

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Grove Self Storage

64181 E. 290th Road
Grove, OK 74344

LIST PRICE: \$1,950,000

INVESTMENT HIGHLIGHTS

- Value-add facility near Grove, OK, the largest city near one of the biggest regional lakes
- Upside available through occupancy increases, tenant protection program implementation and revenue management
- Attractive price point versus replacement cost
- Well-positioned facility with great highway visibility and long-term tenant base

PROPERTY DETAILS

Rentable SF:	35,190
Year Built:	1992
Number of Units:	205
Acreage:	2.50
Physical Occ.	85.31%
Economic Occ.	75.67%
Unit Occ.	84.88%



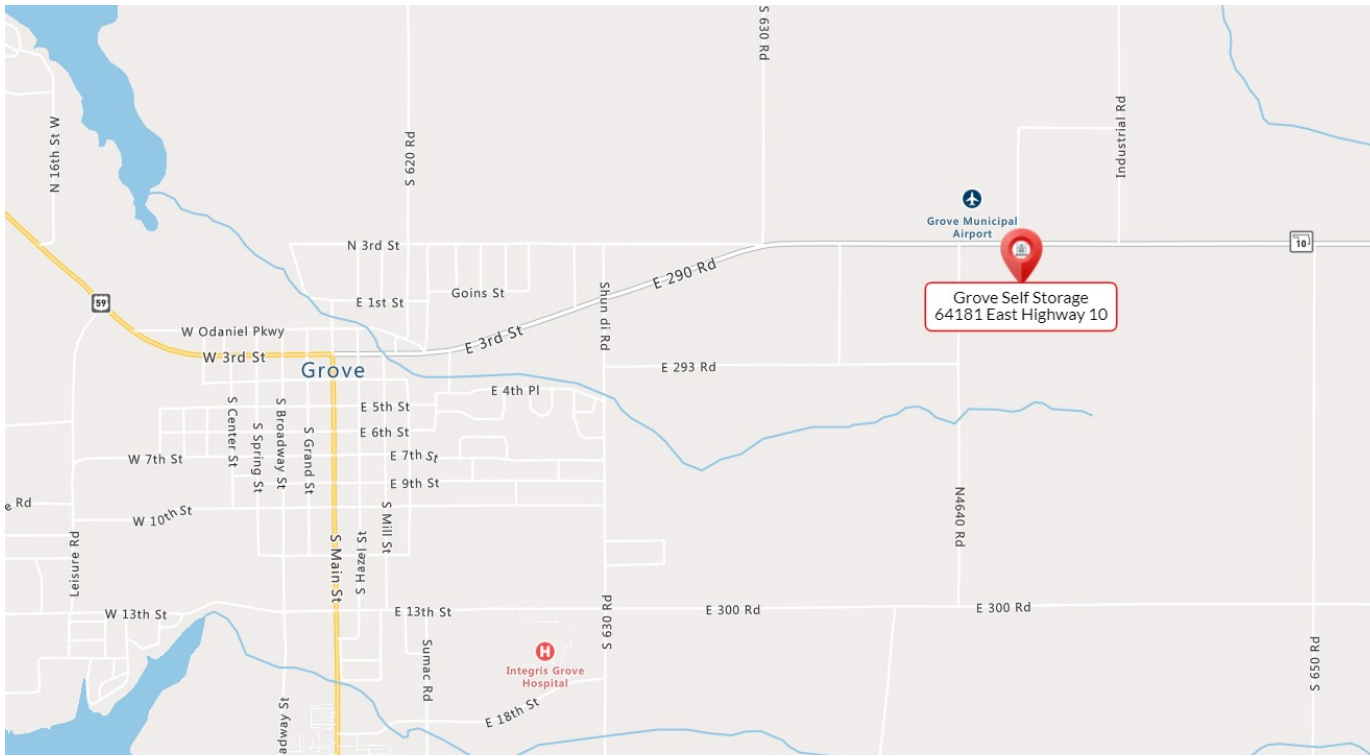
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