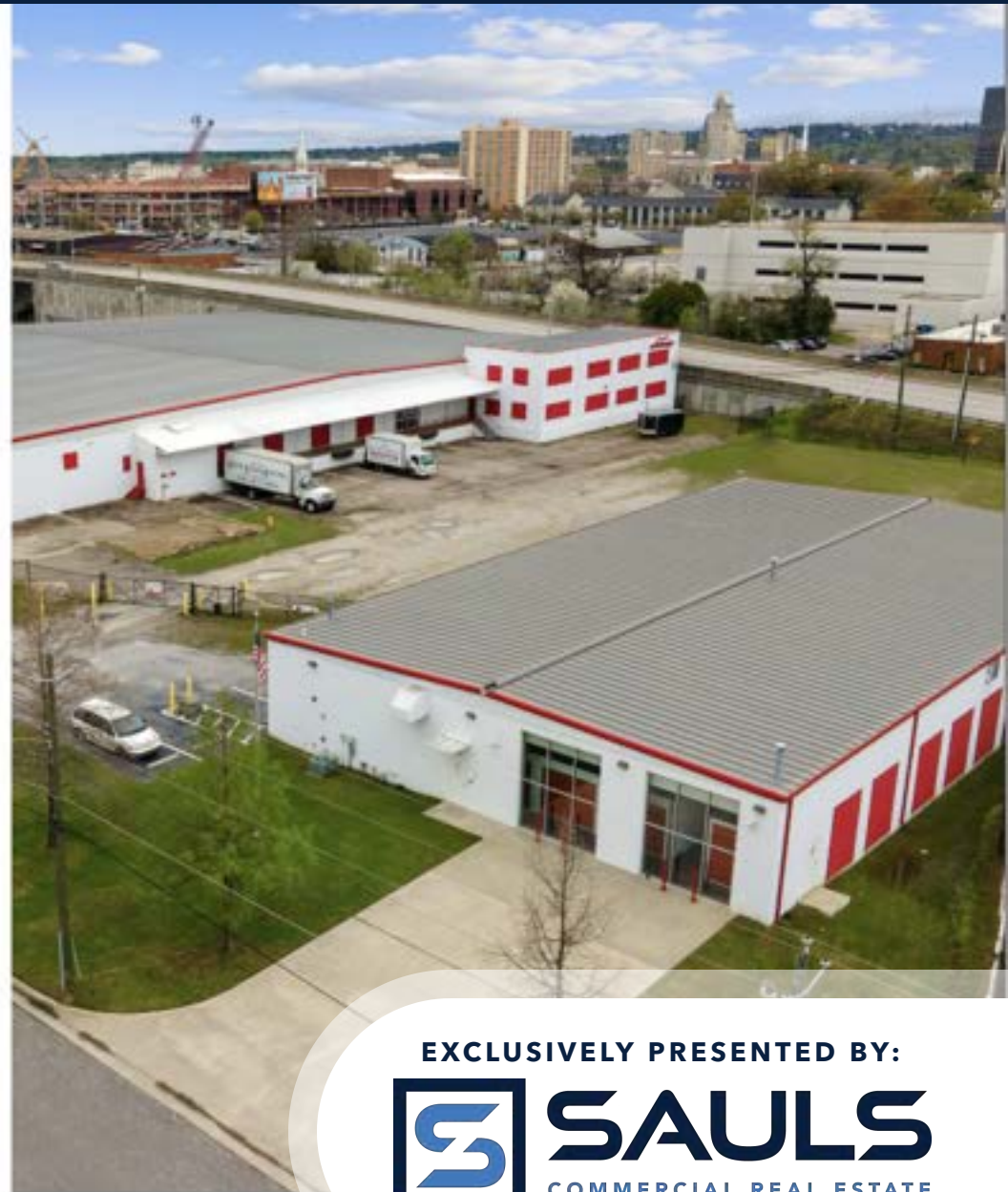


ATLANTA | AUGUSTA, GEORGIA

ATLANTA | AUGUSTA PORTFOLIO



EXCLUSIVELY PRESENTED BY:



CONFIDENTIALITY + DISCLAIMER

The information contained in this presentation is confidential and proprietary and is for the exclusive use of the party receiving the information (whether in printed, electronic, or facsimile format) for the sole purpose of determining if the recipient desires to acquire more information regarding the Property. By acceptance of this information in any format or from any source, the recipient agrees to not distribute nor to disclose this information in any form to any other person or entity without the prior written consent of the Broker. Neither a Seller, Owner, or Broker represents, warrants, either by implication nor express statement, the accuracy or completeness of the information contained in this property presentation. The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein. Warranties or representations can only be made by the Seller or Owner in a written and fully executed purchase and sales agreement between Seller and Purchaser. Projections in the presentation are based on assumptions and interpretations based on future events, market conditions, managerial operations beyond the control of Broker, Seller, or Owner, and, therefore, subject to error and change without notice. The prospective purchaser is encouraged to perform such independent due diligence as he or she finds appropriate. Typically, due diligence activities provide a more comprehensive review and analysis of all aspects of the property (including, but not limited to, financial matters, market conditions, physical condition, regulatory issues, and title status) than the material contained herein. This presentation is for information purposes only and is not a solicitation of any nature whatsoever. Seller and Owner reserve the right, at their sole and absolute discretion, to reject any offer.



MARKET BID PRICE

OFFERS SHOULD BE SENT TO THE ATTENTION OF:



LUKE SAULS

770-841-4591

luke@saulsstoragegroup.com



JANE H. SAULS, CCIM

770-328-2379

jane@saulsstoragegroup.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Atlanta | Augusta Portfolio is a two-property self storage portfolio totaling 102,975 net rentable square feet across 968 storage units in the Atlanta MSA and Augusta-Aiken MSA. The facilities feature primarily climate-controlled units with modern operational infrastructure, including access control systems, cameras, and professional management. The portfolio is currently operating at approximately 83% physical occupancy and 92% economic occupancy, providing stable in-place income with continued opportunity for operational optimization and revenue growth. Ellenwood's Best Storage benefits from its location within the Atlanta MSA, one of the largest and fastest-growing metropolitan areas in the Southeast, while Augusta's Best Storage serves the established Augusta-Aiken market supported by healthcare, military, and regional employment drivers. Together, the assets provide investors with portfolio scale, diversified geographic exposure, and stable cash flow within two growing Georgia markets. FOR MORE INFORMATION, VISIT WWW.SAULSCRE.COM.

OFFERING SUMMARY

List Price	Market Bid
Net Rentable SF	102,975
Lot Size	9.71
Unit Count Storage	968
Unit Count Parking	1
Unit Occupancy	83%
SF Occupancy	84%
Economic Occupancy	92%

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Two-Property Georgia Self Storage Portfolio – 968-units totaling 102,975 NRSF across two facilities in Atlanta and Augusta, offering geographic diversification across two established Georgia markets.
- Strategic Atlanta MSA Presence – Ellenwood’s Best Storage benefits from its location within the Atlanta MSA, one of the largest and fastest-growing metropolitan areas in the Southeast.
- Limited Self Storage Supply – Both assets benefit from limited supply within a three-mile radius, with approximately 6.96 SF per capita at Ellenwood’s Best Storage and 4.82 SF per capita at Augusta’s Best Storage
- Major Transportation & Logistics Corridors – Ellenwood's Best Storage is positioned near Interstates 675 and 285 with convenient access to Hartsfield–Jackson Atlanta International Airport, supporting regional population growth and long-term storage demand.
- Regional Economic Hub – Augusta, the second-largest city in Georgia, serves as a major employment center anchored by Fort Eisenhower, Augusta University, healthcare systems, and the growing cybersecurity sector.
- Strong In-Place Occupancy – The portfolio is currently operating at approximately 83% unit occupancy and 92% economic occupancy, supporting stable in-place income.
- Established Operations – The facilities operate with professional management systems, access controls, and security infrastructure supporting efficient day-to-day operations.
- Stable In-Place Revenue – Existing operations provide dependable cash flow supported by strong occupancy and diversified tenant demand.
- FOR MORE INFORMATION, VISIT WWW.SAULSCRE.COM.

ELLENWOOD DEMOGRAPHICS

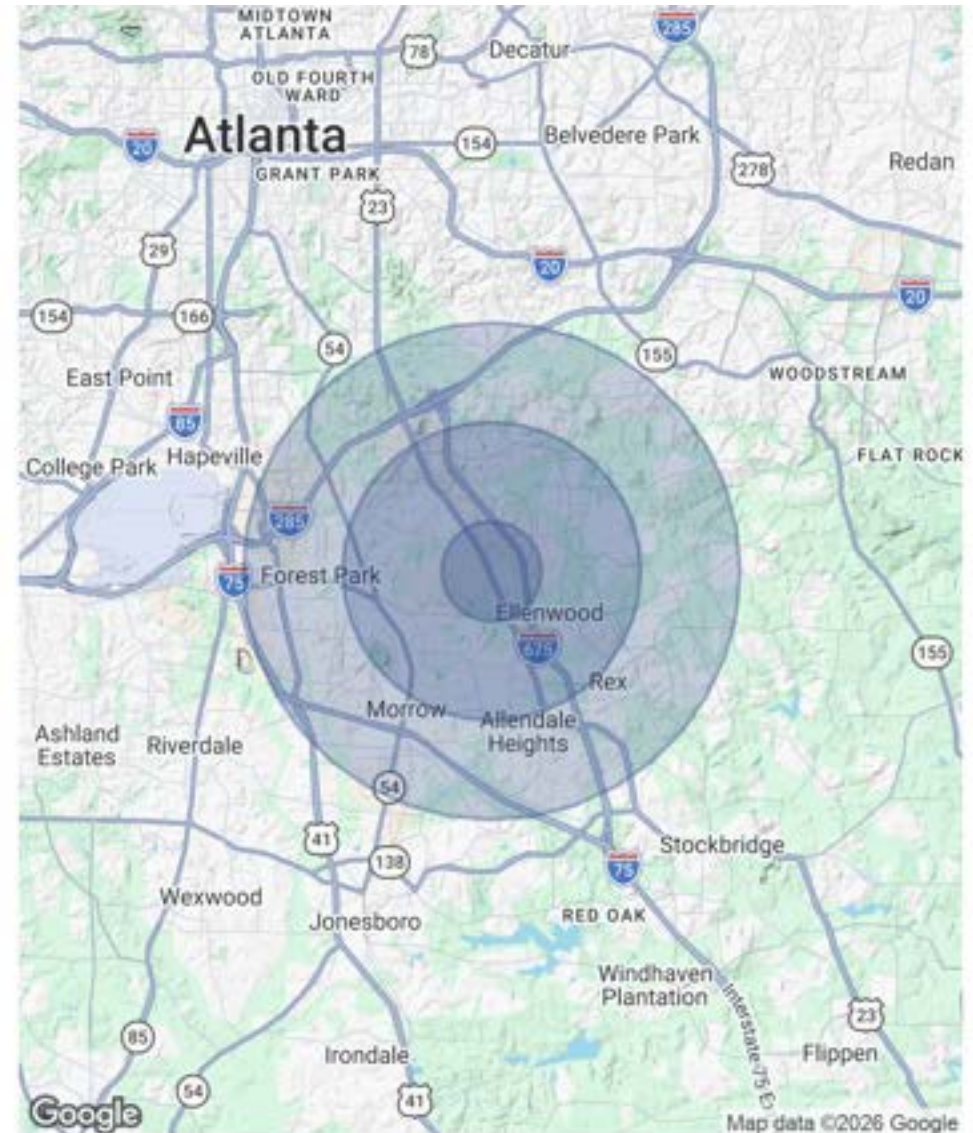
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,208	51,843	142,926
Average Age	26.9	34.6	35.1
Average Age (Male)	26.0	33.4	33.4
Average Age (Female)	34.2	37.9	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	740	17,418	49,198
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$66,591	\$74,704	\$72,887
Average House Value	\$152,774	\$212,125	\$204,802

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	25.3%	15.1%	14.7%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	84	5,712	18,477
Total Population - Black	1,386	34,208	95,851
Total Population - Asian	154	4,913	9,246
Total Population - Hawaiian	0	49	67
Total Population - American Indian	0	237	430
Total Population - Other	122	2,612	8,671

2023 American Community Survey (ACS)



AUGUSTA DEMOGRAPHICS

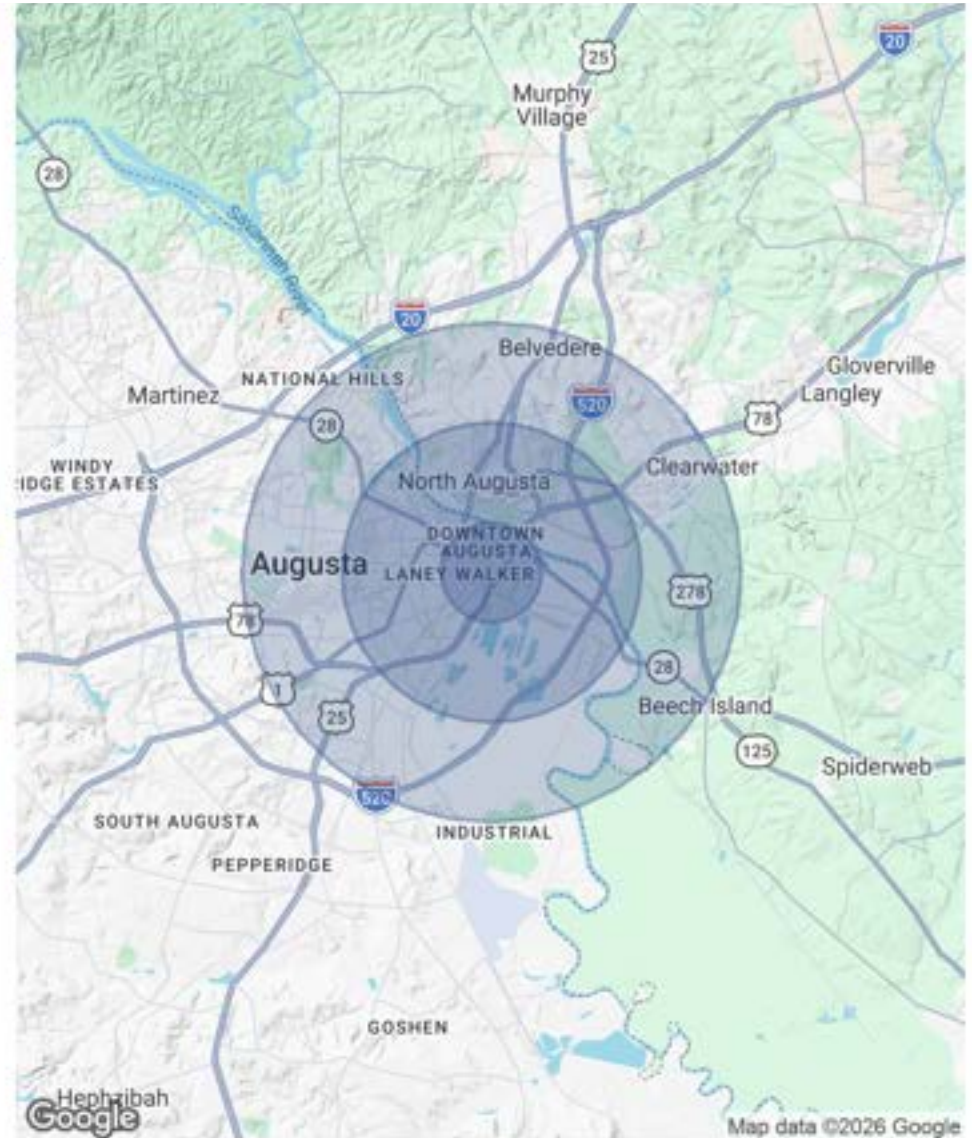
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,809	36,682	89,011
Average Age	42.7	39.0	38.6
Average Age (Male)	40.6	35.6	35.6
Average Age (Female)	43.8	40.6	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,890	16,367	37,364
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$40,687	\$62,238	\$71,017
Average House Value	\$134,785	\$163,273	\$183,393

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.1%	4.8%	5.0%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,564	14,103	40,785
Total Population - Black	3,977	19,349	40,648
Total Population - Asian	46	401	1,168
Total Population - Hawaiian	0	5	28
Total Population - American Indian	4	39	103
Total Population - Other	33	536	1,297

2023 American Community Survey (ACS)



ADDITIONAL PHOTOS



CITY INFORMATION



ATLANTA + AUGUSTA, GEORGIA

Ellenwood, Georgia, sits within the Atlanta MSA, one of the largest and fastest-growing metropolitan areas in the Southeast. Positioned just southeast of downtown Atlanta with convenient access to Interstate 285, Interstate 675, and Hartsfield-Jackson Atlanta International Airport, the area benefits from strong population density, regional employment centers, and continued suburban growth that supports consistent demand for self-storage.

Augusta, Georgia serves as the primary economic hub of the Augusta-Aiken MSA and is supported by major employers including Fort Eisenhower, Augusta University, and a growing healthcare and cybersecurity sector. The city's regional draw, stable employment base, and ongoing investment in infrastructure and downtown redevelopment continue to drive residential and commercial activity throughout the market.

Together, these locations provide investors with exposure to two active Georgia markets supported by population growth, employment drivers, and long-term demand for self-storage.



At Sauls Commercial Real Estate, we grow by serving—leading with integrity, taking ownership, and pushing forward with grit and purpose. Rooted in faith and fueled by action, we add value through transparency, relationships, and results that leave people better than we found them.

We are an industry renowned investment sales, construction, and development company. Operating exclusively in the commercial space, we offer real estate brokerage, consulting, and general contracting services. We provide owners and investors with the highest standard of personalized service, *built on values and sold by results.*

WWW.SAULSCRE.COM | 770-841-4591



BELIEVE BIG



EXTREME OWNERSHIP



EXECUTE



FAIL FORWARD



DO THE RIGHT THING