

# Self Storage Portfolio Opportunity



## United Storage Units 3-Property Portfolio

Valley Mills, Bowie, & Honey Grove  
Texas

Presented by:

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**LIST PRICE: \$1,480,000**

### INVESTMENT HIGHLIGHTS

- Remote managed properties with efficient management in place
- Properties maintaining high occupancy
- Attractive entry price point
- Ability to purchase as single assets or as a portfolio

### PORTFOLIO DETAILS

Store Name	Address	City	RSF	Units	Physical Occ.*	NOI	List Price
United Storage Units of Valley Mills	305 7th St	Valley Mills	7,484	69	97.0%	\$37,179	\$535,000
United Storage Units of Bowie	1211 E Tarrant St	Bowie	9,600	76	93.0%	\$40,640	\$580,000
United Storage Units of Honey Grove	1485 Maple St	Honey Grove	8,350	71	91.0%	\$23,021	\$365,000
<b>Total/Average</b>			<b>25,434</b>	<b>216</b>	<b>94%</b>	<b>\$100,840</b>	<b>\$1,480,000</b>



