

Secure Storage • 505 E Church St • Richfield, NC



Closed

Price	\$3,615,000
Down Payment	(0%)
Number of Units	262
Rentable SF	37,800
Price/Square Foot	\$95.63
CAP Rate	4.08%
Lot Size	6.42 acre(s)
Year Built	2018 / 2021

Close of Escrow: 5/10/2022
Market Time: 31 Days

Activity ID: ZAD0320059

Penny Pinchers Self Storage • 124 Dorton St • Charlotte, NC



Closed

Price	\$5,600,000	Unit Mix	7 - Parking
Number of Units	336		329 - Storage
Rentable SF	48,800		
Gross Square Feet	48,800		
Lot Size	2.89 acre(s)		
Year Built	1974 / 2012		
CAP Rate	4.00%		

Close of Escrow: 10/13/2022
Market Time: 35 Days

Activity ID: ZAD0230147

First USA Storage of Newton • 3005 Nathan St • Newton, NC



Closed

Price	\$5,381,250
Down Payment	\$5,381,250 (100%)
Number of Units	329
Rentable SF	42,810
Price/Square Foot	\$125.70
CAP Rate	5.35%
Lot Size	5.76 acre(s)
Year Built	1983

Close of Escrow: 8/17/2022
Market Time: 65 Days

Activity ID: ZAD0320408

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First USA Storage of Shelby • 612 Smith St • Shelby, NC



Closed

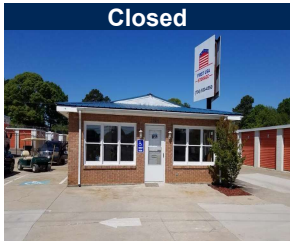
Price	\$2,806,250
Down Payment	\$2,806,250 (100%)
Number of Units	373
Rentable SF	43,330
Price/Square Foot	\$64.76
CAP Rate	5.84%
Lot Size	2.04 acre(s)
Year Built	1978 / 2018

Close of Escrow: 8/17/2022

Market Time: 65 Days

Activity ID: ZAD0320407

First USA Storage of Kannapolis • 2745 N Cannon Blvd • Kannapolis, NC



Closed

Price	\$6,156,250
Down Payment	\$6,156,250 (100%)
Number of Units	347
Rentable SF	41,990
Price/Square Foot	\$146.61
CAP Rate	5.31%
Lot Size	3.96 acre(s)
Year Built	1987 / 2018

Close of Escrow: 8/17/2022

Market Time: 65 Days

Activity ID: ZAD0320406

Mooreville Self Storage • 1220 River Hwy • Mooreville, NC



Closed

Price	\$5,650,000	Unit Mix	33 - Climate Control
Down Payment	\$5,650,000 (100%)		234 - Non-Climate Control
Number of Units	275		8 - Open Parking
Rentable SF	42,600		
Price/Square Foot	\$132.63		
CAP Rate	5.71%		
Lot Size	4.19 acre(s)		
Year Built	1999		

Close of Escrow: 12/15/2022

Market Time: 77 Days

Activity ID: ZAD0630068

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Gibbon Road Self-Storage Land • 5506 Jesse Harper Dr • Charlotte, NC



Price	\$2,500,000
Down Payment	\$2,500,000 (100%)
Lot Size (Acres)	7.58 acre(s)
Price/Acres	\$8

Close of Escrow: 6/9/2023
 Market Time: 120 Days
 Activity ID: ZAD0230268

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