

**Investment
Opportunity**
Reno, Nevada

**Price
Reduced!**

STORE SAFE
SAFE
SELF STORAGE



\$7,900,000.00



A flagship self storage development built in 2004/2007 with approximately 270,000 square feet of leasable space and over 1,200 feet of frontage on U.S. Highway 395 in Reno, NV. The property is gated with an advanced security system and an office/manager residence of approximately 4,000 square feet.

Barton Stern, CPM
(805) 484-0477
venturainvestmentco.com

 **VENTURA INVESTMENT CO.**
INVESTMENT REAL ESTATE
Established 1958



Store Safe Self Storage is a premier facility with exposure to traffic of approximately 45,000 cars per day on US Highway 395, located on a parcel of +/-19.79 acres. The property has high visibility signage and a thirty-foot pole sign with digital display. Included in the approximately 271,000 leasable square feet of space are 189 covered RV spaces with 20-foot roof clearance and fifteen specialty units of 12.5'x54' with 15-foot doors, 20-foot ceilings and pedestrian entrance doors.

The office/manager residence is prominently-located and includes a 2-bedroom, 2-bath home with garage. The office includes retail display space, coded gate entry system, storage and break rooms and a video surveillance system with over 20 cameras.

Pricing is based on an 10.10% capitalization rate using current rents and proforma vacancy and expenses.

The property is well-located in the north valleys of Reno which have recently experienced tremendous growth.

Lighted marquee sign
visible from HWY 395



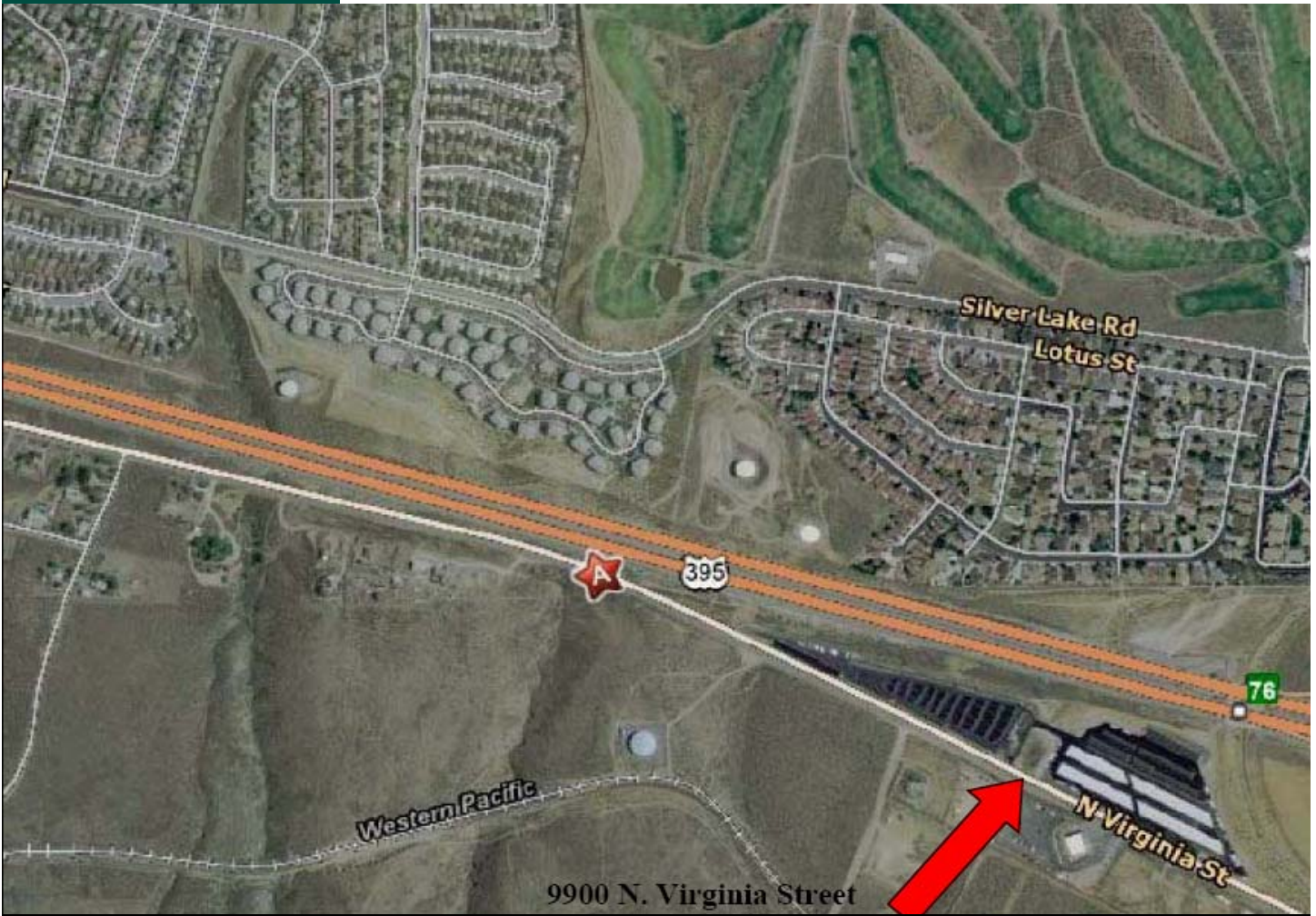
- * 271,000+ leasable sq. feet
- * Fronts US Hwy 395
- * 1,148 Rentable Units
- * 246 Covered RV Spaces
- * 48 Uncovered RV Spaces
- * 19.79 Acre Site
- * Security Camera System

- * Built 2004/2007
- * 45,000+ cars/day traffic
- * 836 Self Storage units
- * 12.5'x54' Indoor RV Spaces
- * Lighted, 30' Sign
- * 4,000 ft Management Bldg.
- * Coded Entry Gate

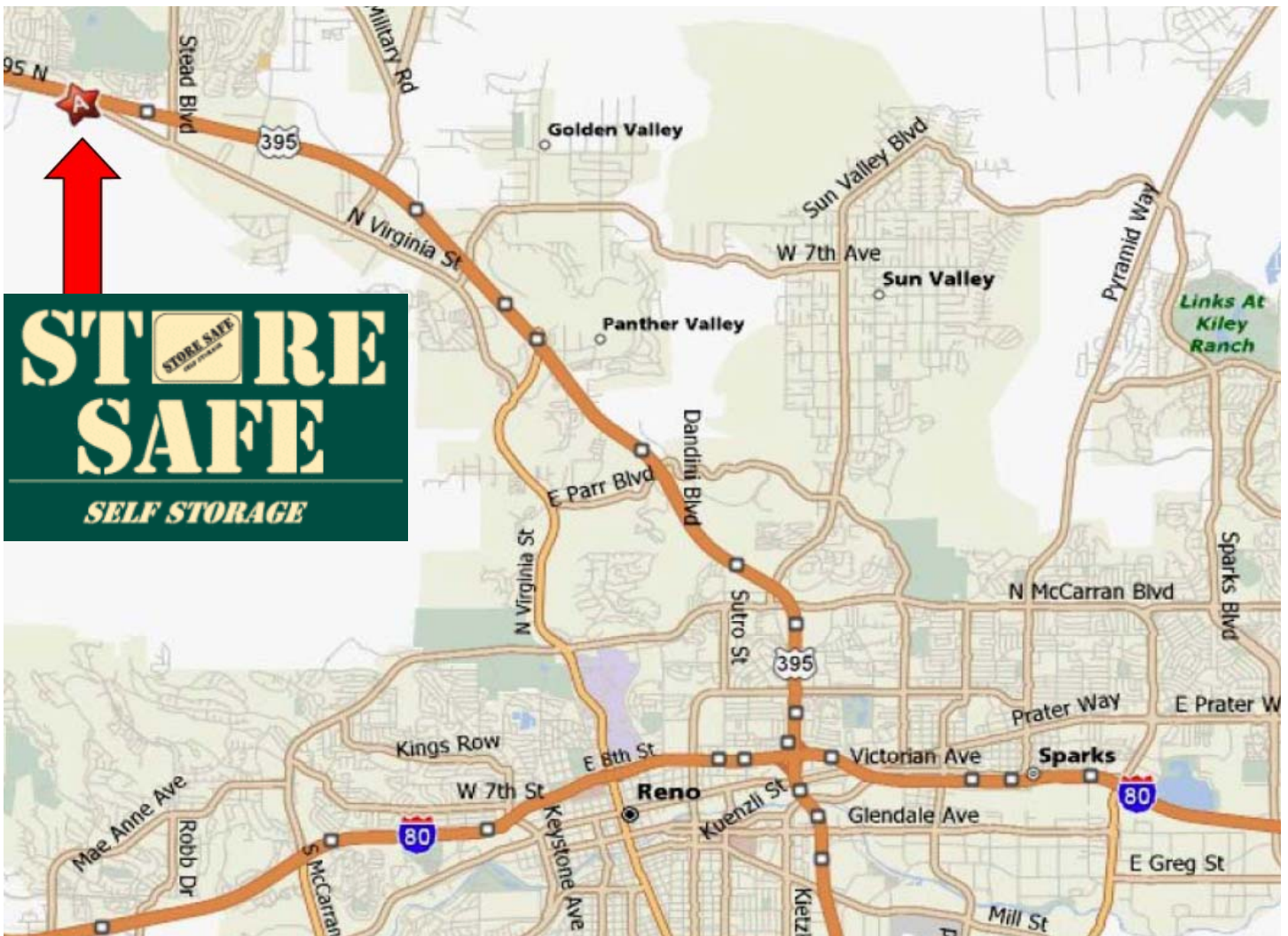


UNIT MIX & MONTHLY RENTAL RATES

Unit Type	Sq Feet	Total Units	Total Square Feet	Market Rent	Monthly Income	Annual Potential Income
5x5 self storage	25	35	875	40.00	1,400.00	16,800.00
5x10 self storage	50	105	5,250	50.00	5,250.00	63,000
5x15 self storage	75	1	75	50.00	50.00	600.00
10x10 self storage	100	211	21,100	69.00	14,559.00	174,708.00
10x15 self storage	150	178	26,700	90.00	16,020.00	192,240.00
10x18 self storage	180	3	540	90.00	270.00	3,240.00
10x20 self storage	200	209	41,800	105.00	21,945.00	263,340.00
10x25 self storage	250	66	16,500	125.00	8,250.00	99,000.00
12x25 self storage	300	2	600	125.00	250.00	3,000.00,
12.5x20 self storage	250	12	3,000	105.00	1,260.00	15,120.00
12.5x25 self storage	313	41	12,833	150.00	6,150.00	73,800.00
12.5x30 self storage	375	21	7,875	200.00	4,200.00	50,400.00
12.5x40 self storage	500	1	500	225.00	225.00	2,700.00
24x54 self storage	1296	1	1296	399.00	399.00	4,788.00
12.5x54 enclosed rv	675	15	10,125	390.00	5,850.00	70,200.00
12x25 covered rv	300	1	300	70.00	70.00	840.00
12.5x25 covered rv	313	1	313	70.00	70.00	840.00
12.5x35 covered rv	438	29	12,702	90.00	2,610.00	31,320.00
12.5x40 covered rv	500	188	94,000	115.00	21,620.00	259,440.00
10x20 open rv	200	6	1,200	55.00	330.00	3,960.00
10x22 open rv	220	13	2,860	55.00	715.00	8,580.00
12x20 open rv	240	6	1,440	55.00	330.00	3,960.00
12x25 open rv	300	1	300	55.00	55.00	660.00
12x30 open rv	360	12	4,320	70.00	840.00	10,080.00
12.5x22	275	2	550	55.00	110.00	1,320.00
12.5x35 rv open	438	10	4,380	70.00	700.00	8,400.00
TOTALS		1170	271,434		113,528.00	1,362,336.00



Area Map



STORE SAFE
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With a population of over 211,000, Reno is the largest city in Northern Nevada. It is located in the southern part of Washoe County, nestled on the eastern slope of the Sierra Nevada Mountains in an area called the Truckee Meadows. The Truckee Meadows and surrounding area provide unlimited indoor and outdoor recreational activities. Spectacular Lake Tahoe and the largest concentration of ski areas and ski facilities in the world are all within a fifty-mile radius. Biking, camping, hunting, fishing and mountain climbing are all activities Reno residents and visitors enjoy.



Store Safe Self Storage—Reno, Nevada

Important Information

This brochure has been prepared to provide preliminary information to prospective purchasers and to establish an initial level of interest in the aforementioned properties. This brochure does not purport to present all relevant and/or material information regarding the subject property and should not be considered as a replacement for a thorough investigation.

In particular, neither Ventura Investment Co., the owner nor the seller makes warranty or representation with respect as to the subject property, its condition or its financial records. The information contained in this brochure has been obtained from sources we believe to be reliable; however, the seller has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

The subject property is being offered for sale in an “as-is, where-is” basis. There are no reserves for replacement/ capital improvements that are to be conveyed to the prospective purchaser.

The prospective purchaser is strongly encouraged to conduct a thorough due diligence.

Please contact Barton Stern for additional information and to schedule a time to view the property, which is by appointment only.

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INVESTMENT REAL ESTATE

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