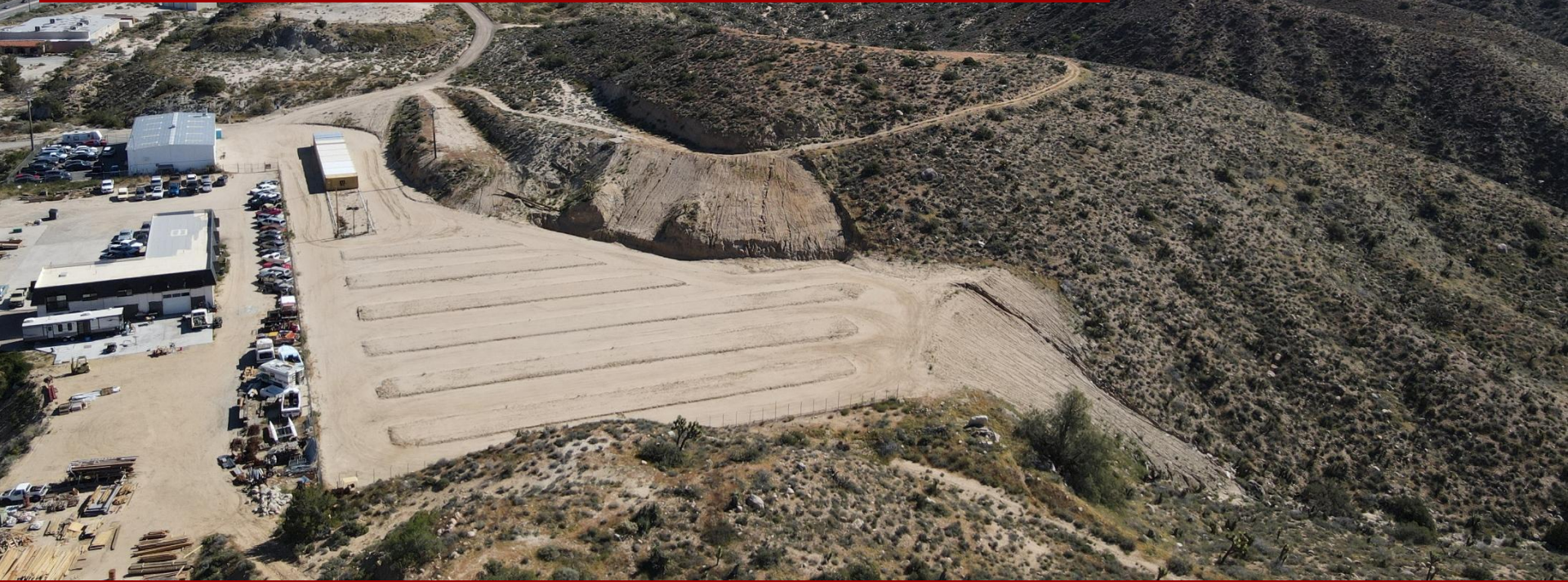


Yucca Valley Storage Development

(Fully Permitted Shovel Ready Site)



7886 Shafter Avenue, Yucca Valley, CA 92284

Brandon Robinson

Director of National Investments

(909) 380-0073

Brobinson@calvaryrealty.com

CA License# 01787727

Geramie Bascomb

Investment Advisor

(909) 701-7770

Gbascomb@CalvaryRealty.com

CA License# 02188693

**CONFIDENTIALITY DISCLAIMER &
EXCLUSIVE AGENCY MEMORANDUM**

This Exclusive Agency Memorandum ("Memorandum") was prepared by Calvary Realty ("CR") on behalf of "Seller" and is confidential and furnished to prospective buyers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective buyers. This Memorandum is intended solely to assist prospective buyers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of CR.

This Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/CR and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/CR and their sources. Prospective buyers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions.

This Memorandum was prepared based on information available to the Seller and CR in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor CR guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as-is" basis, prospective buyers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective buyers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or CR.

Neither Seller nor CR nor any of their respective officers, advisors, agents, shareholders, or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived. The Seller is responsible for any commission due to CR in connection with the sale of the Property. No other party, including CR, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and CR and may be used only by the parties approved by the Seller and CR.



Exclusively Presented by:

Brandon Robinson

Brobinson@CalvaryRealty.com ✉
(909) 380-0073 ☎



Geramie Bascomb

Gbascomb@CalvaryRealty.com ✉
(909) 701-7770 ☎



www.CalvaryRealty.com
San Bernardino, CA

CLIENT TESTIMONIALS



“ Michael Walker – USA Maxi Storage

Excellent job in marketing and selling USA Maxi Storage in Bakersfield. You were by far the best broker for the job as you produced an abundance of offers during the first week of marketing. “



“ Mark McGilvary – US Storage Centers

Your marketing material was very thorough and accurately reflected the value and true numbers of the property. This was a smooth transaction and we would be pleased to complete more with you in the future. “



“ Jon Galiher – Storage Bin

Some people might frown on one agent representing both sides; Brandon represented both sides fairly and equitably. It was the easiest transaction I have experienced in my 60 years of real estate dealings. “



“ Chuck Moore – Big Stuff Storage

My experience with Brandon was and is nothing less than the best I have had as a Developer / Builder and Owner of Big Stuff RV & Mini Storage; here in Yucaipa, CA. He DOES his homework, he is articulate, and experienced in the Mini Storage sales field! He is honest and fair and I will continue to use him in the future for any of my endeavors “



“ Janet Gassaway – Anacapa Storage

I know we are a smaller facility, but you made us feel like we were the most important deal you were working on. You are extremely personable and go above and beyond to ensure your clients are comfortable with a deal! “



“ Brett Henry – Trojan Storage

I have worked with Calvary on several deals and they have always been great. Very knowledgeable and professionally managed the process. Highly recommend this group! “



“ Cheri Crepeau – Pacific Coast Commercial

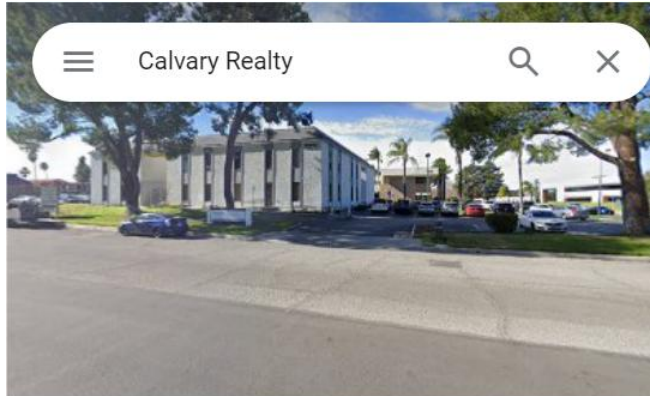
Calvary Realty assisted us with the purchase of our Self-Storage project. The transaction was smooth and closed on time. We recommend Brandon Robinson and Calvary Realty. We will use them again in the future. “



“ Josh Paterson – A-American Self Storage

“The Palmdale escrow had many twists and turns; however, you managed to keep everyone focused and used your creativity to get the deal done. I doubt the deal would've closed if not for your efforts. Great job and we would love to close more business with you in the future.” “

5 STAR GOOGLE RATING



Calvary Realty

5.0 ★★★★★ (45)

Commercial real estate agency · [📍](#)

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share



1906 Commercenter E, San Bernardino, CA 92408



Closed · Opens 9 AM Wed ▾



calvaryrealty.com



Peter Keith

1 review

★★★★★ 6 months ago

I have been purchasing various types of real estate for sixty years! I now control over two hundred million in properties. I've dealt with various realtors, with a wide range of capacities, few have demonstrated the expertise Brandon and his wife have shown!

Brandon and his wife are wonderful people and I have only had the best experiences with them! In fact, I treasure and value them so much, that I invited them to come to Avila Beach and spend a night at a superior beach hotel at my expense! I don't do that for just any run of the mill realtor!!! This realty is the best....



1



Janet G.

1 review

★★★★★ 11 months ago

Brandon and his team at Calvary Realty are just fantastic! They handled the sale of my storage facility and made the whole experience smooth and stress free, or as stress free as possible. I would trust them with any real estate transaction and look forward to working with them in the future!



1



Rick Maingot

6 reviews

★★★★★ a month ago

Highly impressed. I've been in the real estate industry all of my life and it is rare to find such professionalism and diligence. Brandon was continually on top of things and paid attention to the details. Makes you feel like your transaction is top priority. And he knows the process well. Integrity at its best.



1





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Rental Market Analysis

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Income & Expenses

Acquisition Analysis

Broker Remarks

Contact Information

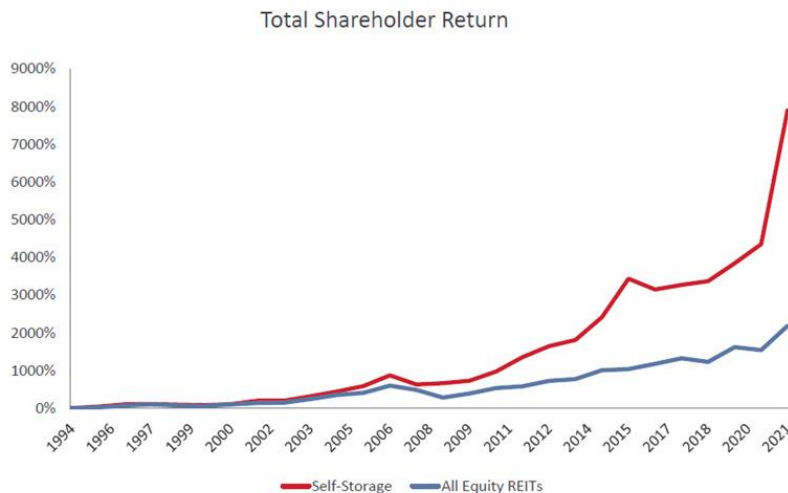
Follow Us Online

WHY SELF STORAGE?

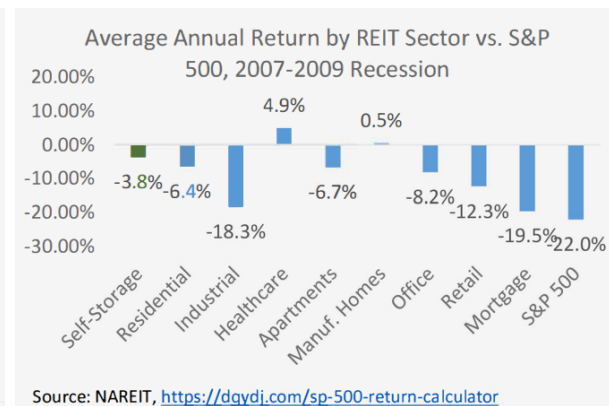
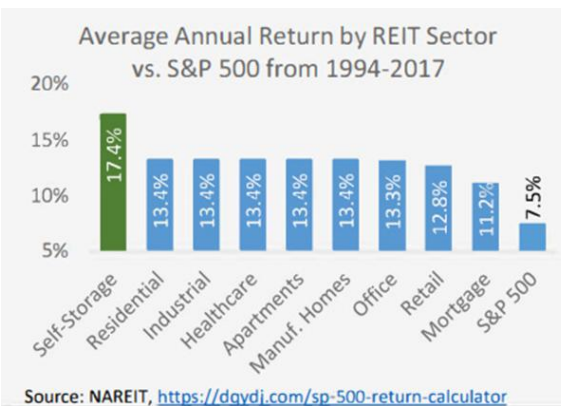
- 1) **High Returns:** Storage REITs generated the highest returns of all REITs over the last 30 years!
 - [Article: Self Storage REITs Outperform All Others](#)
- 2) **Recession Resistant:** Self Storage outperformed all other REITs during the last recession!
- 3) **No Rent Control or Caps:** Storage rents are not controlled by government entities or long-term lease agreements with caps on increases. No other real estate sector allows for rent changes so quickly.
- 4) **Ease of Management:** The average facility is run by 1-2 people, and many can be unmanned using technology.
- 5) **Low Maintenance:** No Toilets, tenants, high dollar turnover work, tenant improvements, or other costly maintenance items associated with tenants living or working on-site.
- 6) **Ease of Eviction:** Delinquent tenants can be evicted in 60 days or less and their belongings can be repossessed and sold at a profit.

Data below obtained from NAREIT "National Association of Real Estate Investment Trusts" www.reit.com

Instead of just a landbank, storage was the top performer



Equity REIT	Total Return
Self-Storage	+7,895%
Residential	+2,654%
Industrial	+2,571%
Health Care	+1,796%
Office	+1,263%



Click the image to watch the listing video



Yucca Valley, CA 

 **JUST**
Listed!

 **CALVARY**
REALTY

PROPERTY OVERVIEW

The Yucca Valley Storage Development presents a rare opportunity to acquire a **fully entitled, shovel-ready Self-Storage project** in one of Southern California's fastest-growing high desert markets. Located at 7886 Shafter Avenue in Yucca Valley, CA, the site sits within the Riverside–San Bernardino MSA—the **12th largest metropolitan area in the United States**—and benefits from strong population growth, increasing tourism, and continued migration driven by affordability relative to coastal markets.

This project offers investors the ability to **immediately break ground**, eliminating the time, cost, and uncertainty typically associated with entitlements and permitting. With all approvals in place and infrastructure partially completed—including container pads—the development timeline is significantly compressed, allowing investors to capitalize on current demand and accelerating lease-up potential.

The property is strategically positioned along a high-traffic corridor with over **22,000 vehicles per day**, providing strong visibility and accessibility to a broad customer base including local residents, contractors, small businesses, and short-term rental operators. Its central location within the Morongo Basin allows it to serve the surrounding communities of Yucca Valley, Joshua Tree, and Twentynine Palms—markets experiencing increased demand driven by tourism and lifestyle migration.

From a fundamentals standpoint, the market exhibits approximately **7.56 square feet of storage per capita**, indicating a balanced to slightly undersupplied environment. The investment is further enhanced by a **low basis relative to other California markets**, with favorable development economics and strong yield-on-cost potential. The inclusion of existing containers, infrastructure improvements, and the ability to scale operations provides multiple paths to value creation. Overall, this offering represents a **compelling, reduced-risk development opportunity with significant upside in a high-growth desert market**.

INVESTMENT HIGHLIGHTS

- 12th Largest Metropolitan Area in the U.S.
- 7.56 Sq. Ft. Per Capita
- 2%+ Year Over Year Population Growth
- 40 Minutes North of Palm Springs
- Fully Entitled With Permits in Hand
- Shovel Ready Opportunity
- High Traffic Count
- Low Entry Point
- Near Major Demand Drivers
- Within Path of Progress

INVESTMENT HIGHLIGHTS

- **Prime High-Growth Desert Market**

- Located within the 12th largest metropolitan area in the U.S. (Riverside–San Bernardino MSA)
- Benefiting from 2%+ year-over-year population growth driven by affordability and migration trends

- **Strong Storage Fundamentals**

- Approximately 7.56 square feet per capita — indicating a balanced to undersupplied storage market
- Opportunity to deliver modern Class A product in a market dominated by older facilities

- **Strategic Location & Accessibility**

- Ideally positioned ~40 minutes north of Palm Springs
- High visibility along a major traffic corridor with strong daily vehicle counts
- Centrally located within the Morongo Basin, serving Yucca Valley, Joshua Tree, and Twentynine Palms

- **Fully Entitled – Immediate Development Opportunity**

- Fully entitled with permits in hand
- Shovel-ready project — significantly reducing development timeline and risk
- Ability to break ground immediately and capitalize on current demand



INVESTMENT HIGHLIGHTS

- **Attractive Basis & Upside**

- Low entry point relative to coastal California markets
- Favorable development economics with strong yield-on-cost potential
- Opportunity to capture premium rents with a new, professionally managed facility

- **Lifestyle & Demand Drivers**

- Surrounded by year-round outdoor recreation and tourism
- Strong demand from:
 - Local residents
 - Second-home owners
 - Contractors and small businesses
 - Short-term rental operators

- **Path of Progress Location**

- Positioned directly in the path of growth and expansion within the High Desert
- Increasing residential development and commercial activity supporting long-term demand



LOCAL AREA



Yucca Valley, California—located in San Bernardino County within the Morongo Basin—is home to approximately 21,000 residents. Positioned along State Route 62 between Palm Springs and Joshua Tree National Park, the town serves as a gateway to the High Desert and is known for its scenic landscapes, growing tourism, and laid-back desert lifestyle. Historically rooted in military and desert industries, Yucca Valley today supports a mix of retail, hospitality, healthcare, and small business development.

The community has gained popularity in recent years as visitors and new residents are drawn to its proximity to Joshua Tree National Park, one of Southern California's most visited outdoor destinations. Art galleries, local cafés, and boutique shops contribute to the town's creative desert culture, while events such as the Yucca Valley Music Festival and local markets bring residents together throughout the year. Outdoor recreation—from hiking and rock climbing to stargazing—remains a major attraction for both residents and tourists.

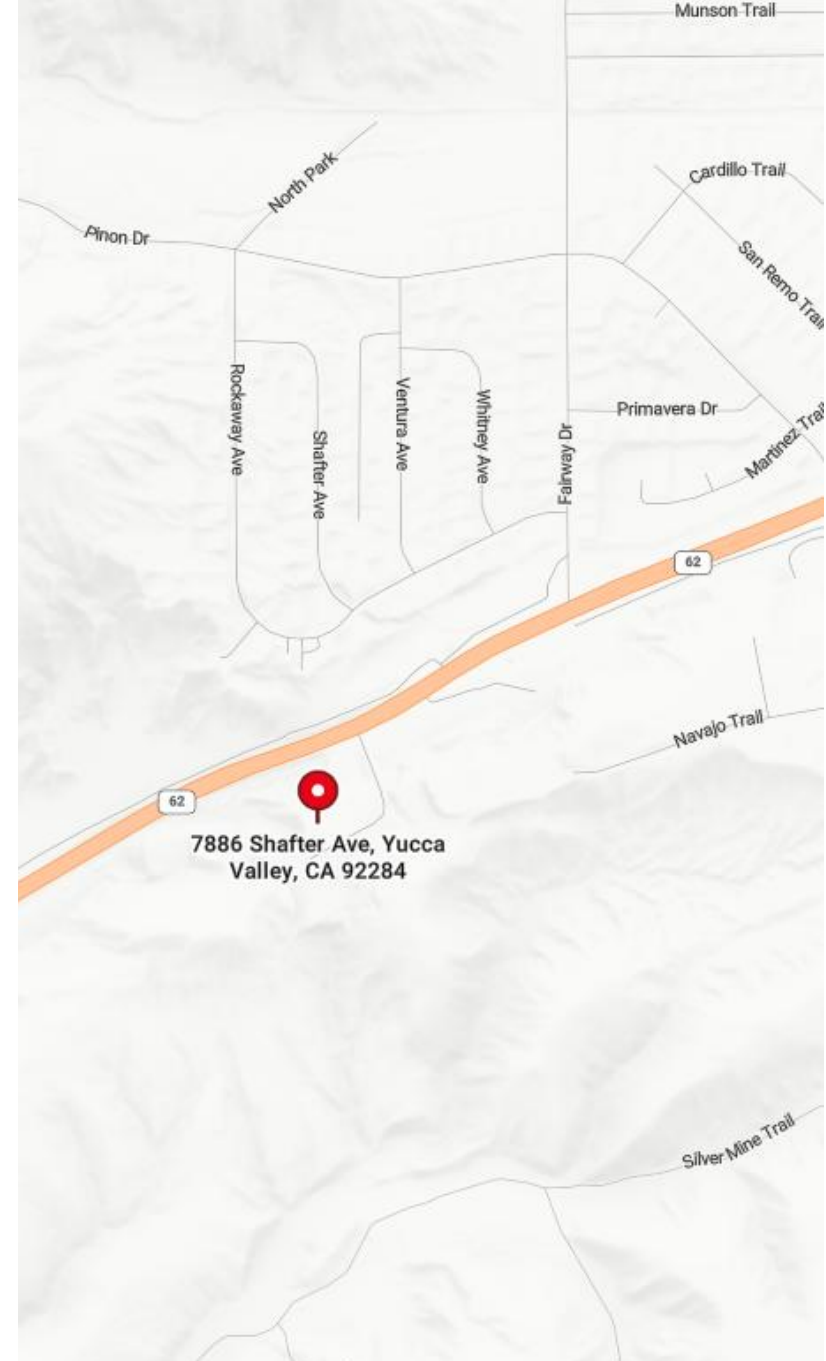
Major Employers in Yucca Valley, CA: Hi-Desert Medical Center | Morongo Unified School District | Walmart Supercenter | Home Depot | Town of Yucca Valley | Stater Bros. Markets

Why Invest in Yucca Valley

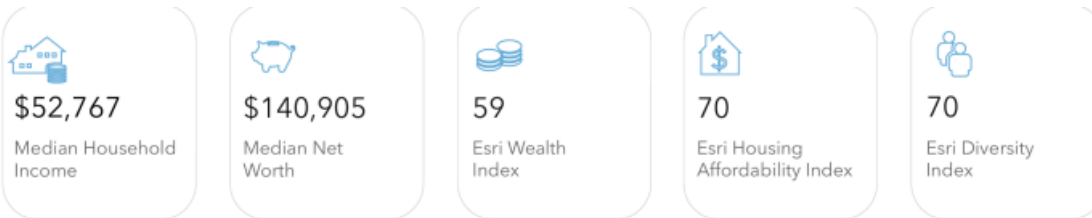
Yucca Valley presents strong investment potential as High Desert tourism continues to grow. With increasing visitor traffic to Joshua Tree National Park, rising interest in short-term rentals, and relatively affordable real estate compared to nearby Palm Springs and coastal markets, the town has become attractive for hospitality, residential, and retail development. Its expanding population, strong tourism base, and desert lifestyle appeal position Yucca Valley as a promising market for long-term growth.

PROPERTY PROFILE

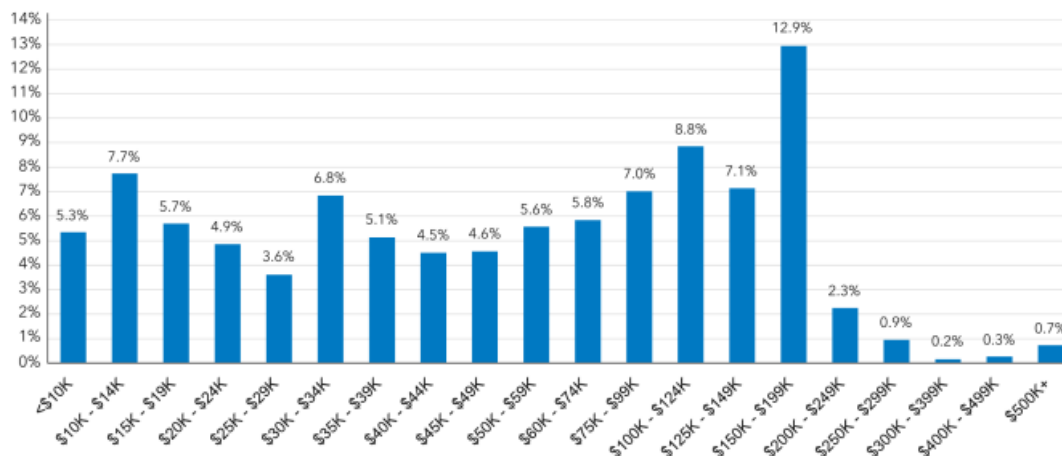
Property Name:	Yucca Valley Storage Development
Address:	7886 Shafter Avenue, Yucca Valley, CA 92284
MSA:	Riverside - San Bernardino - Ontario MSA
MSA Population:	4,744,214
Pricing Guidance:	\$960,000
Price Per Land Square Foot:	\$2.33
Approved Enclosed Sq. Ft.:	25,440
Approved Number of Units:	163
Status:	Shovel Ready Site With Permits in Hand
Acreage:	9.46
Gross Square Feet:	412,078
*Year Built:	*2026
APN / Zoning:	0585-273-04-0000
County:	San Bernardino
Number of Buildings:	Pending
Number of Stories	Single
Construction:	Metal Storage Containers
Cross Streets:	29 Palms Highway
Nearest Freeway:	Highway 62
Traffic Count:	22,500
Property Website:	N/A



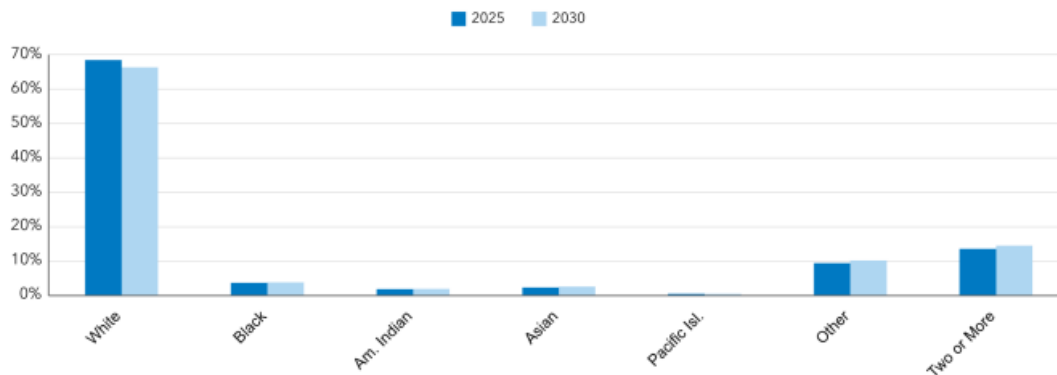
DEMOGRAPHIC AND INCOME (3 Mile Radius)



Households by Income for 2025



Population by Race





DEMOGRAPHIC AND INCOME (5 Mile Radius)



\$68,020

Median Household
Income



\$186,360

Median Net
Worth



71

Esri Wealth
Index



73

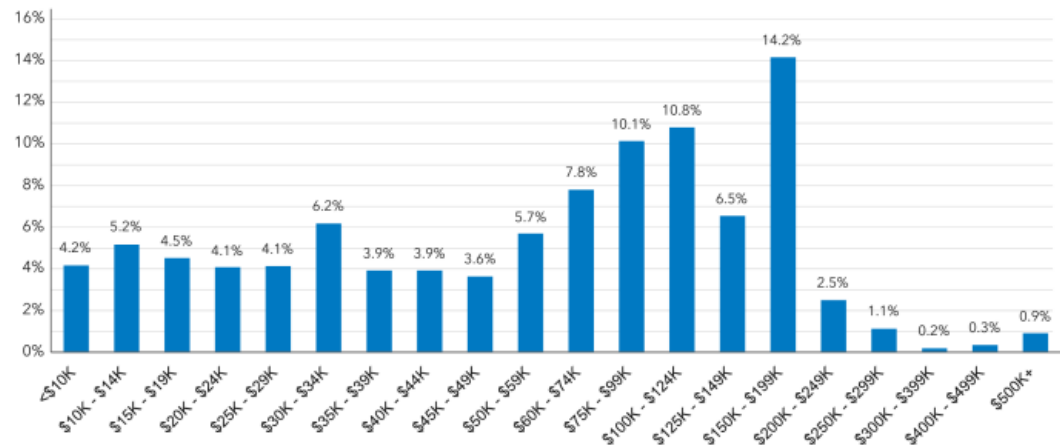
Esri Housing
Affordability Index



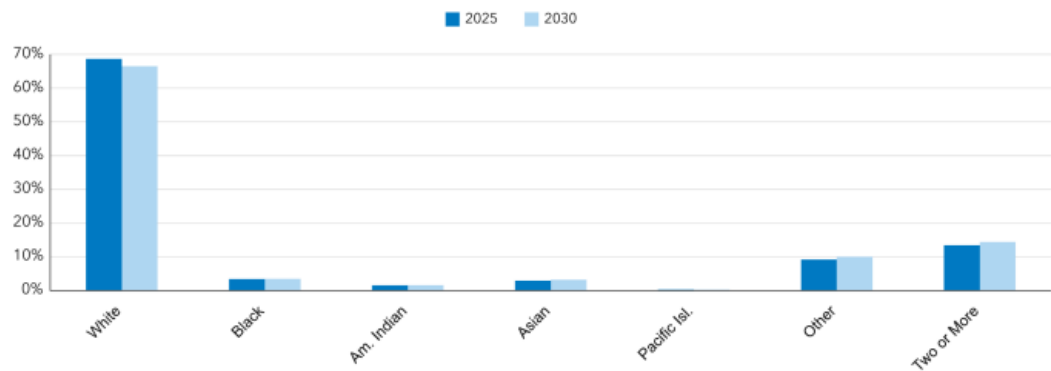
69

Esri Diversity
Index

Households by Income for 2025



Population by Race



HOUSING PROFILE (5 Mile Radius)

Population		Households	
2020 Total Population	18,353	2025 Median Household Income	\$68,020
2025 Total Population	18,053	2030 Median Household Income	\$76,947
2030 Total Population	18,005	2025-2030 Annual Rate	2.50%
2025-2030 Annual Rate	-0.05%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	8,717	100.0%	8,773	100.0%	8,892	100.0%
Occupied	7,789	89.4%	7,819	89.1%	7,940	89.3%
Owner	5,272	67.7%	5,315	68.0%	5,533	69.7%
Renter	2,517	32.3%	2,504	32.0%	2,407	30.3%
Vacant	1,008	11.6%	954	10.9%	952	10.7%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	5,315	100.0%	5,533	100.0%
<\$50,000	500	9.4%	533	9.6%
\$50,000-\$99,999	166	3.1%	205	3.7%
\$100,000-\$149,999	243	4.6%	205	3.7%
\$150,000-\$199,999	423	8.0%	255	4.6%
\$200,000-\$249,999	437	8.2%	283	5.1%
\$250,000-\$299,999	369	6.9%	258	4.7%
\$300,000-\$399,999	986	18.6%	764	13.8%
\$400,000-\$499,999	636	12.0%	693	12.5%
\$500,000-\$749,999	1,052	19.8%	1,278	23.1%
\$750,000-\$999,999	305	5.7%	667	12.1%
\$1,000,000-\$1,499,999	130	2.5%	303	5.5%
\$1,500,000-\$1,999,999	63	1.2%	83	1.5%
\$2,000,000+	5	0.1%	7	0.1%
Median Value	\$352,738		\$438,023	
Average Value	\$407,178		\$493,089	

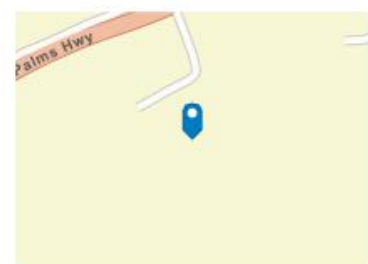
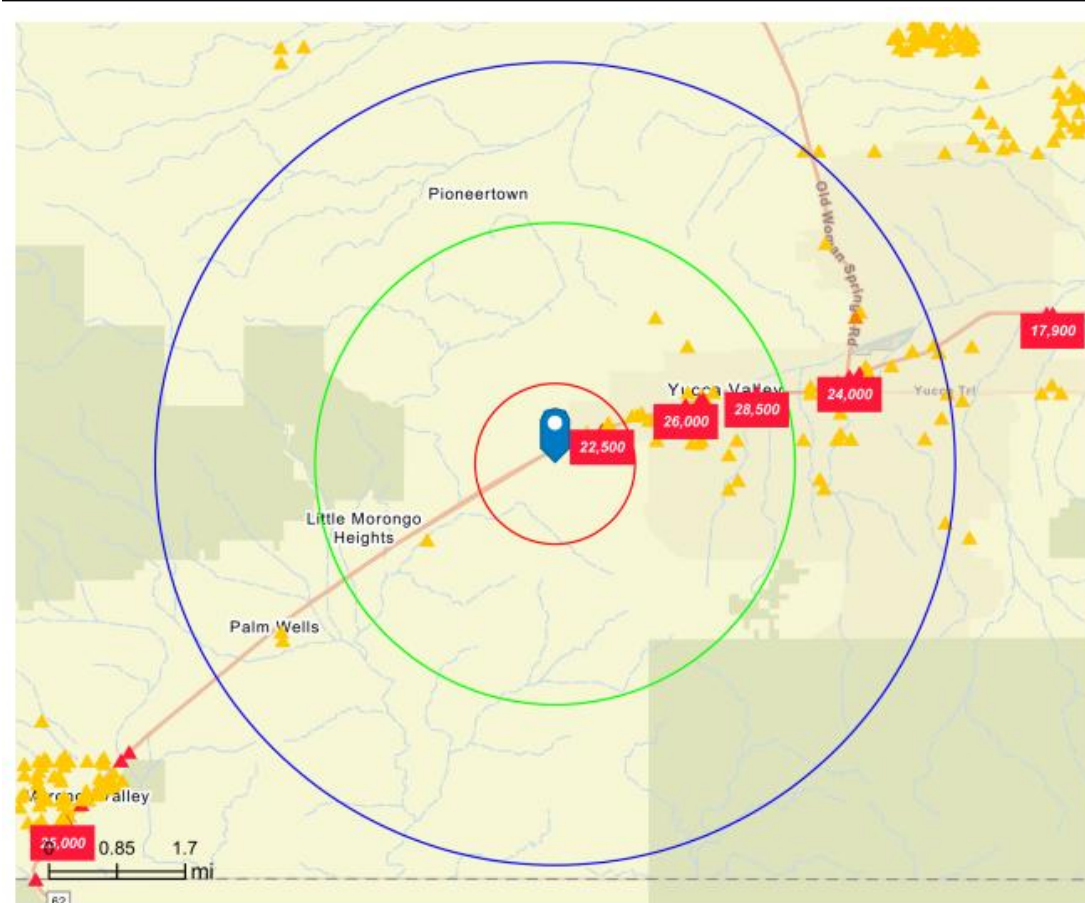
INFOGRAPHIC: LIFESTYLE / TAPESTRY (5 Mile Radius)

Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)



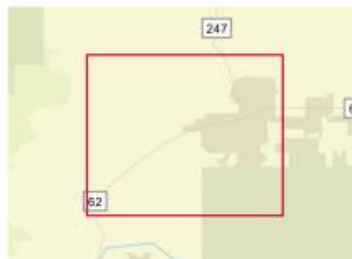
TRAFFIC COUNT

Traffic Count - Study Area (Rings: 1, 3, 5 mile radius)



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



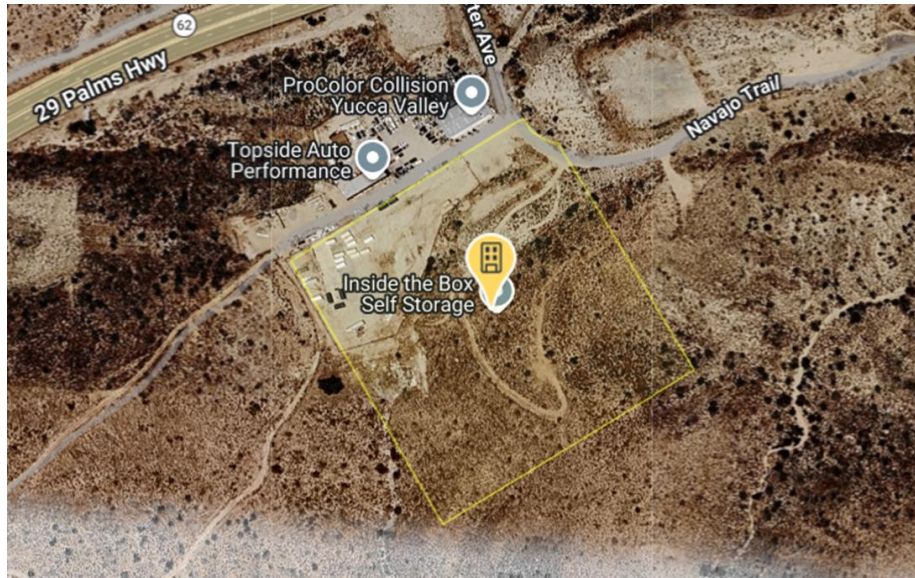
PROPERTY PHOTOS



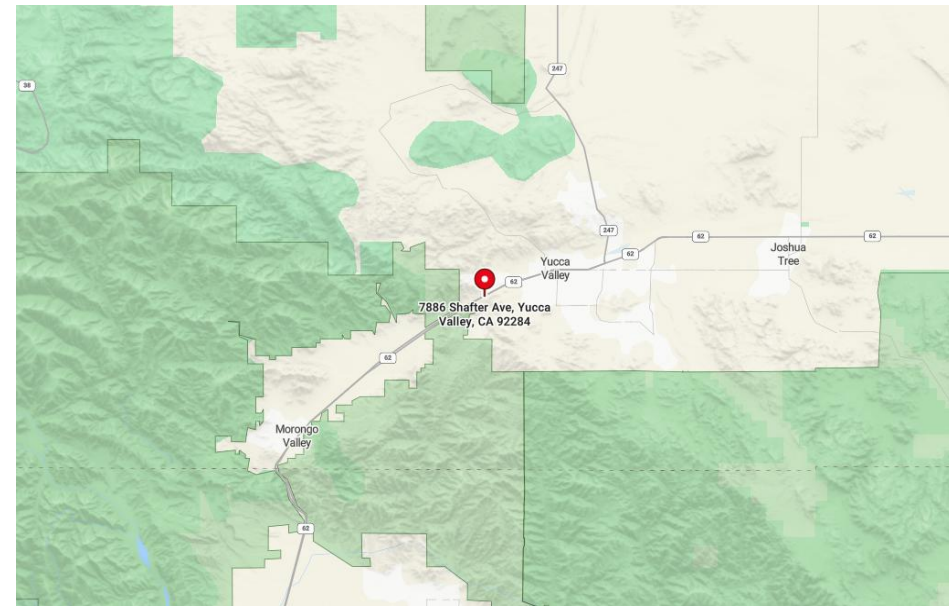
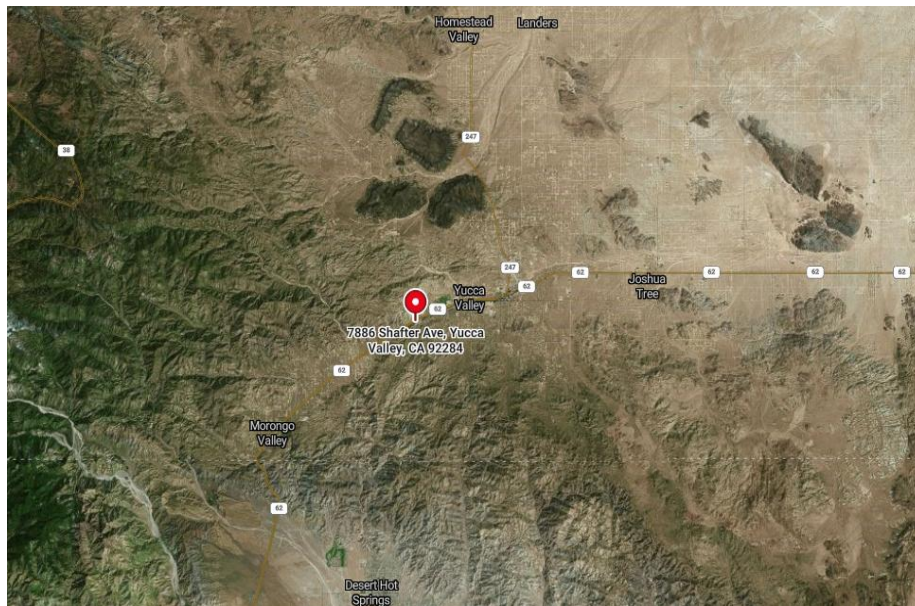
PROPERTY PHOTOS



AERIAL PHOTOS



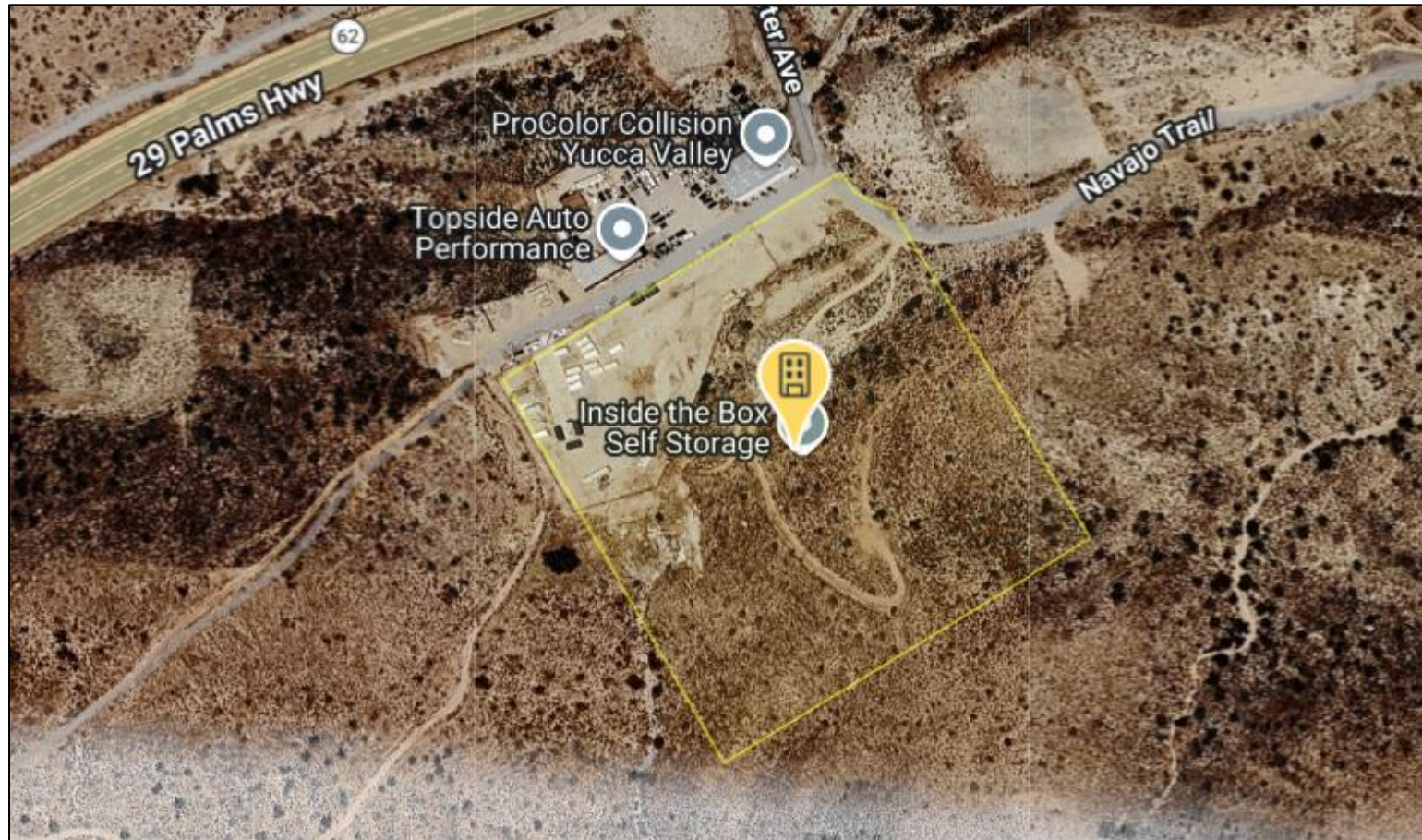
LOCATION MAPS



PARCEL MAP OUTLINE

The map below shows the outline of the entire 9.46 acre or 412,078 square foot lot of the subject property.

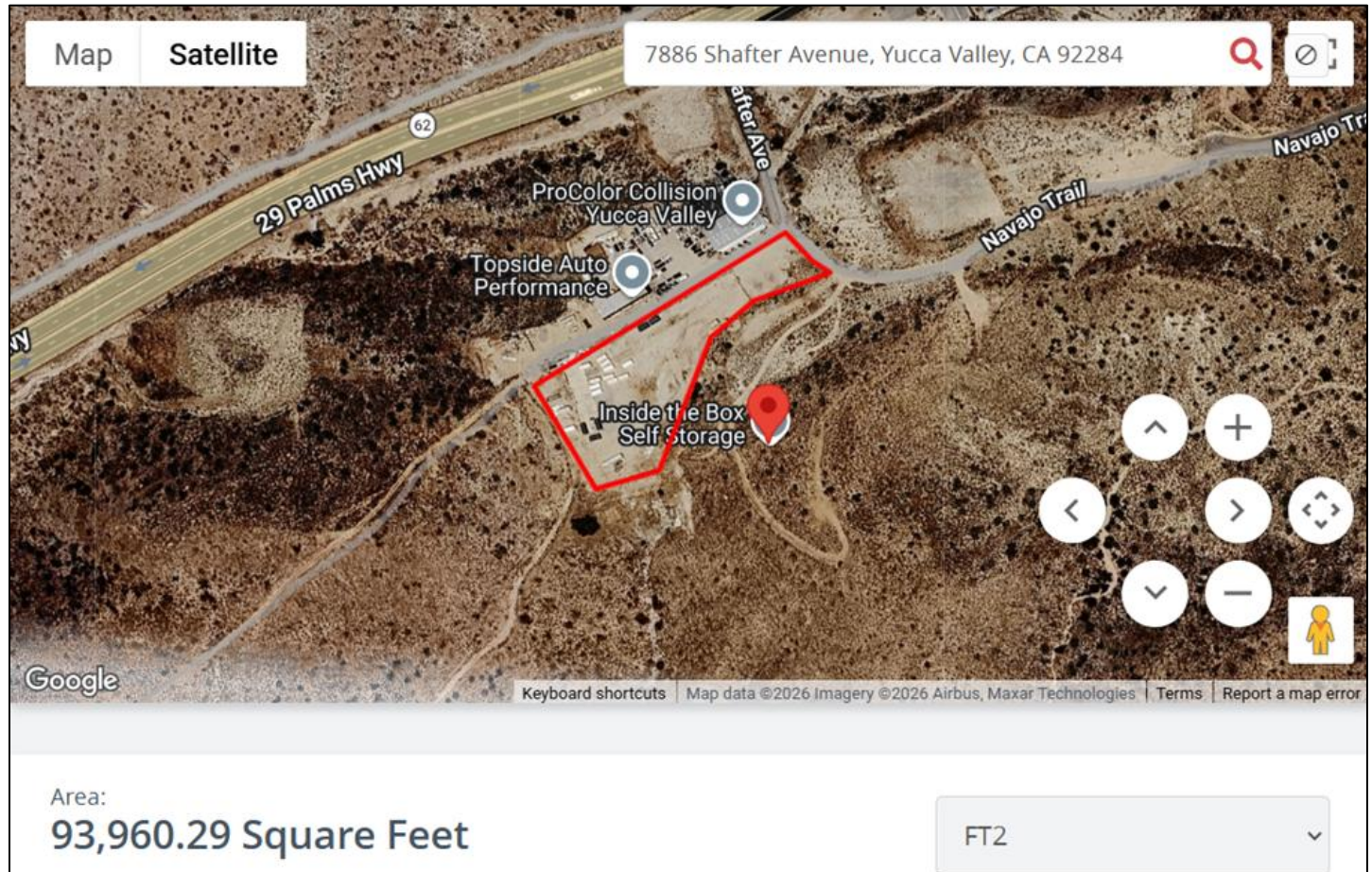
Only 2.16 acres or 93,960 square feet is usable due to terrain conditions.



OUTLINE OF USABLE LAND

Below is the map outlining the 2.16 acres of usable space on the 9.46-acre lot.

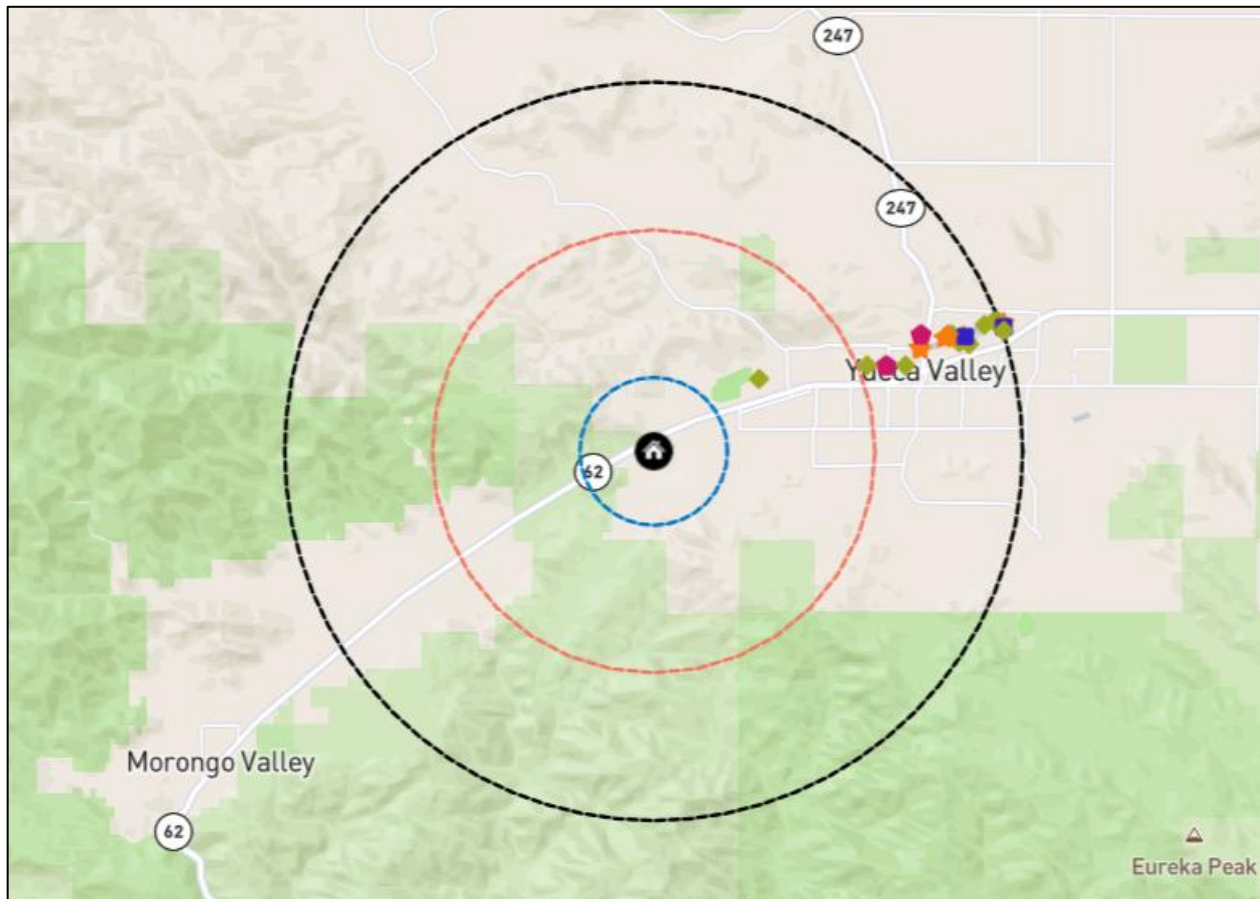
Due to hills, slope, and terrain, only 93,960 sq. ft. (2.16 acres) of the total 412,078 sq. ft. (9.46 acres) is usable.



PROXIMITY TO MAJOR RETAILERS

The map below shows the proximity of major retailers and restaurants in relation to the subject property (black marker).

Within five miles of the property is Dollar General, O'Reilly Auto Parts, Stater Brothers Market, Papa John's, Subway, Dollar Tree, Tractor Supply, Applebee's, IHOP, and more!!



FIRE PROTECTION PERMIT & TRASH ENCLOSURE PERMIT



San Bernardino County Fire Department

FIRE PROTECTION PERMIT

Fire Commercial/Multi-Family Construction

Project Number: FCIC-2024-00111

Parcel Number: 0585273040000

Owner: CS MILLER TRUST 06/14/2017

Phone:

Date Approved: 08/15/2024

Permit Expiration: 8/15/2025

Site Address: 7886 SHAFTER AVE
YUCCA VALLEY, CA
92284

Contractor:

Phone:

INSPECTION TYPE	DATE PASSED	INSPECTOR	COMMENT	RE-INSPECT DATE
Rough				
Final				

CONSTRUCTION ACTIVITY WITHOUT A PERMIT IS NOT ALLOWED

POLICIES ON FIELD INSPECTIONS

- A. Inspection requests are taken from 8:00am to 5:00pm. To schedule an inspection please email inspections@sbcfire.org or call (909) 918-2201. A minimum of 48 hours is required.
- B. Inspection calls shall be from the contractor to whom this permit was issued.
- C. Special or overtime inspection arrangements must be approved in advance.
- D. Written approval from the Fire Department is required before covering any work.
- E. Contractor shall supply all testing equipment and operate all valves at the time of test.

EXPIRATION, RENEWAL AND REFUND NOTICE

This permit shall expire if a Fire inspection does not occur within 365 days of issuance or if the work is suspended or abandoned for a period of 365 days. All fees are non-refundable.

Upon expiration, this permit may be renewed for 1/2 of the original fees up to 12 months after expiration.

This permit may be extended prior to expiration by contacting the Fire Department, submitting a request and paying the 'Time Extension' fee (as per the current Fee Schedule).

This permit provides Fire Department approval only and does not pertain to any other city, county ordinance or building department requirements.

Office of the Fire Marshal
598 S. Tippecanoe Ave
San Bernardino, CA 92415
(909) 386-8400

High Desert Government Center
15000 Smoke Tree Street
Hesperia, CA 92345
(909) 386-8400



LAND USE SERVICES

NON-RESIDENTIAL ACCESSORY PERMIT

Permit Information:

Permit No. ACCRNR-2024-00087

Site Address: 7886 SHAFTER AVE, YUCCA VALLEY,
CA 92284

Issuance Date: 12/10/2024

Expiration Date: 12/10/2025

Owner:

CS MILLER TRUST 06/14/2017

9121 ATLANTA AVE #7702

HUNTINGTON BEACH, CA 92646

Contractor:

RambergWest, Inc. - Contractor License: C-
86797

Ethan Ramberg

53 Sansovino, Ladera Ranch, CA 92694

Description of Work:

New trash enclosure for self-storage facility - 208 SF TOTAL (COUNTY STANDARD)

Building
Official:

Maged Soliman

Maged Soliman

Date: 12/10/2024

Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.

County Government Center
385 N Arrowhead Ave
San Bernardino, CA 92415
Phone: 909.387.8111
Fax: 909.387.3223

High Desert Government Center
15000 Smoke Tree St, Suite 131
Hesperia, CA 92345
Phone: 760.995.8140
Fax: 760.995.8167

www.SBCounty.gov



APPROVED BUILDING PERMITS (Group 1 & 2)

**LAND USE SERVICES**

NON-RESIDENTIAL NEW CONSTRUCTION PERMIT

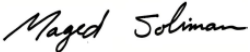
Permit Information:
Permit No. NEWNR-2024-00042
Site Address: 7886 SHAFTER AVE, YUCCA VALLEY, CA 92284

Issuance Date: 12/09/2024
Expiration Date: 12/9/2025

Owner:
CS MILLER TRUST 06/14/2017 &
BAUMAN, CONNOR
9121 ATLANTA AVE #7702
HUNTINGTON BEACH, CA 92646

Contractor:
RambergWest, Inc. - Contractor License: C-86797
Ethan Ramberg
53 Sansovino, Ladera Ranch, CA 92694

Description of Work:
(GROUP 1) New self-storage facility comprised of shipping containers providing a total of 25,440 SF of storage space (S-1 Occupancy). Included in this permit:
(26) 20' shipping containers @ 4160 SF

Building Official: 
Maged Soliman

Date: 12/09/2024

Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.

County Government Center
385 N Arrowhead Ave
San Bernardino, CA 92415
Phone: 909.387.8311
Fax: 909.387.3223

High Desert Government Center
1500 Smoke Tree St, Suite 131
Hesperia, CA 92345
Phone: 760.995.8140
Fax: 760.995.8167

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**LAND USE SERVICES**

NON-RESIDENTIAL NEW CONSTRUCTION PERMIT

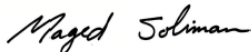
Permit Information:
Permit No. NEWNR-2024-00043
Site Address: 7886 SHAFTER AVE, YUCCA VALLEY, CA 92284

Issuance Date: 01/08/2026
Expiration Date: 1/8/2027

Owner:
CS MILLER TRUST 06/14/2017 &
BAUMAN, CONNOR
9121 ATLANTA AVE #7702
HUNTINGTON BEACH, CA 92646

Contractor:
RambergWest, Inc. - Contractor License: C-86797
Ethan Ramberg
53 Sansovino, Ladera Ranch, CA 92694

Description of Work:
(GROUP 2) New self-storage facility comprised of shipping containers providing a total of 25,440 SF of storage space (S-1 Occupancy). Included in this permit:
(10) 20' shipping containers
(1) 10' shipping container
(11) total shipping containers @ 1,680 SF

Building Official: 
Maged Soliman

Date: 01/08/2026

Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.

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385 N Arrowhead Ave
San Bernardino, CA 92415
Phone: 909.387.8311
Fax: 909.387.3223

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APPROVED BUILDING PERMITS (Group 3 & 4)

**SAN BERNARDINO COUNTY**

LAND USE SERVICES

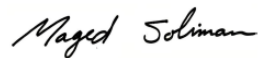
NON-RESIDENTIAL NEW CONSTRUCTION PERMIT

Permit Information:
Permit No. NEWNR-2024-00044
Site Address: 7886 SHAFTER AVE, YUCCA VALLEY, CA 92284
Issuance Date: 01/08/2026
Expiration Date: 1/8/2027

Owner:
CS MILLER TRUST 06/14/2017 & BAUMAN, CONNOR
9121 ATLANTA AVE #7702
HUNTINGTON BEACH, CA 92646

Contractor:
RambergWest, Inc. - Contractor License: C-86797
Ethan Ramberg
53 Sansovino, Ladera Ranch, CA 92694

Description of Work:
(GROUP 3) New self-storage facility comprised of shipping containers providing a total of 25,440 SF of storage space (S-1 Occupancy). Included in this permit:
(14) 20' shipping containers
(1) 10" shipping container
(15) total shipping containers @ 2,320 SF

Building Official: 
Maged Soliman

Date: 01/08/2026

Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.

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**SAN BERNARDINO COUNTY**

LAND USE SERVICES

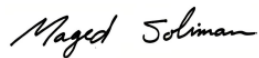
NON-RESIDENTIAL NEW CONSTRUCTION PERMIT

Permit Information:
Permit No. NEWNR-2024-00045
Site Address: 7886 SHAFTER AVE, YUCCA VALLEY, CA 92284
Issuance Date: 01/08/2026
Expiration Date: 1/8/2027

Owner:
CS MILLER TRUST 06/14/2017 & BAUMAN, CONNOR
9121 ATLANTA AVE #7702
HUNTINGTON BEACH, CA 92646

Contractor:
RambergWest, Inc. - Contractor License: C-86797
Ethan Ramberg
53 Sansovino, Ladera Ranch, CA 92694

Description of Work:
(GROUP 4) New self-storage facility comprised of shipping containers providing a total of 25,440 SF of storage space (S-1 Occupancy). Included in this permit:
(19) 20' shipping containers
(1) 10" shipping container
(20) total shipping containers @ 3,120 SF

Building Official: 
Maged Soliman

Date: 01/08/2026

Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.

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APPROVED BUILDING PERMITS (Group 5 & 6)

LAND USE SERVICES

NON-RESIDENTIAL NEW CONSTRUCTION PERMIT

Permit Information:
Permit No. NEWNR-2024-00046
Site Address: 7886 SHAFTER AVE, YUCCA VALLEY, CA 92284

Issuance Date: 01/08/2026
Expiration Date: 1/8/2027

Owner:
CS MILLER TRUST 06/14/2017 & BAUMAN, CONNOR
9121 ATLANTA AVE #7702
HUNTINGTON BEACH, CA 92646

Contractor:
RambergWest, Inc. - Contractor License: C-86797
Ethan Ramberg
53 Sansovino, Ladera Ranch, CA 92694

Description of Work:
(GROUP 5) New self-storage facility comprised of shipping containers providing a total of 25,440 SF of storage space (S-1 Occupancy). Included in this permit:
(31) 20' shipping containers
(1) 10" shipping container
(32) total shipping containers @ 5,040 SF

Building Official: Maged Soliman
Maged Soliman

Date: 01/08/2026

Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.

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San Bernardino, CA 92415
Phone: 909.387.8311
Fax: 909.387.3223

High Desert Government Center
1500 Smoke Tree St, Suite 131
Hesperia, CA 92345
Phone: 760.995.8140
Fax: 760.995.8167

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LAND USE SERVICES

NON-RESIDENTIAL NEW CONSTRUCTION PERMIT

Permit Information:
Permit No. NEWNR-2024-00047
Site Address: 7886 SHAFTER AVE, YUCCA VALLEY, CA 92284

Issuance Date: 01/08/2026
Expiration Date: 1/8/2027

Owner:
CS MILLER TRUST 06/14/2017
9121 ATLANTA AVE #7702
HUNTINGTON BEACH, CA 92646

Contractor:
RambergWest, Inc. - Contractor License: C-86797
Ethan Ramberg
53 Sansovino, Ladera Ranch, CA 92694

Description of Work:
(GROUP 6) New self-storage facility comprised of shipping containers providing a total of 25,440 SF of storage space (S-1 Occupancy). Included in this permit:
(30) 20' shipping containers
(1) 10" shipping container
(31) total shipping containers @ 4,880 SF

Building Official: Maged Soliman
Maged Soliman

Date: 01/08/2026

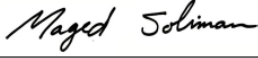
Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.

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Fax: 760.995.8167

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APPROVED BUILDING PERMIT (Group 7)

		LAND USE SERVICES	
NON-RESIDENTIAL NEW CONSTRUCTION PERMIT			
Permit Information:		Issuance Date: 01/08/2026	
Permit No. NEWNR-2024-00048		Expiration Date: 1/8/2027	
Site Address: 7886 SHAFTER AVE, YUCCA VALLEY, CA 92284			
Owner:		Contractor:	
CS MILLER TRUST 06/14/2017		RambergWest, Inc. - Contractor License: C-86797	
9121 ATLANTA AVE #7702		Ethan Ramberg	
HUNTINGTON BEACH, CA 92646		53 Sansovino, Ladera Ranch, CA 92694	
Description of Work:			
(GROUP 7) New self-storage facility comprised of shipping containers providing a total of 25,440 SF of storage space (S-1 Occupancy). Included in this permit:			
(25) 20' shipping containers			
(3) 10" shipping container			
(28) total shipping containers @ 4,240 SF			
Building Official:		Date:	
		01/08/2026	
Maged Soliman			
Expiration and Refund Notice: Applications for which no permit is issued within 365 days from the date of application shall expire. Permits shall expire if work does not commence within 365 days of issuance of such permit or if the suspended or abandoned for a period of 365 days. Fees paid are not refundable after (1) year from the date of payment. All fees paid may not be refundable.			
County Government Center 385 N Arrowhead Ave San Bernardino, CA 92415 Phone: 909.387.8311 Fax: 909.387.3223		High Desert Government Center 1500 Smoke Tree St. Suite 131 Hesperia, CA 92345 Phone: 760.995.8140 Fax: 760.995.8167	
		www.SBCounty.gov	

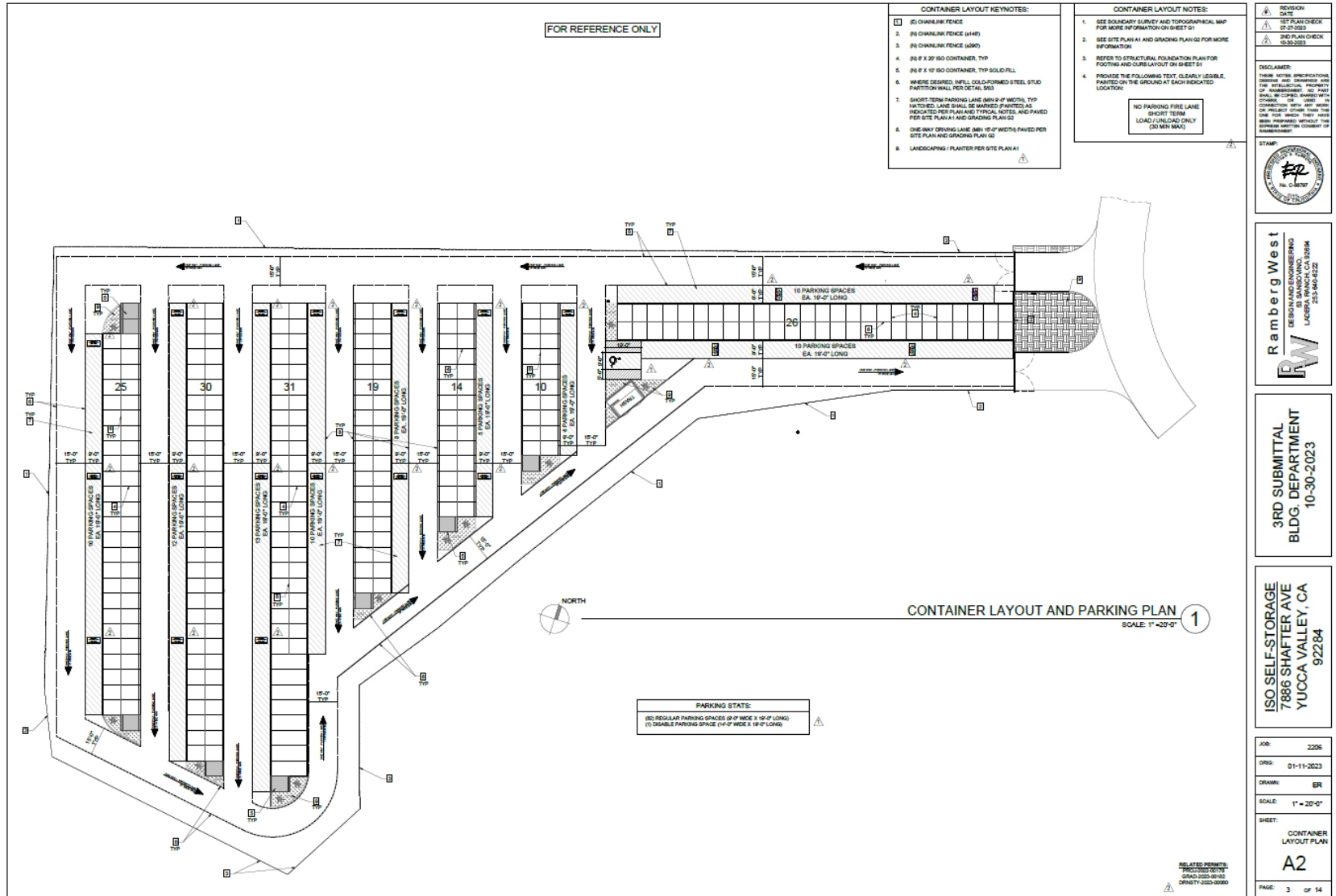
John 14:6

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John 14:6



CONTAINER LAYOUT & PARKING PLAN



John 14:6



MARKET SNAPSHOT (1-, 3- and 5-Mile Radius)

Market Summary								
Market Coverage			7886 Shafter Avenue, Yucca Valley, CA 92284					
Comparisons are made with			5 mile radius					
			Riverside-San Bernardino-Ontario, CA - (MSA), National Totals and Averages					
	Market Snapshot				Market including known developments			
	This Market	1 Mile	3 Miles		This Market	1 Mile	3 Miles	
Self Storage Only Facilities Net Rentable SQ FT	55,402	N/A	42,263	Self Storage Only Facilities Net Rentable SQ FT	134,111	N/A	120,972	
Hybrid Facility Self Storage Net Rentable SQ FT	82579	N/A	82579	Hybrid Facility Self Storage Net Rentable SQ FT	82579	N/A	82579	
Total Net Self Storage Rentable SQ FT	137,981.00	N/A	124,842.00	Total Net Self Storage Rentable SQ FT	216,690.00	N/A	203,551.00	
Parking Net Rentable SQ FT	38,195.00	N/A	38,195.00	Parking Net Rentable SQ FT	38,195.00	N/A	38,195.00	
Sq Ft per Capita				Sq Ft per Capita				
2023 Sq Ft per Capita	7.66	N/A	14.76	2023 Sq Ft per Capita	12.03	N/A	24.07	
2025 Sq Ft per Capita	7.56	N/A	14.57	2025 Sq Ft per Capita	11.88	N/A	23.75	
2027 Sq Ft per Capita	7	N/A	14	2027 Sq Ft per Capita	12	N/A	23	
Sq Ft per Household	19	0	34	Sq Ft Under Construction per Capita	N/A	N/A	N/A	
Total Stores	5	N/A	4	Sq Ft per Household	29	0	55	
REITS	0	0	0	Total Stores	6	N/A	5	
Large Ops	3	0	2	REITS	0	0	0	
Mid Ops	0	0	0	Large Ops	3	0	2	
Small Ops	1	0	1	Mid Ops	0	0	0	
Single Ops	1	0	1	Small Ops	1	0	1	
New Developments				Single Ops	1	0	1	
Estimated Net Rentable Sq Ft of Development	78,709	0	78,709	New Supply Ratio	57.04%	N/A	63.05%	
Stores opened within the last year	0	0	0					
CC Facilities in Market	N/A	N/A	N/A					
Demographics								
2023 Population	18,007	975	8,458					
2025 Population	18243 (+1.31% change)	987 (+1.23% change)	8569 (+1.31% change)					
2027 Population	18497 (+2.72% change)	1000 (+2.56% change)	8688 (+2.72% change)					
Population Density(per sq mi)	\$ 204	\$ 413	\$ 404					
Region Type								
Households	\$ 7,405.00	\$ 510.00	\$ 3,693.00					
Rental Households	\$ 2,581.00	\$ 199.00	\$ 1,530.00					
Rental Households Percentage	34.85%	39.02%	41.43%					
Median Household Income	\$ 68,614.00	\$ 57,439.00	\$ 57,701.00					
Walk In Average Rate Per Square Feet								
All Units without Parking	1.85	N/A	1.7					
All Units with Parking								
Regular Units	\$ 1.85	N/A	\$ 1.70					
Climate Controlled Units	N/A	N/A	N/A					
Only Parking	\$ 0.37	N/A	\$ 0.37					
Rate Trend (12 months)	-8.94%		-9.01%					
Online Average Rate Per Square Feet								
All Units without Parking	1.67	N/A	1.53					
All Units with Parking	1.12	N/A	1.01					
Regular Units	1.67	N/A	1.53					
Climate Controlled Units	N/A	N/A	N/A					
Only Parking	0.37	N/A	0.37					
Rate Trend (12 months)	-9.83%		-9.90%					
Units Not Advertised	0%	0%	0%					

RENTAL SURVEY SUMMARY

Property Name	Address	Phone	Lot Size	Sq. Ft.	Year Built	Occupancy	Number of Units	10x10	10x20
SUBJECT PROPERTY	7886 Shafter Avenue Yucca Valley, CA 92284	N/A	412,078	25,440	*2026	N/A	N/A	\$140	\$230
Purely Storage - Yucca Trail	55970 Yucca Trail, Yucca Valley, CA 92284	(760) 369-2209	87,120	37,916	1980	N/A	256	\$178	\$305
Storelocal Storage	7032 Old Woman Springs Road, Yucca Valley, CA 92284	(760) 365-7032	32,670	13,139	1985	N/A	60	\$175	\$250
Grand Central Storage	7222 Church Street, Yucca Valley, CA 92284	(760) 365-0093	134,600	43,519	1990	N/A	388	\$170	\$245
Purely Storage - Hopi Trail	7340 Hopi Trail, Yucca Valley, CA 92284	(760) 365-1390	188,604	39,060	2006	N/A	328	\$217	\$305
Valley Mini Storage	7364 Wamego Trail, Yucca Valley, CA 92284	(760) 365-2418	10,500	4,347	1984	N/A	42	N/A	N/A
Storelocal Storage	6625 Prescott Ave Yucca Valley, CA 92284	(760) 365-3986	129,373	38,756	1989	n/a	426	\$175	\$250
Averages				29,456	1989		250	\$183	\$271

APPROVED UNIT MIX & INCOME SUMMARY

Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
Group 1							
8x20	160	26	4,160	\$230.00	\$1.44	\$5,980	\$71,760
Group 2							
8x20	160	10	1,600	\$230.00	\$1.44	\$2,300	\$27,600
8x10	80	1	80	\$140.00	\$1.75	\$140	\$1,680
Group 3							
8x20	160	14	2,240	\$230.00	\$1.44	\$3,220	\$38,640
8x10	80	1	80	\$140.00	\$1.75	\$140	\$1,680
Group 4							
8x20	160	19	3,040	\$230.00	\$1.44	\$4,370	\$52,440
8x10	80	1	80	\$140.00	\$1.75	\$140	\$1,680
Group 5							
8x20	160	31	4,960	\$230.00	\$1.44	\$7,130	\$85,560
8x10	80	1	80	\$140.00	\$1.75	\$140	\$1,680
Group 6							
8x20	160	30	4,800	\$230.00	\$1.44	\$6,900	\$82,800
8x10	80	1	80	\$140.00	\$1.75	\$140	\$1,680
Group 6							
8x20	160	25	4,000	\$230.00	\$1.44	\$5,750	\$69,000
8x10	80	3	240	\$140.00	\$1.75	\$420	\$5,040
		163	25,440			\$36,770	\$441,240
Enclosed Storage	Units	Sq. Ft.	Average rate / sq. ft.				\$1.45
	163	25,440	Average size				156.07
	Total Units						163
	Units Rented						155
						Occupancy	95%

5 YEAR INCOME AND EXPENSE PROJECTIONS

INCOME	*Year 1	*Year 2	*Year 3 (Stabilization)	*Year 4	*Year 5 (Exit)
Gross Potential Income:	\$ 441,240.00	\$ 441,240.00	\$ 441,240.00	\$ 463,302.00	\$ 486,467.10
Vacancy:	\$ 264,744.00 60%	\$ 132,372.00 30%	\$ 44,124.00 10%	\$ 46,330.20 10%	\$ 48,646.71 10%
Rental Income:	\$ 176,496.00	\$ 308,868.00	\$ 397,116.00	\$ 416,971.80	\$ 437,820.39
Insurance:	\$ 5,208.00	\$ 9,114.00	\$ 11,067.00	\$ 11,620.35	\$ 12,201.37
Fees & Other Income:	\$ 1,500.00	\$ 3,000.00	\$ 5,000.00	\$ 5,250.00	\$ 5,512.50
Total	\$ 183,204.00	\$ 320,982.00	\$ 413,183.00	\$ 433,842.15	\$ 455,534.26
EXPENSES					
Property Taxes:	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72
Property Insurance:	\$ 7,500.00	\$ 7,725.00	\$ 7,956.75	\$ 8,195.45	\$ 8,441.32
On-Site Management:	\$ 35,000.00	\$ 36,050.00	\$ 37,131.50	\$ 38,245.45	\$ 39,392.81
Off-Site Management:	\$ 7,328.16	\$ 12,839.28	\$ 16,527.32	\$ 17,353.69	\$ 18,221.37
Office & Administrative:	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53
Software Fees:	\$ 3,600.00	\$ 3,708.00	\$ 3,819.24	\$ 3,933.82	\$ 4,051.83
Marketing:	\$ 20,000.00	\$ 20,600.00	\$ 10,000.00	\$ 10,002.00	\$ 10,004.00
Electric:	\$ 4,200.00	\$ 4,326.00	\$ 4,455.78	\$ 4,589.45	\$ 4,727.14
Phone & Internet:	\$ 1,500.00	\$ 1,545.00	\$ 1,591.35	\$ 1,639.09	\$ 1,688.26
Trash:	\$ 2,700.00	\$ 2,781.00	\$ 2,864.43	\$ 2,950.36	\$ 3,038.87
Water:	\$ 1,080.00	\$ 1,112.40	\$ 1,145.77	\$ 1,180.15	\$ 1,215.55
Repair & Maintenance:	\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	\$ 5,463.64	\$ 5,627.54
Bank & Merchant Fees:	\$ 5,496.12	\$ 5,661.00	\$ 5,830.83	\$ 6,005.76	\$ 6,185.93
Pest Control Service:	\$ 900.00	\$ 927.00	\$ 954.81	\$ 983.45	\$ 1,012.96
License & Permits:	\$ 1,200.00	\$ 1,236.00	\$ 1,273.08	\$ 1,311.27	\$ 1,350.61
Other:	\$ 500.00	\$ 515.00	\$ 530.45	\$ 546.36	\$ 562.75
Total Expenses	\$ 124,004.28 68%	\$ 133,015.68 41%	\$ 129,091.02 31%	\$ 132,996.29	\$ 137,035.20
NET INCOME	\$ 59,199.72	\$ 187,966.32	\$ 284,091.98	\$ 300,845.86	\$ 318,499.06

Expenses are estimates based on industry averages and broker assumptions.

PRICING

PRICE	\$960,000
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ACREAGE 9.46

LAND SQUARE FEET 412,078

PRICE PER ACRE \$101,480

PRICE PER LAND SQ. FT. \$2.33

APPROVED UNITS 163

APPROVED SQ. FT. 25,440

INTERNAL RATE OF RETURN

<u>Year</u>	<u>Cash Flow</u>
Year 0	(\$2,320,000)
Year 1	\$59,200
Year 2	\$187,966
Year 3	\$284,092
Year 4	\$300,846
Year 5 (Exit)	\$4,868,486
IRR	21.40%

ACQUISITION ANALYSIS

SITE ACQUISITION	\$960,000
CONSTRUCTION COSTS	\$1,170,000

*CONSTRUCTION COSTS	\$1,170,000
----------------------------	--------------------

Additional Container Purchases	\$740,000
Pavement	\$300,000
Gate & Fencing	\$80,000
Ancillary Costs	\$50,000
Costs per rentable sq. ft.	\$46
Enclosed Sq. Ft.	25,440

*YEAR 5 EXIT PROJECTIONS

Exit Gross Revenue	\$455,534
Gross Revenue Multiple	4.68
Net Income	\$318,499
Yield on Cost	14.95%
Internal Rate of Return	23.70%

*EXIT VALUE (Year 5)	\$4,549,987
-----------------------------	--------------------

Equity at Exit	\$2,419,987
Exit Cap Rate	7.00%
Price Per Enclosed Sq. Ft.	\$178.85
Gross Revenue Multiple	9.99

BROKER REMARKS

- Permits are in hand and the site is shovel ready.
- 15 containers are already at the site and will be included in the sale.
- Cost of the remaining 148 containers will be around \$5,000 per 8x20 foot container (\$31 / sq. ft.).
- Site is paved and pads for containers are already in place.
- Very low price per land square foot of \$2.33.
- Great traffic count of over 22,000 vehicles per day!
- Area is experiencing high growth as a more affordable option than nearby Palm Springs area.
- 25ft+ wide drive aisles.
- Possible joint venture opportunity for an experienced buyer.

CALVARY REALTY TEAM

Marketing Brokerage



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Director of National Investments
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Investment Advisor
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