRIS FULTZ
cfultz@iowarealtycommercial.com
(319) 331 319
Iowa REC Lic #B61913000