

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Florida 8-Site Development Portfolio

**PORTFOLIO PRICE: \$23,528,820**

### INVESTMENT HIGHLIGHTS

- Eight (8) Class A development sites located in Florida
- All sites will close contingent upon site plan approval and with removal of political risk
- 1,147,841 GRSF of approved development opportunity
- Located in Lee, Saint Lucie, Sarasota, Charlotte and Pasco Counties, where populations are increasing drastically

	Address	City	Zip	Proposed GSF	Price @ \$20/GSF
1	19651 S Tamiami Trl	Fort Myers	33908	150,000	\$3,500,000
2	4381 Winkler Ave	Fort Myers	33916	150,000	\$3,000,000
3	17801 Tamiami Trl	North Fort Myers	33903	150,000	\$3,000,000
4	12929 Gulfstream Blvd	Port Charlotte	33981	141,120	\$2,822,400
5	1797 Englewood Rd	Englewood	34223	120,975	\$2,419,500
6	595 Enterprise Dr	Port Saint Lucie	34986	135,900	\$2,790,000
7	3356 Paul S Buchman Hwy	Zephyrhills	33540	150,000	\$3,000,000
8	1950 SW Pine Island Rd.	Cape Coral	33991	149,846	\$2,996,920
				<b>1,147,841</b>	<b>\$23,528,820</b>

Presented by:

**JOSH KOERNER & FROST WEAVER**

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**\*\*Pricing has been discounted by the Seller and is contingent upon a purchase of multiple sites**

