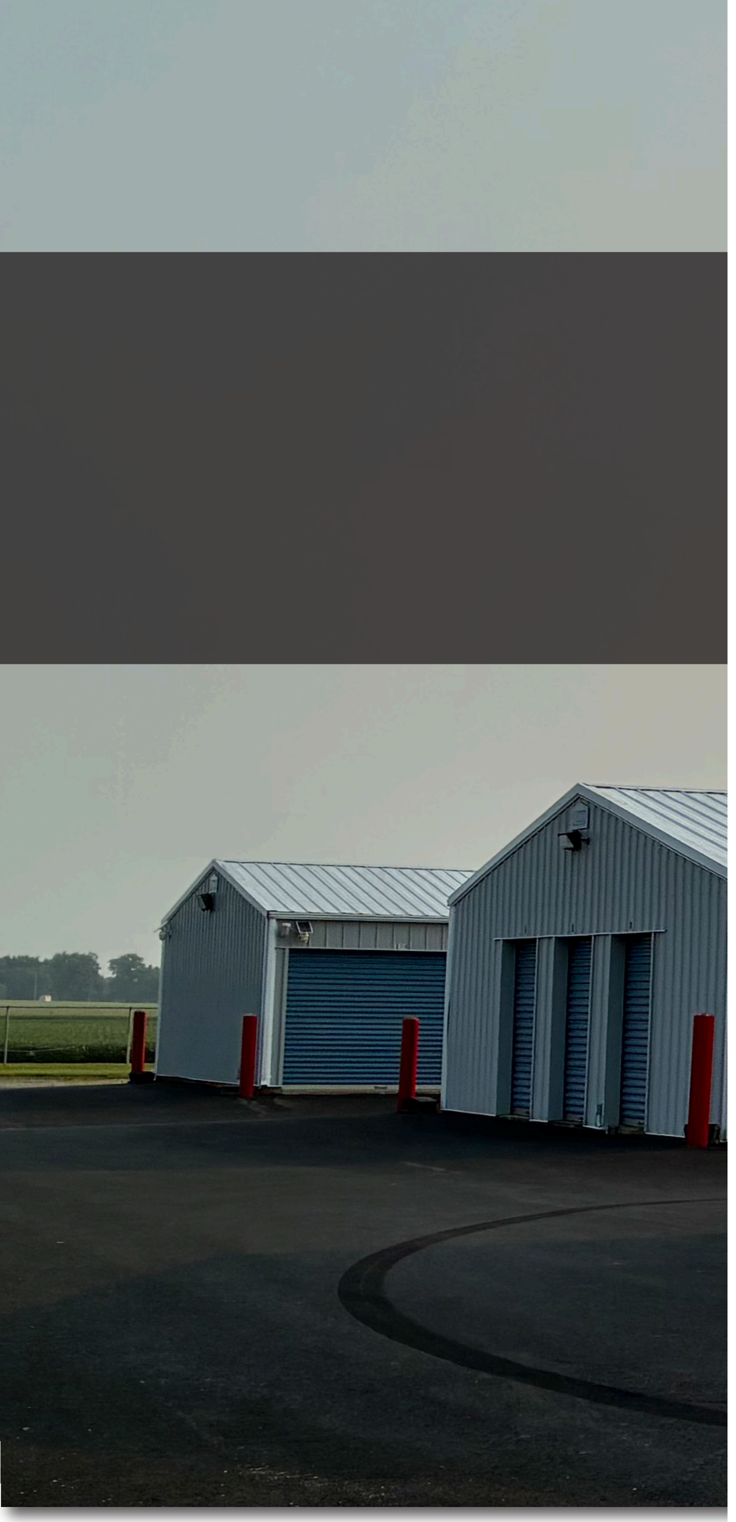
CAMDEN'S SELF STORAGE

CHARLES HART SELF STORAGE GROUP
OFFERING MEMORANDUM



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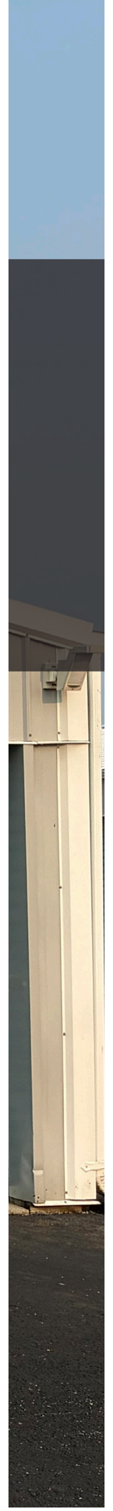
PROPERTY DESCRIPTION



EXECUTIVE SUMMARY

Charles Hart Self Storage Group is pleased to present Camden's Self Storage, a 165-unit facility with 34 outdoor vehicle parking spaces located in Washington Court House, OH. Comprising approximately 25,200 net rentable square feet across a diverse unit mix (6x10, 10x10, 10x12, 10x15, 10x20, 10x24, and 10x30), the asset is situated on a 5.07-acre lot. This generous acreage provides a clear expansion runway to construct additional storage buildings or expand outdoor vehicle parking.

Camden's Self Storage represents a highly stable asset with a proven track record of strong operational efficiencies. On-site infrastructure includes a leasing office, fencing, gated/keypad entry, an 18-camera surveillance network, a motion-detected security system, and paved asphalt drive aisles. Operational value-add opportunities can be realized immediately through rent optimization, organic rate increases, and digital modernization—including a dedicated web presence equipped with seamless online leasing and real-time inventory management.

Located 40 miles southwest of the expanding Columbus MSA and 75 miles from Cincinnati, Washington Court House serves as the county seat of Fayette County (pop. 14,366). The local self-storage market benefits from extraordinary regional economic investment, anchored by the nearby $4.4 billion Honda-LG Energy Solution battery plant (bringing ~2,200 new jobs) and Amazon's $5 billion data center expansion. These major industrial and technology projects ensure sustained population growth and robust, long-term commercial and residential storage demand.

$2,450,000	165	34	100%	2000
PURCHASE PRICE	NO. OF UNITS	OUTDOOR SPACES	OCCUPANCY	YEAR BUILT

PROPERTY DETAIL

Address	1648 Old State Route 38 Washington Courthouse, OH 43160
Number of Units	165
Parking	34 Spaces
Year of Construction	2000
Lot Size	5.07 Acres
Rentable SF	25,200
Occupancy	100%
Parcel Number(s)	190-012-0-00-006-03
Region	Central / Southwest Ohio
County	Fayette

SITE DETAIL

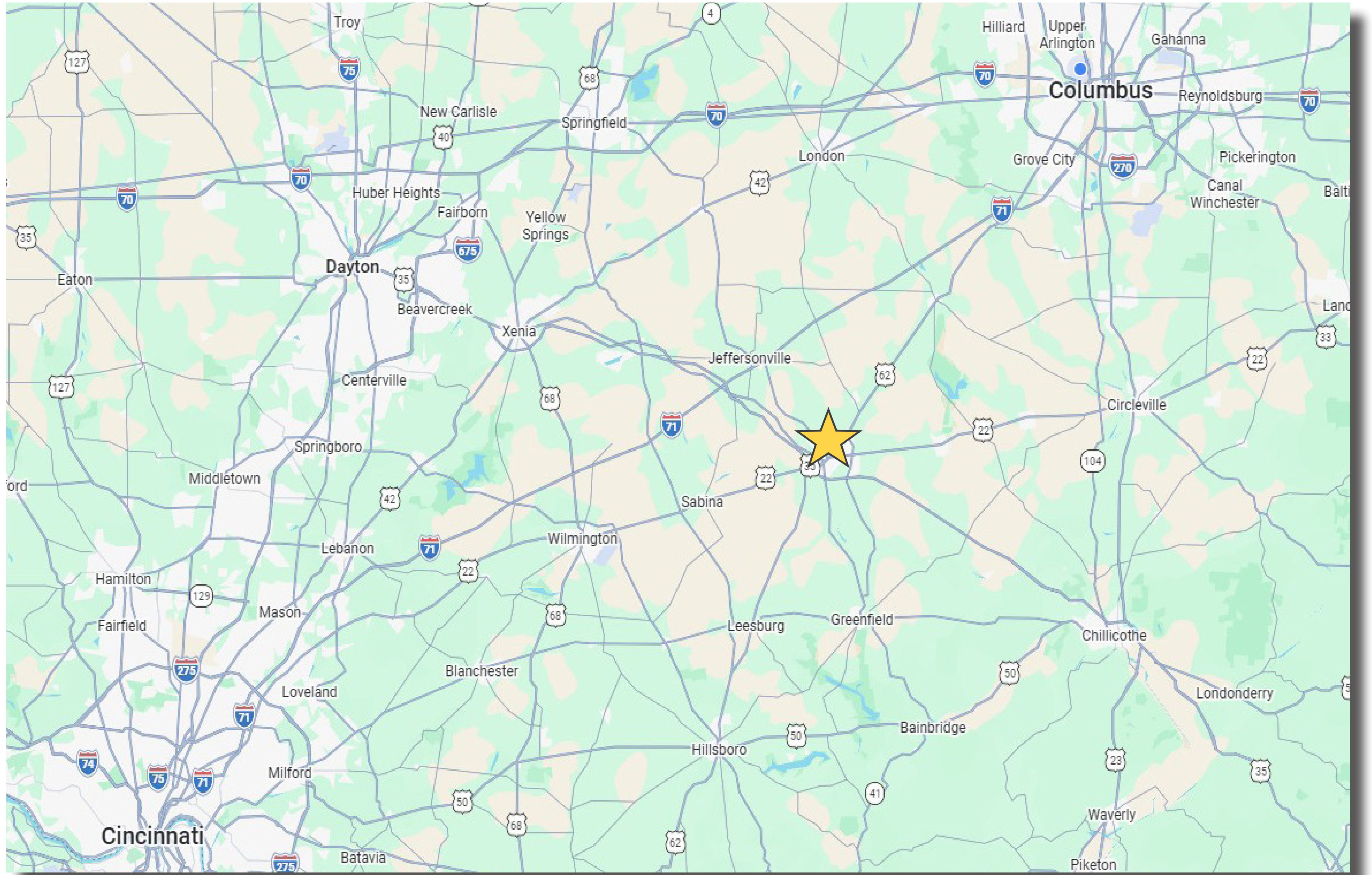
Number of Buildings	3
Roof	Metal
Parking	Asphalt
Security	Cameras, Fencing, & Security Alarm System
Entry	Gated with Keypad
Office	Yes
Management Software	N/A

FEATURES & AMENITIES

PROPERTY HIGHLIGHTS

- Office On-Site
- Room for Expansion
- Strong Historical Occupancy
- Opportunity to Increase In-Place Rents
- Gated with Security System
- Asphalt Pavement with Great Curb Appeal

LOCATION MAP & AERIAL IMAGE



FINANCIAL ANALYSIS

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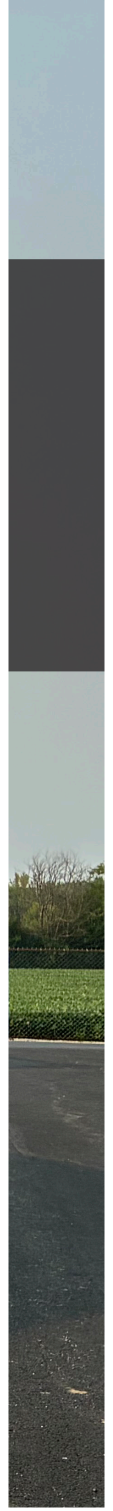
- Unit Mix Analysis
- Comparison of Operating History



UNIT MIX ANALYSIS

Unit Type	Total Units	Total Occupied Units	Current Marketed Rate	Gross Potential Monthly Rent	Gross Potential Yearly Rent
6x10	12	12	$65	$780	$9,360
10x10	36	36	$85	$3,060	$36,720
10x12	26	26	$95	$2,470	$29,640
10x15	36	36	$115	$4,140	$49,680
10x20	36	36	$140	$5,040	$60,480
10x24	17	17	$160	$2,720	$32,640
10x30	2	2	$180	$360	$4,320
Total Indoor Units	165	165		$18,570	$222,840
Parking Spaces - Cars	10	7	$50	$500	$6,000
Parking Spaces - Campers	24	23	$65	$1,560	$18,720
Total Parking Spaces	34	30		$2,060	$24,720
Total	199	195		$20,630	$247,560

COMPARISON OF OPERATING HISTORY

	2025	2026 Projected w/ 2025 Expenses	Year 1 Pro Forma	Year 3 Pro Forma
Income				
Rental Income	$212,579	$223,435	$245,778	$270,971
Auction Income	$806	$0	$0	$0
Economic Vacancy	$0	$0	($12,289)	($13,549)
Effective Gross Income	**$213,385**	**$223,435**	**$233,489**	**$257,422**
Expenses				
Utilities	$2,167	$2,167	$2,167	$2,299
Repairs & Maintenance	$3,181	$3,181	$3,181	$3,375
Management	$0	$0	$9,340	$10,297
Marketing & Advertising	$57	$57	$900	$955
Sales Tax	$14,262	$14,262	$16,928	$18,663
Office/Postage /Phone	$3,666	$3,666	$3,666	$3,889
Security/Gate	$1,534	$1,534	$1,534	$1,627
Payment Processing Fees - Square	$5,439	$5,439	$5,439	$5,770
Miscellaneous (Gasoline, Accounting, Entertainment)	$676	$676	$676	$718
Software/Website	$505	$505	$1,800	$1,910
Property Taxes	$10,046	$10,046	$10,548	$31,022
Insurance	$2,948	$2,948	$4,284	$4,545
Total Operating Expenses	**$44,479**	**$44,479**	**$60,462**	**$85,069**
Net Operating Income	**$168,905**	**$178,955**	**$173,028**	**$172,353**

NOTES AND ASSUMPTIONS

YEAR 1 PRO FORMA NOTES

1. Rental Income — Based on 2026 projected income with 10% rent increase.
2. Economic Vacancy — Based on a 5.00% vacancy factor.
3. Management — Based on 4.00% of Effective Gross Income.
4. Marketing & Advertising — Based on $75 per month.
5. Sales Tax — Based on Effective Gross Income at current Fayette County sales tax rate of 7.25%.
6. Software/Website — Based on $150 per month.
7. Property Taxes — Based on a 5.00% increase over the current Fayette County Auditors valuation and effecitve tax rate.
8. Insurance — Based on $0.17 per square foot.

YEAR 3 PRO FORMA NOTES

1. Rental Income — Based on Year 1 Pro Forma with 3.00% annual growth.
2. Economic Vacancy — Based on a 5.00% vacancy factor.
3. Management — Based on 4.00% of Effective Gross Income.
4. Sales Tax — Based on Effective Gross Income at current Fayette County sales tax rate of 7.25%.
5. Property Taxes — Based on point-of-sale reassessment at current offering price and effective tax rate.

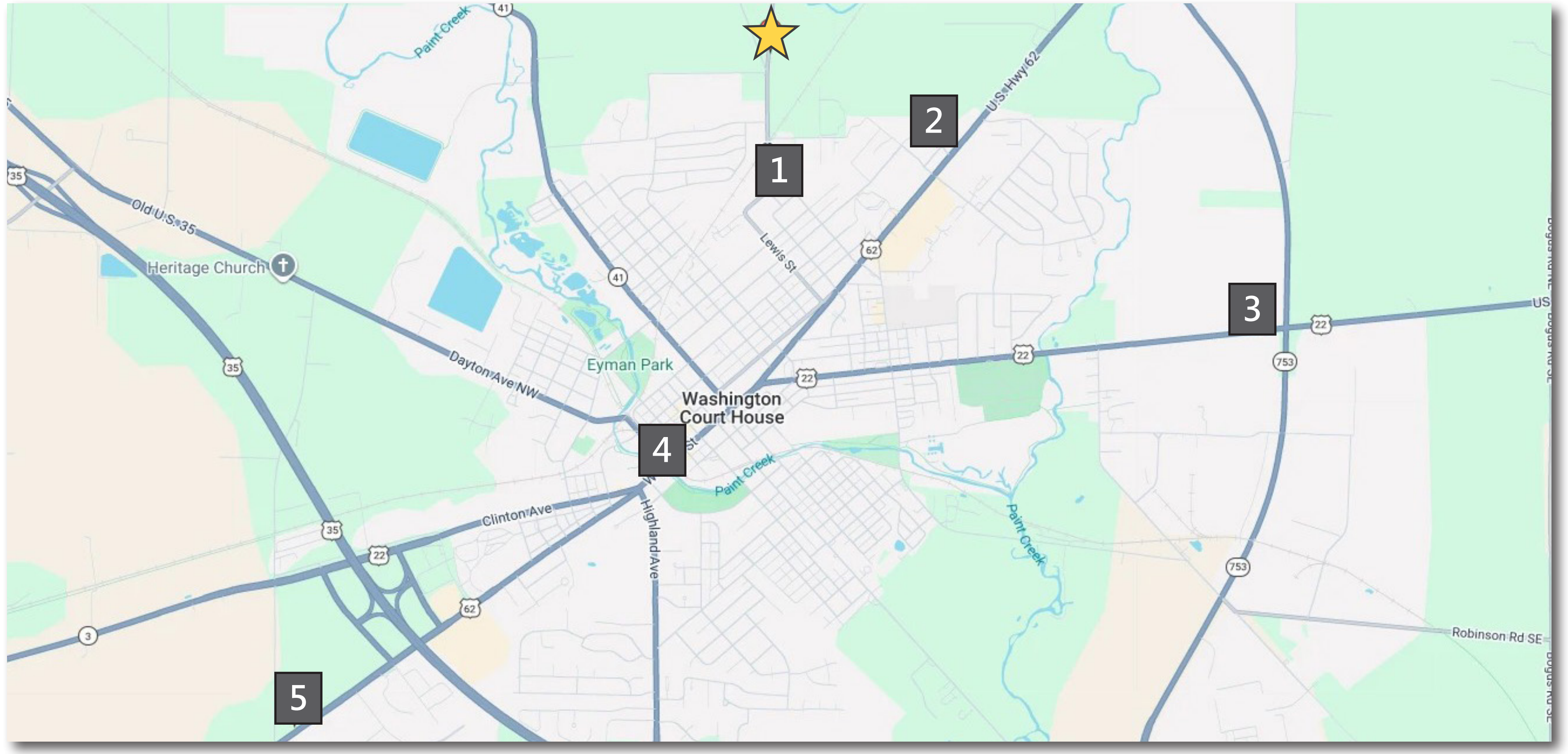
*All other expense line items grown by 3.00% annually

RENT COMPARABLES

RENT COMPARABLES

- Rent Comparables Map
- Rent Comparables Details

RENT COMPARABLES MAP



★ CAMDEN'S SELF STORAGE

1 WASHINGTON CH SELF STORAGE

2 SMARTSTOP SELF STORAGE

3 MCDZ CORNER STORAGE

4 WATSON'S SELF STORAGE

5 CHEROKEE SELF STORAGE - WCH

RENT COMPARABLES DETAILS

FACILTY NAME	ADDRESS	DISTANCE (MI)	6x10 NCC	10x10 NCC	10x12 NCC	10x15 NCC	10x20 NCC	10x24 NCC	10x30 NCC	OUTDOOR PARKING
Camden's Self Storage	1648 Old SR 38	0.0	$65.00	$85.00	$95.00	$115.00	$140.00	$160.00	$180.00	$65.00
Washington Court House Self Storage	1192 Old SR 38	0.4	N/A	$99.00	N/A	$139.00	$159.00	N/A	N/A	$55.00
SmartStop Self Storage	1840 Victoria St.	1.8	N/A	$107.00	N/A	$153.00	$153.00	N/A	$272.00	N/A
Watson's Self Storage	235 W Court St.	2.1	N/A	$74.59	$79.25	$69.55	$102.56	N/A	N/A	N/A
McDZ Corner Storage	1980 Washington Ave.	3.4	N/A	$68.75	N/A	N/A	$128.33	N/A	N/A	N/A
Cherokee Self Storage - WCH	1682 Leesburg Ave.	3.7	N/A	$100.00	N/A	N/A	$150.00	N/A	N/A	$45.00
	Average Market Rent		$65.00	$89.06	$87.13	$119.14	$138.82	$160.00	$226.00	$55.00

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Any solicitation of an offer for the Property offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owner will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

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