



VERSAL

TEXAS XL STORAGE

3401 FARM TO MARKET RD 720, LITTLE ELM, TX 75068

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THE OPPORTUNITY



Texas XL Storage is a class A+, large-format storage facility located in Little Elm, Texas. Little Elm falls within the rapidly growing northern portion of the Dallas – Fort Worth Metroplex between Denton and Frisco.

The property was developed in 2022 and has experienced strong, consistent demand and rent growth since opening. The owners have diligently managed the property to maintain high occupancy and have yet to find the ceiling on rental rates.

Texas XL Storage consists of 137 non-climate units encompassing 84,452 NRSF. The average unit size is 616 NRSF. Current physical occupancy is 100% and includes a healthy mix of tenant types, including boat/RV, classic/

luxury cars, residential, and business tenants.

The property is well located, being only 1.3 miles from Lake Lewisville. The US-380 corridor, a hotspot of growth in the DFW Metroplex, is 1.8 miles away. The property is also within 5 miles of numerous major retailers and large-scale housing developments bringing thousands of new homes and residents to the area. Little Elm has been one of the fastest growing cities in the United States in recent years, consistently achieving an annual growth rate of +/- 8%. Oak Point, the suburb immediately adjacent to the property, is ranked as one of the top 20 suburbs in the Dallas area and is experiencing significant residential growth as well. A 5-mile radius around the property includes a population of 130,696 with an average

household income of \$152,073.

Construction highlights include concrete drives, metal and steel construction, a full sprinkler system, Noko smart locks, exterior lighting, perimeter fencing, and ample security features. The current owners maintain the property in excellent condition, giving a new owner a turn-key opportunity.

Texas XL Storage is a best-in-class, high-performance facility with plenty of remaining upside potential. Please contact Versal for pricing guidance.



THE PROPERTY



LOCATION

- Little Elm, TX (DFW MSA)
- 130,696 Population Within 5 Miles
- \$152,073 Average Household Income Within 5 Miles
- 1.3 Miles from Lewisville Lake
- 1.8 Miles from US-380
- Within 5 Miles of Major Retail & Large-Scale Housing Developments

FEATURES

- Average Physical Occupancy of 96% since February 2024
- 13.5 Months Average Length of Stay
- 84,452 NRSF, 137 Units
- 100% Occupancy
- Strong Rental Rates With Remaining Upside
- 2022 Construction, Class A+
- No Concessions (Free Rent) Ever Offered by Owner



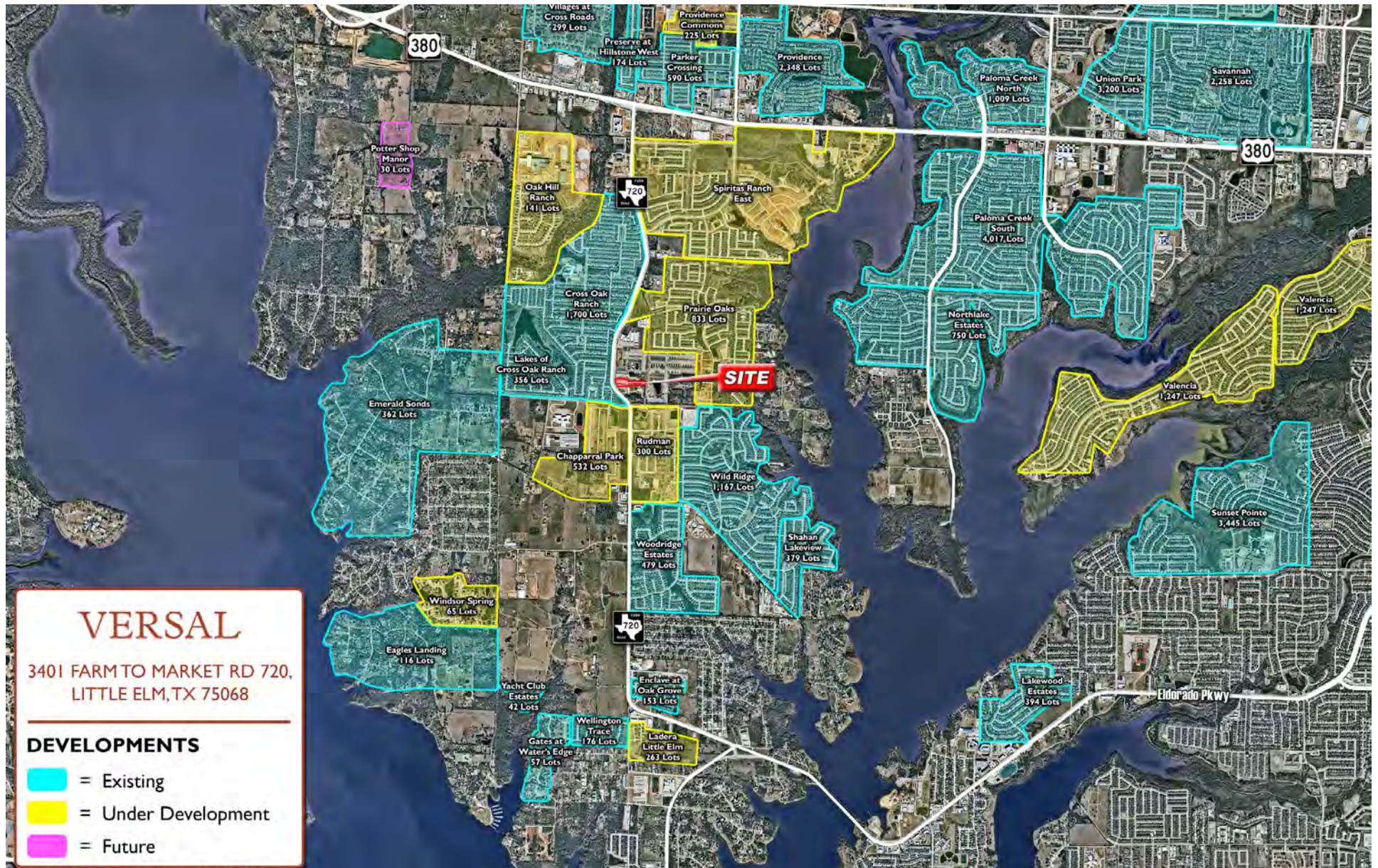
EXECUTIVE SUMMARY



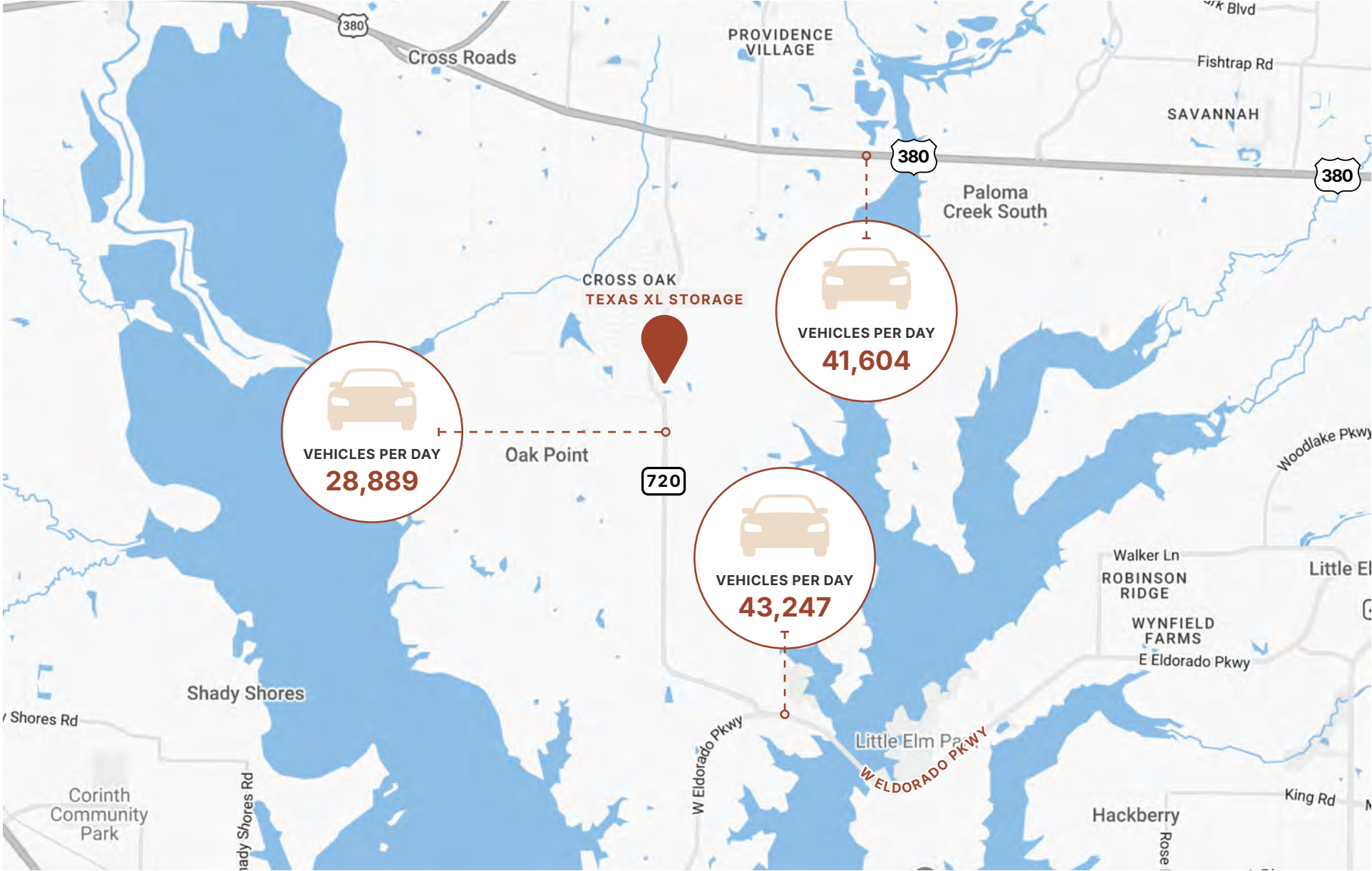
PROPERTY NAME	TEXAS XL STORAGE
OFFERING PRICE:	CONTACT VERSAL FOR PRICING
ADDRESS:	3401 FARM TO MARKET RD 720
CITY / STATE / ZIP:	LITTLE ELM, TX 75068
COUNTY:	DENTON
PARCEL:	958879
YEAR BUILT:	2022
NRSF:	84,452
TOTAL UNITS:	137
BUILDINGS:	10
AVG. UNIT SIZE NC:	616 SF
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	88%
PHYSICAL OCCUPANCY (SQ. FT.):	100%
PHYSICAL OCCUPANCY (UNITS):	100%
ACRES:	5.30
CONSTRUCTION MATERIALS:	METAL, STEEL, CONCRETE
TRAFFIC COUNT (FM 720):	28,889 VPD
EXPANSION ROOM:	NONE
OFFICE:	NONE
APARTMENT:	NONE
PERSONNEL:	REMOTE OWNER MANAGED
SPAREFOOT:	NONE
1 MILE POPULATION:	8,984
1 MILE MEDIAN HHI:	\$124,807
1 MILE AVERAGE HHI:	\$152,056
3 MILE POPULATION:	45,243
3 MILE MEDIAN HHI:	\$119,344
3 MILE AVERAGE HHI:	\$146,734
5 MILE POPULATION:	130,696
5 MILE MEDIAN HHI:	\$122,742
5 MILE AVERAGE HHI:	\$152,073



NEARBY DEVELOPMENTS



VEHICLES PER DAY



PHOTOS



PHOTOS



AERIAL PHOTO



AERIAL PHOTO



UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
12.5 X 32	ENCLOSED	\$419	400	\$1.05	18	7,200	18	0	100%	7,200	100%	\$7,542	\$90,504
14 X 32	ENCLOSED	\$469	448	\$1.05	1	448	1	0	100%	448	100%	\$469	\$5,628
14 X 42	ENCLOSED	\$529	588	\$0.90	68	39,984	68	0	100%	39,984	100%	\$35,972	\$431,664
14 X 52	ENCLOSED	\$649	728	\$0.89	40	29,120	40	0	100%	29,120	100%	\$25,960	\$311,520
14 X 55	ENCLOSED	\$699	770	\$0.91	10	7,700	10	0	100%	7,700	100%	\$6,990	\$83,880
			616	\$10.93	137	84,452	137	0	100%	84,452	100%	\$76,933	\$923,196

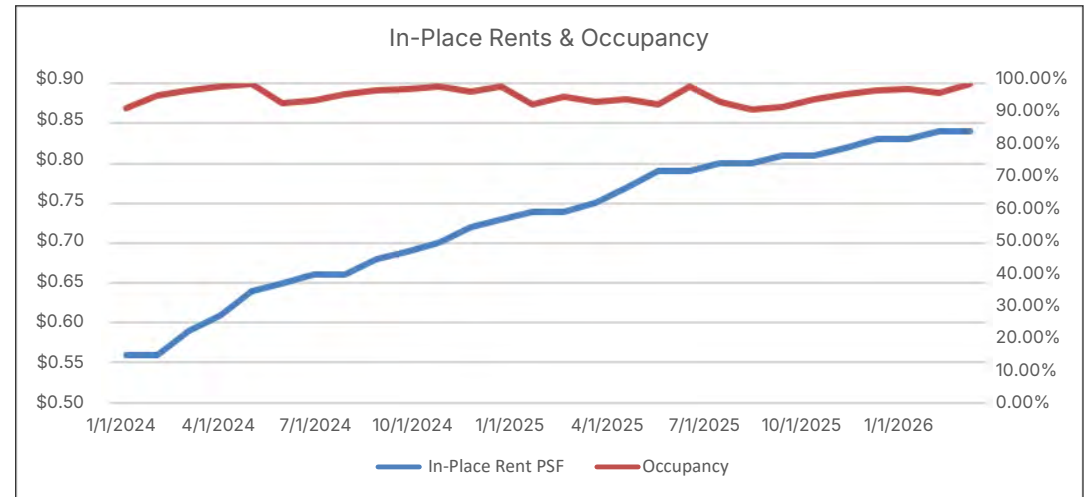
UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
ENCLOSED	137	84,452	137	0	100%	84,452	100%	\$76,933	\$923,196	\$10.93	616
TOTAL	137	84,452	137	0	100%	84,452	100%	\$76,933	\$923,196	\$10.93	616



PERFORMANCE METRICS

DATE	IN-PLACE RENT PSF	OCCUPANCY
1/1/2024	\$0.56	92.30%
2/1/2024	\$0.56	96.36%
3/1/2024	\$0.59	97.75%
4/1/2024	\$0.61	99.30%
5/1/2024	\$0.64	100.00%
6/1/2024	\$0.65	94.06%
7/1/2024	\$0.66	94.59%
8/1/2024	\$0.66	96.88%
9/1/2024	\$0.68	97.97%
10/1/2024	\$0.69	98.13%
11/1/2024	\$0.70	99.14%
12/1/2024	\$0.72	97.58%
1/1/2025	\$0.73	99.30%
2/1/2025	\$0.74	93.36%
3/1/2025	\$0.74	95.77%
4/1/2025	\$0.75	94.46%
5/1/2025	\$0.77	95.24%
6/1/2025	\$0.79	93.68%
7/1/2025	\$0.79	99.30%
8/1/2025	\$0.80	94.33%
9/1/2025	\$0.80	91.71%
10/1/2025	\$0.81	92.71%
11/1/2025	\$0.81	95.13%
12/1/2025	\$0.82	96.58%
1/1/2026	\$0.83	97.75%
2/1/2026	\$0.83	98.36%
3/1/2026	\$0.84	96.96%
4/1/2026	\$0.84	100.00%



INCOME & EXPENSES

TEXAS XL STORAGE		MARKET ADJUSTED	PRO FORMA
GPR/NRSF		\$10.93	\$13.12
RENTAL INCOME/NRSF		\$9.61	\$12.46
EGI/NRSF		\$9.71	\$12.65
ACHIEVED RENT / NRSF		\$0.80	\$1.04
REVENUE			
GROSS POTENTIAL RENT		\$923,196	\$1,107,835
	GPR %	0%	20%
	ECONOMIC VACANCY %	12%	5%
ECONOMIC VACANCY		(\$111,474)	(\$55,392)
TOTAL RENTAL INCOME		\$811,722	\$1,052,443
LATE FEES	1.0%	\$7,020	\$10,524
ADMIN FEES	0.5%	\$1,000	\$5,262
OTHER INCOME		\$8,020	\$15,787
EFFECTIVE GROSS INCOME		\$819,742	\$1,068,230
	MONTHLY AVERAGE EGI	\$68,312	\$89,019
	EGI GROWTH		30%
EXPENSES			
PROPERTY TAXES (VALUE LIMITATION ADJ.)	10.0%	\$99,205	\$99,205
MANAGEMENT FEE (% OF EGI)	5.0%	\$40,987	\$53,412
INSURANCE (\$ / NRSF)	\$0.42	\$35,309	\$35,309
PAYROLL		\$30,000	\$30,000
CREDIT CARD FEES (% OF EGI)	2.3%	\$18,854	\$24,569
ADVERTISING		\$10,000	\$10,000
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.11	\$9,438	\$9,438
UTILITIES		\$9,108	\$9,108
FIRE ALARM MONITORING / INSPECTIONS		\$7,400	\$7,400
PEST CONTROL		\$3,574	\$3,574
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,360
LANDSCAPING		\$2,400	\$2,400
TELEPHONE & INTERNET		\$2,400	\$2,400
SECURITY		\$2,074	\$2,074
TRASH		\$1,000	\$1,000
PROFESSIONAL FEES		\$500	\$500
OFFICE SUPPLIES		\$200	\$200
POSTAGE & DELIVERY		\$200	\$200
DUES & SUBSCRIPTIONS		\$200	\$200
OTHER		\$0	\$0
TOTAL EXPENSES		\$276,209	\$294,349
NOI		\$543,533	\$773,881

*Market Adjusted based on January – March 2026 annualized income & market adjusted expenses



7 YEAR ANALYSIS

TEXAS XL STORAGE	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	\$10.93	\$12.02	\$13.23	\$13.89	\$14.58	\$15.02	\$15.47	\$15.94
RENTAL INCOME/NRSF	\$9.61	\$11.42	\$12.57	\$13.19	\$13.85	\$14.27	\$14.70	\$15.14
EGI/NRSF	\$9.71	\$11.59	\$12.75	\$13.39	\$14.06	\$14.48	\$14.92	\$15.37
YOY GPR GROWTH	10.0%	10.0%	10.0%	5.0%	5.0%	3.0%	3.0%	3.0%

REVENUE

GROSS POTENTIAL RENT	\$923,196	\$1,015,516	\$1,117,067	\$1,172,921	\$1,231,567	\$1,268,514	\$1,306,569	\$1,345,766	
ECONOMIC VACANCY	(\$111,474)	(\$50,776)	(\$55,853)	(\$58,646)	(\$61,578)	(\$63,426)	(\$65,328)	(\$67,288)	
TOTAL RENTAL INCOME	\$811,722	\$964,740	\$1,061,214	\$1,114,274	\$1,169,988	\$1,205,088	\$1,241,240	\$1,278,478	
LATE FEES	1.0%	\$7,020	\$9,647	\$10,612	\$11,143	\$11,700	\$12,051	\$12,412	\$12,785
ADMIN FEES	0.5%	\$1,000	\$4,824	\$5,306	\$5,571	\$5,850	\$6,025	\$6,206	\$6,392
OTHER INCOME		\$8,020	\$14,471	\$15,918	\$16,714	\$17,550	\$18,076	\$18,619	\$19,177
EFFECTIVE GROSS INCOME		\$819,742	\$979,211	\$1,077,132	\$1,130,989	\$1,187,538	\$1,223,164	\$1,259,859	\$1,297,655
MONTHLY AVERAGE EGI		\$68,312	\$81,601	\$89,761	\$94,249	\$98,962	\$101,930	\$104,988	\$108,138

EXPENSES

	3% ← INFLATION FACTOR								
PROPERTY TAXES (VALUE LIMITATION ADJ.)	10.0%	\$99,205	\$102,181	\$105,246	\$108,404	\$111,656	\$115,006	\$118,456	\$122,010
MANAGEMENT FEE (% OF EGI)	5.0%	\$40,987	\$48,961	\$53,857	\$56,549	\$59,377	\$61,158	\$62,993	\$64,883
INSURANCE (\$ / NRSF)	\$0.42	\$35,309	\$36,368	\$37,459	\$38,583	\$39,741	\$40,933	\$42,161	\$43,426
PAYROLL		\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896
CREDIT CARD FEES (% OF EGI)	2.3%	\$18,854	\$22,522	\$24,774	\$26,013	\$27,313	\$28,133	\$28,977	\$29,846
ADVERTISING		\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.11	\$9,438	\$9,721	\$10,013	\$10,313	\$10,623	\$10,942	\$11,270	\$11,608
UTILITIES		\$9,108	\$9,381	\$9,663	\$9,953	\$10,251	\$10,559	\$10,875	\$11,202
FIRE ALARM MONITORING / INSPECTIONS		\$7,400	\$7,622	\$7,851	\$8,086	\$8,329	\$8,579	\$8,836	\$9,101
PEST CONTROL		\$3,574	\$3,681	\$3,792	\$3,905	\$4,023	\$4,143	\$4,268	\$4,396
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012	\$4,132
LANDSCAPING		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952
SECURITY		\$2,074	\$2,136	\$2,200	\$2,266	\$2,334	\$2,404	\$2,476	\$2,551
TRASH		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615
OFFICE SUPPLIES		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
TOTAL EXPENSES		\$276,209	\$294,342	\$308,176	\$318,993	\$330,215	\$340,121	\$350,325	\$360,834
NOI		\$543,533	\$684,869	\$768,956	\$811,995	\$857,324	\$883,043	\$909,535	\$936,821



COMPETITIVE SET ANALYSIS

PROPERTY #	PROPERTY NAME	ADDRESS	ESTIMATED RENTABLE SQ. FT.	DISTANCE (MILES)	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
1	TEXAS XL STORAGE	3401 FARM TO MARKET RD 720	84,452	0.0 MILES	84,452	84,452	84,452
2	YELLOW DOOR STORAGE	3447 FM 720	40,000	0.3 MILES	40,000	40,000	40,000
3	GREENFILL STORAGE	4770 U.S. HIGHWAY 377 SOUTH	20,000	4.9 MILES			20,000
TOTAL					124,452	124,452	144,452

	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
TOTAL SUPPLY	124,452	124,452	144,452
POPULATION	8,984	45,243	130,696
NRSF/CAPITA	13.85	2.75	1.11



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum is provided by Versal, Inc. ("Versal").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), 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 financials projections and information are provided for general reference purposes only and are based on assumptions relation to the general economy, market conditions, competition and other factors beyond the control of the Owner and Versal. 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 an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In the 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 expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of the Memorandum.

Neither the Owner or Versal nor any of their respective directors, officers, affiliates, representatives or employees make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this

Memorandum or use of its contents, and you are to rely solely on your investigations an inspections of the Property in evaluating a possible purchase of the real property.

The owner expressly reserved the right, at its sole discretion, to reject any or all expression of interest or offers to purchase the Property, an/or to terminate discussion with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing the 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 conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this 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 Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Versal. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Versal.



