



MASTERKEY STORAGE
1620 SW Green Siding Rd. & 3442 Old Hwy. 99 south
Roseburg, Oregon

Available for sale are two storage facilities, known as **Masterkey Storage**, located in Roseburg, Oregon in an area commonly known as the Green District. The properties are well located, highly visible and in good to excellent condition. The facilities are managed “remotely”, where tenants and prospective tenants, call into a call center for information. Locally, an assistant manager provides on-site assistance where needed. Please refer to agent for more information.

Location:

The Green District is primarily a business and industrial area of Roseburg. Medium and higher density housing is in the immediate area. While other areas of Roseburg have seen construction of new storage facilities, or expansion of existing projects, the Green District of Roseburg has not. Unit rents at the Masterkey facilities are lower in comparison to other properties in Roseburg. Both these facilities maintain higher than average occupancy compared to the balance of the Roseburg market.

While it is the owner’s preference to sell both facilities as a “package”, offers on individual units will be considered.

<u>Asking Price:</u>	1620 SW Green Siding Rd.	\$5,475,000.....	6.48% Cap Rate
	3443 Old Hwy. 99 south	\$3,750,000.....	6.46% Cap Rate

Agent:

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Commercial Associates /
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Description:

1620 SW Green Siding Rd. is a 341 unit, 35,481sf facility. The overall site area is approximately 2.28 acres in size and has vacant land within the security fence for additional expansion, (see ariel photo). Improvements include one large storage building, (metal siding, standing seam metal roofing) and 10 modular units. The facility was formerly managed by an on-site manager. The on-site manager's residence is currently vacant but could be utilized for management, or rented. The facility is currently +/- 87% occupied

3443 Old Hwy. 99 south is a 205 unit, 25,610sf facility. The overall site area is approximately 1.41 acres. The facility is located adjacent to Hwy. I-5 at an entry ramp to the highway. Improvements include seven storage buildings. In one of the buildings is a management office that is currently vacant. All buildings are metal sided with standing seam metal roofs. The property is currently +/- 82% occupied



3443 Old Hwy. 99s

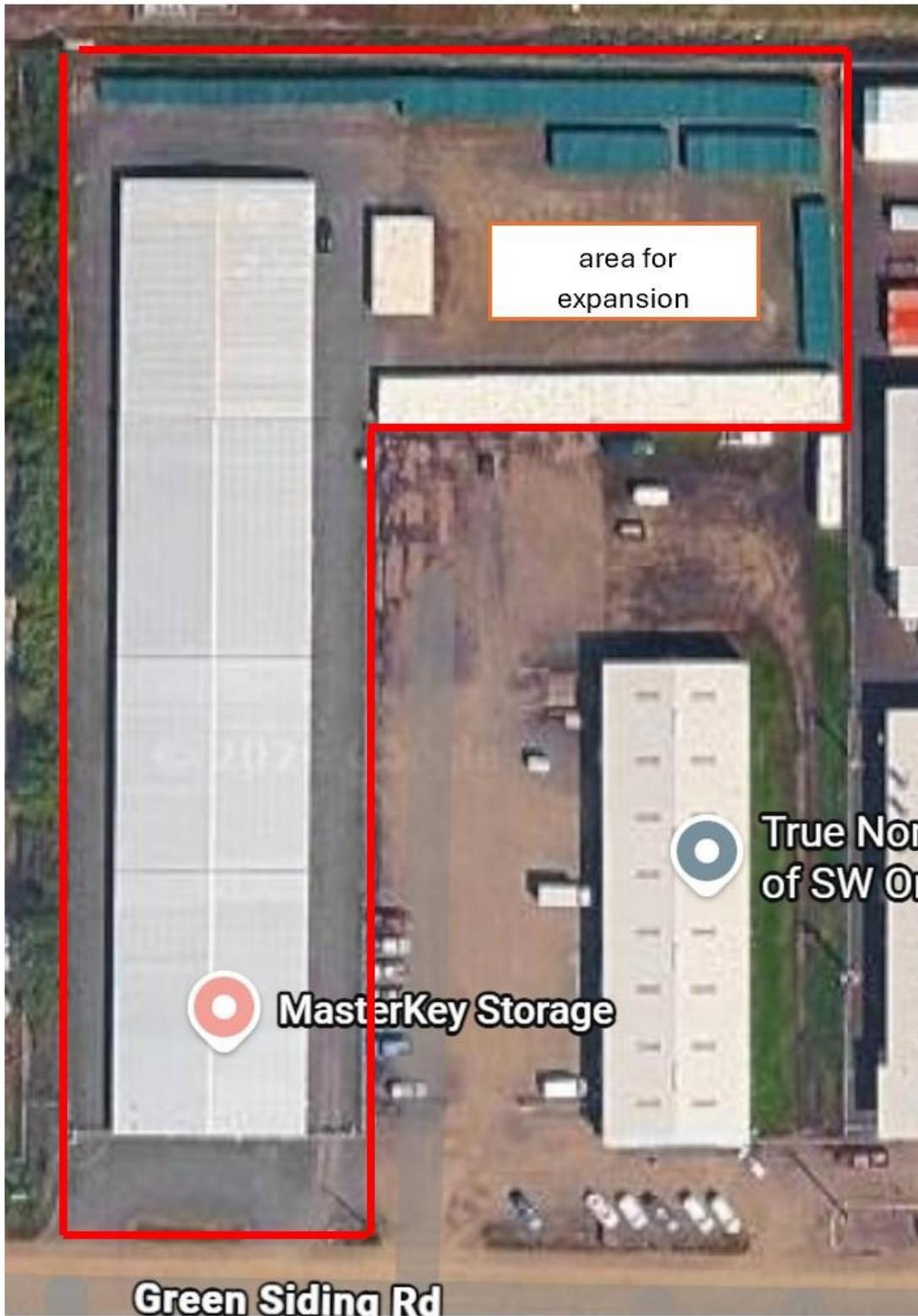


1620 SW Green Siding Rd.

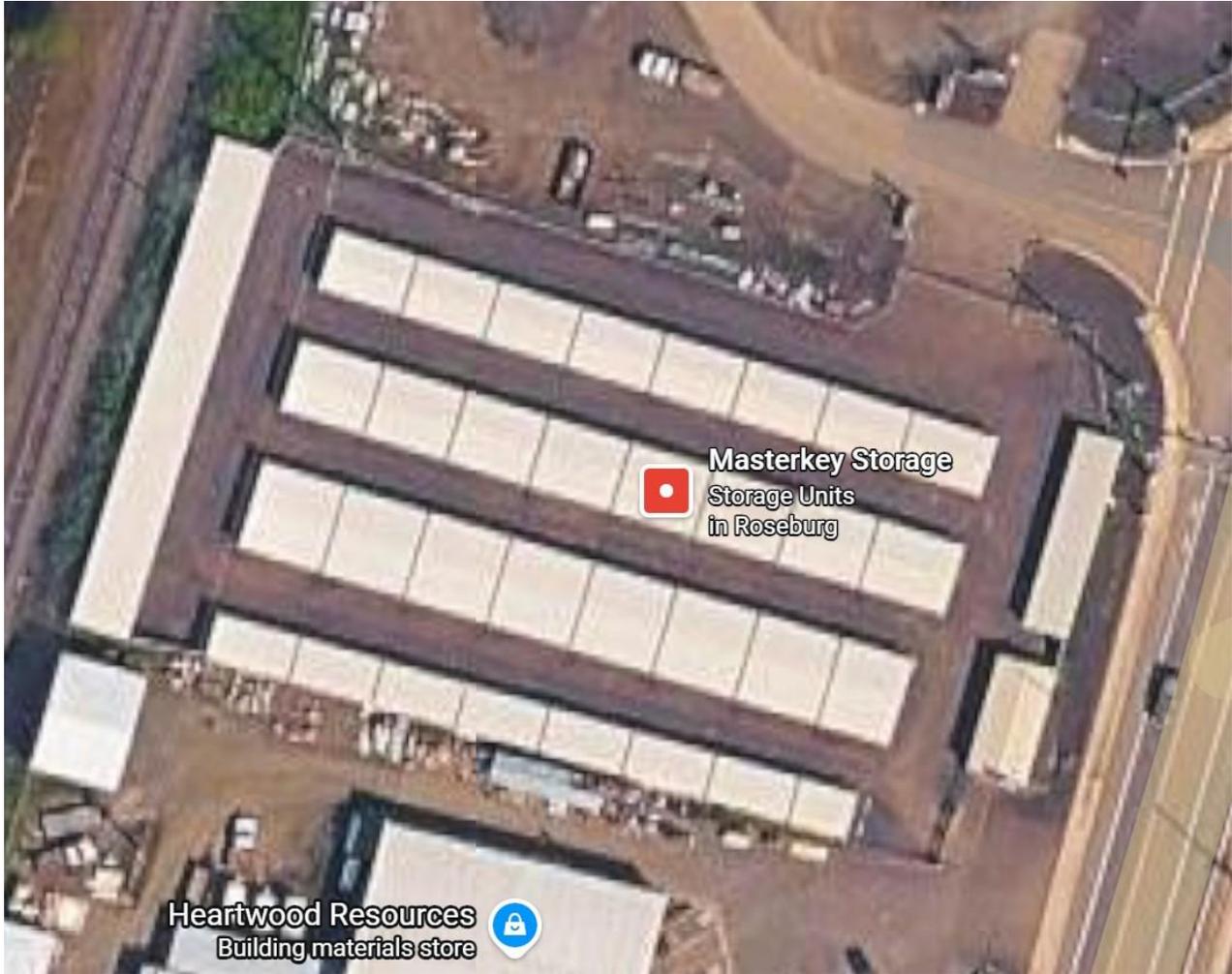
LOCATION MAP



Aerial Photos



1620 SW Geen Siding Rd.



3443 Old Hwy. 99s

1620 SW Green Siding Rd.



3443 Old Hwy. 99 south



Unit Mix Summaries

CONSOLIDATED OCCUPANCY

MASTERKEY STORAGE - ROSEBURG
1620 SW Green Siding Rd, Roseburg, OR 97471

REPORT FOR:
SEP 30, 2025

UNIT INFORMATION							OCCUPANCY							ECONOMICS									
SF	W	L	H	TYPE	ACCESS	DOOR	FLR	STD RT	TOT	# U	# C	# R	# V	# O	% O	STD \$	VAC \$	OCC \$	TOT SF	OCC SF	O SF %	STD \$/SF	OCC \$/SF
25	5	5	0	Indoor Access	Indoor	Swing		\$42.00	30	0	0	1	1	28	93.33%	\$1,260.00	\$42.00	\$1,201.00	750	700	93.33%	\$1.68	\$1.72
50	5	10	0	Drive Up Access	Outdoor	Roll Up		\$66.00	14	0	0	0	1	13	92.86%	\$924.00	\$66.00	\$1,131.00	700	650	92.86%	\$1.32	\$1.74
50	5	10	0	Indoor Access	Indoor	Swing		\$66.00	41	0	0	0	8	33	80.49%	\$2,706.00	\$528.00	\$2,639.00	2,050	1,650	80.49%	\$1.32	\$1.60
70	7	10	0	Drive Up Access	Outdoor	Swing		\$78.00	18	1	0	0	0	17	94.44%	\$1,404.00	\$0.00	\$1,517.00	1,260	1,190	94.44%	\$1.11	\$1.27
75	5	15	0	Indoor Access	Indoor	Swing		\$84.00	2	0	0	0	1	1	50.00%	\$168.00	\$84.00	\$123.00	150	75	50.00%	\$1.12	\$1.64
75	5	15	0	Drive Up Access	Outdoor	Roll Up		\$84.00	3	0	0	0	0	3	100.00%	\$252.00	\$0.00	\$375.00	225	225	100.00%	\$1.12	\$1.67
80	8	10	0	Drive Up Access	Outdoor	Roll Up		\$125.00	7	0	0	0	1	6	85.71%	\$875.00	\$125.00	\$714.00	560	480	85.71%	\$1.56	\$1.49
80	8	10	0	Indoor Access	Indoor	Swing		\$126.00	29	0	0	0	5	24	82.76%	\$3,654.00	\$630.00	\$2,631.00	2,320	1,920	82.76%	\$1.58	\$1.37
95	7	13.5	0	Drive Up Access	Outdoor	Swing		\$107.00	9	0	0	0	1	8	88.89%	\$963.00	\$107.00	\$704.00	851	756	88.89%	\$1.13	\$0.93
100	10	10	0	Indoor Access	Indoor	Swing		\$114.00	40	1	0	3	2	34	85.00%	\$4,560.00	\$228.00	\$3,775.00	4,000	3,400	85.00%	\$1.14	\$1.11
100	10	10	0	Drive Up Access	Outdoor	Roll Up		\$114.00	9	0	0	0	0	9	100.00%	\$1,026.00	\$0.00	\$1,078.00	900	900	100.00%	\$1.14	\$1.20
112	7	16	0	Drive Up Access	Outdoor	Swing		\$124.00	40	11	0	0	2	27	67.50%	\$4,960.00	\$248.00	\$2,038.00	4,480	3,024	67.50%	\$1.11	\$0.67
150	10	15	0	Indoor Access	Indoor	Swing		\$168.00	12	0	0	0	0	12	100.00%	\$2,016.00	\$0.00	\$1,938.00	1,800	1,800	100.00%	\$1.12	\$1.08
150	10	15	0	Drive Up Access	Outdoor	Roll Up		\$168.00	20	0	0	0	1	19	95.00%	\$3,360.00	\$168.00	\$3,211.00	3,000	2,850	95.00%	\$1.12	\$1.13
160	8	20	0	Drive Up Access	Outdoor	Roll Up		\$170.00	30	1	1	0	2	26	86.67%	\$5,100.00	\$340.00	\$4,346.00	4,800	4,160	86.67%	\$1.06	\$1.04
160	10	16	0	Drive Up Access	Outdoor	Roll Up		\$170.00	1	0	0	0	0	1	100.00%	\$170.00	\$0.00	\$167.00	160	160	100.00%	\$1.06	\$1.04
200	10	20	0	Drive Up Access	Outdoor	Roll Up		\$179.00	17	0	0	0	0	17	100.00%	\$3,043.00	\$0.00	\$3,433.00	3,400	3,400	100.00%	\$0.90	\$1.01
200	10	20	0	Indoor Access	Indoor	Swing		\$179.00	14	1	0	0	1	12	85.71%	\$2,506.00	\$179.00	\$2,326.00	2,800	2,400	85.71%	\$0.90	\$0.97
225	15	15	0	Indoor Access	Indoor	Swing		\$184.00	1	0	0	0	0	1	100.00%	\$184.00	\$0.00	\$254.00	225	225	100.00%	\$0.82	\$1.13
250	10	25	0	Drive Up Access	Outdoor	Roll Up		\$204.00	3	0	0	0	1	2	66.67%	\$612.00	\$204.00	\$420.00	750	500	66.67%	\$0.82	\$0.84
300	10	30	0	Drive Up Access	Outdoor	Roll Up		\$246.00	1	0	0	0	0	1	100.00%	\$246.00	\$0.00	\$291.00	300	300	100.00%	\$0.82	\$0.97
TOTALS									341	15	1	4	27	294	86.22%	\$39,989.00	\$2,949.00	\$34,312.00	35,481	30,765	86.71%	\$1.13	\$1.12

LEGEND

STD RT Standard Rent Rate: asking rent rate for these units
 TOT Total Units: total number of these units in the facility
 # U, C, R, V, O Unit Statuses: number of units in each status (Unrentable, Complimentary, Reserved, Vacant, Occupied)
 % O Percentage Occupied: ratio of occupied units to total units (# O / TOT)
 STD \$ Total Scheduled Revenue: expected total revenue from all units at standard rent rate (STD RT x TOT)
 VAC \$ Potential Revenue from Vacant: possible total revenue from vacant units at standard rent rate (STD RT x # V)
 OCC \$ Actual Revenue from Occupied: actual total revenue from occupied units at their actual rent rate(s)
 STD \$/SF Scheduled Dollar per Square Foot: ratio of total scheduled revenue to total square footage (STD \$ / TOT SF)
 OCC \$/SF Actual Dollar per Square Foot: ratio of total actual revenue from occupied units to occupied square footage (OCC \$ / OCC SF)
 O SF % Occupied Square Foot Percentage: ratio of occupied square feet to total square feet (OCC SF / Tot SF)

CONSOLIDATED OCCUPANCY

MASTERKEY ANNEX "ABLE SELF STORAGE"
3443 Old Hwy 99 S, Roseburg, OR 97471

REPORT FOR:
SEP 30, 2025

UNIT INFORMATION							OCCUPANCY							ECONOMICS									
SF	W	L	H	TYPE	ACCESS	DOOR	FLR	STD RT	TOT	# U	# C	# R	# V	# O	% O	STD \$	VAC \$	OCC \$	TOT SF	OCC SF	O SF %	STD \$/SF	OCC \$/SF
25	5	5	0	Drive Up Access	Indoor	Roll Up		\$40.00	6	0	0	0	1	5	83.33%	\$240.00	\$40.00	\$271.00	150	125	83.33%	\$1.60	\$2.17
50	5	10	0	Drive Up Access	Indoor	Roll Up		\$62.00	20	0	0	1	2	17	85.00%	\$1,240.00	\$124.00	\$1,284.00	1,000	850	85.00%	\$1.24	\$1.51
100	10	10	0	Drive Up Access	Indoor	Roll Up		\$103.00	38	0	0	0	9	29	76.32%	\$3,914.00	\$927.00	\$3,285.00	3,800	2,900	76.32%	\$1.03	\$1.13
120	10	12	0	Drive Up Access	Indoor	Roll Up		\$112.00	48	0	0	0	9	39	81.25%	\$5,376.00	\$1,008.00	\$5,078.00	5,760	4,680	81.25%	\$0.93	\$1.09
150	10	15	0	Drive Up Access	Indoor	Roll Up		\$123.00	76	1	2	0	9	64	84.21%	\$9,348.00	\$1,107.00	\$8,616.00	11,400	9,600	84.21%	\$0.82	\$0.90
200	10	20	0	Drive Up Access	Indoor	Roll Up		\$184.00	16	0	0	0	3	13	81.25%	\$2,944.00	\$552.00	\$2,516.00	3,200	2,600	81.25%	\$0.92	\$0.97
300	15	20	0	Drive Up Access	Indoor	Roll Up		\$242.00	1	0	0	0	0	1	100.00%	\$242.00	\$0.00	\$197.00	300	300	100.00%	\$0.81	\$0.66
TOTALS									205	1	2	1	33	168	81.95%	\$23,304.00	\$3,758.00	\$21,247.00	25,610	21,055	82.21%	\$0.91	\$1.01

LEGEND

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 % O Percentage Occupied: ratio of occupied units to total units (# O / TOT)
 STD \$ Total Scheduled Revenue: expected total revenue from all units at standard rent rate (STD RT x TOT)
 VAC \$ Potential Revenue from Vacant: possible total revenue from vacant units at standard rent rate (STD RT x # V)
 OCC \$ Actual Revenue from Occupied: actual total revenue from occupied units at their actual rent rate(s)
 STD \$/SF Scheduled Dollar per Square Foot: ratio of total scheduled revenue to total square footage (STD \$ / TOT SF)
 OCC \$/SF Actual Dollar per Square Foot: ratio of total actual revenue from occupied units to occupied square footage (OCC \$ / OCC SF)
 O SF % Occupied Square Foot Percentage: ratio of occupied square feet to total square feet (Occ SF / Tot SF)

Financial Summaries

INCOME / EXPENSE SUMMARY

Date: 02/13/2026

Masterkey Storage
1620 SW Green Siding Rd.
Roseburg, Oregon

ANNUAL PROPERTY OPERATING INFORMATION

	%	Income	Expense	Comments
SCHEDULED GROSS POTENTIAL STORAGE RENTAL INCOME:		\$442,826		Based on EOY 2025 Actuals
Sub-Total		\$442,826		
OTHER STORAGE INCOME				
Fees		\$0		Included above
Tenant Insurance		\$0		Included above
Net Merchandise Sales		\$0		Included above
TOTAL GROSS INCOME:	100.00%	\$442,826		
LESS VACANCY				
Storage Units	13.00%	as per current vacancy	\$0	Vacancy included in Gross income figure above
GROSS OPERATING INCOME:	100.00%	\$442,826		
LESS OPERATING EXPENSES:				
ADVERTISING:	-5.40%		(\$23,902)	Based on 2025 Actuals
PROPERTY INSURANCE	-1.16%		(\$5,139)	" "
LEGAL & PROFESSIONAL	-1.02%		(\$4,535)	" "
PROPERTY MANAGEMENT:	-4.47%		(\$19,800)	" "
OFFICE EXPENSES	-0.10%		(\$463)	" "
PROPERTY TAXES	-2.44%		(\$10,800)	Based on Current Assessment
REPAIRS, SERVICES AND MAINTENANCE	-1.75%		(\$7,766)	Based on 2025 Actuals
BANK SERVICE CHARGES	-2.13%		(\$9,419)	" "
SOFTWARE EXPENSE	-0.55%		(\$2,442)	" "
UTILITIES	-0.90%		(\$3,983)	Based on 2025 Actuals
Natural Gas	0.00%		\$0	included above
Electricity	0.00%		\$0	included above
Water & Sewer	0.00%		\$0	included above
Cable & Internet	0.00%		\$0	included above
Telephone	0.00%		\$0	included above
TOTAL OPERATING EXPENSES:	19.93%		(\$88,248)	
NET OPERATING INCOME:			\$354,578	
ASKING PRICE:		\$5,475,000		6.48% Cap Rate

INCOME / EXPENSE SUMMARY

Date: 02/13/2026

Masterkey Storage3443 Old Hwy. 99 south
Roseburg, Oregon**ANNUAL PROPERTY OPERATING INFORMATION**

	%	Income	Expense	Comments
SCHEDULED GROSS POTENTIAL STORAGE RENTAL INCOME:		\$295,484		Based on EOY 2025 actuals
Sub-Total		\$295,484		
OTHER STORAGE INCOME				
Fees		\$0		Included above
Tenant Insurance		\$0		Included above
Net Merchandise Sales		\$0		Included above
TOTAL GROSS INCOME:	100.00%	\$295,484		
LESS VACANCY				
Storage Units	18.00% as per current vacancy	\$0		Vacancy included in Gross Income figure above
GROSS OPERATING INCOME:	100.00%	\$295,484		
LESS OPERATING EXPENSES:				
ADVERTISING:	-2.82%		(\$8,342)	Based on EOY 2025 Actuals
PROPERTY INSURANCE	-1.21%		(\$3,565)	" "
LEGAL & PROFESSIONAL	-0.30%		(\$880)	" "
PROPERTY MANAGEMENT:	-5.41%		(\$15,982)	includes contract labor
OFFICE EXPENSES	-0.35%		(\$1,024)	Based on EOY 2025 Actuals
PROPERTY TAXES	-3.06%		(\$9,043)	Based on Current Assessment
REPAIRS, SERVICES AND MAINTENANCE	-0.76%		(\$2,260)	Based on EOY 2025 Actuals
BANK SERVICE CHARGES	-2.07%		(\$6,109)	" "
SOFTWARE EXPENSE	-0.87%		(\$2,566)	" "
UTILITIES	-1.23%		(\$3,629)	Based on EOY 2025 Actuals
Natural Gas	0.00%		\$0	included above
Electricity	0.00%		\$0	included above
Water & Sewer	0.00%		\$0	included above
Cable & Internet	0.00%		\$0	included above
Telephone	0.00%		\$0	included above
TOTAL OPERATING EXPENSES:	18.07%		(\$53,400)	
NET OPERATING INCOME:			\$242,084	
ASKING PRICE:		\$3,750,000		6.46% Cap Rate