

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

529 Self Storage

529 Storage

521 S. Wenatchee Ave.
Wenatchee, WA 98801

Presented by:

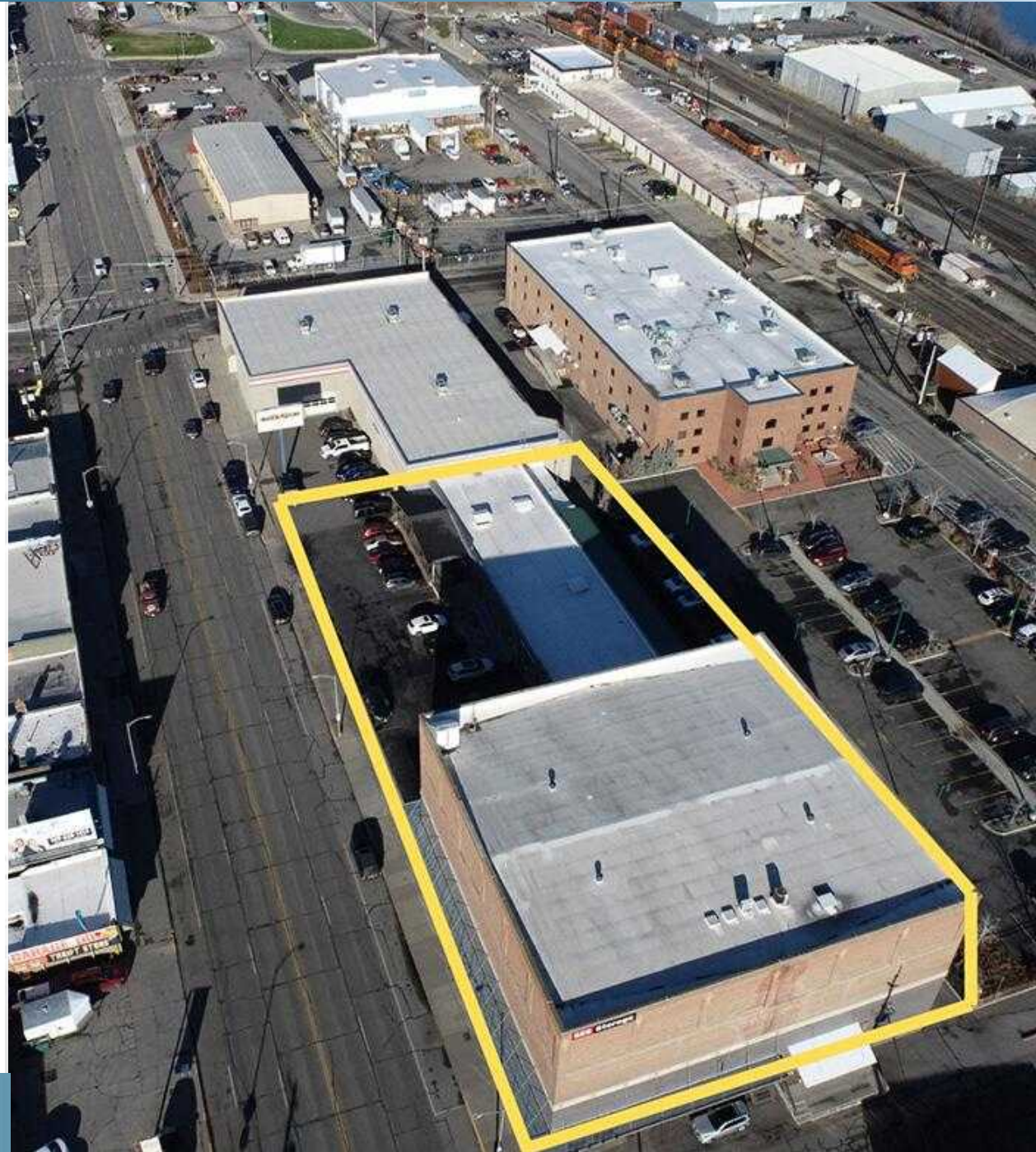
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AREAA
AMERICAN REAL ESTATE ASSOCIATES



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Argus Investment Advisors

Confidentiality & Disclaimer

PROPERTY OVERVIEW



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LIST PRICE: \$4,950,000

INVESTMENT HIGHLIGHTS

- Located in Downtown Wenatchee, WA, a vastly growing area with strong demographics
- Fully remodeled 4-story building
- 236 storage units
- Storage - 68% physical occupancy
- (7) Retail Spaces - 100% occupied
- 21,144 SF of existing self storage NRSF
- 20,000 SF of expansion self storage NRSF
- 12,094 SF of retail space- 100% occupied
- 1st floor fully remodeled (5) retail spaces- 100% occupied
- 2nd and 4th floor ready for expansion (approx. 10,000 SF per floor)
- 3rd floor completely remodeled with new Janus hallway system
- 4-story cargo/passenger elevator (fully graded and certified)
- Only temperature controlled self storage in Wenatchee City limits
- Fenced with full security camera system and building alarms
- Parking area in front
- Loading bay and pin code/gated alley access
- Over \$600,000 Gross Potential Income
- .77 acre
- **Seller Financing Available!** (30% down | 5.5% interest rate | 36 mo. I/O | 25 yr. amort. yr 4 & 5 | 60 mo. balloon)

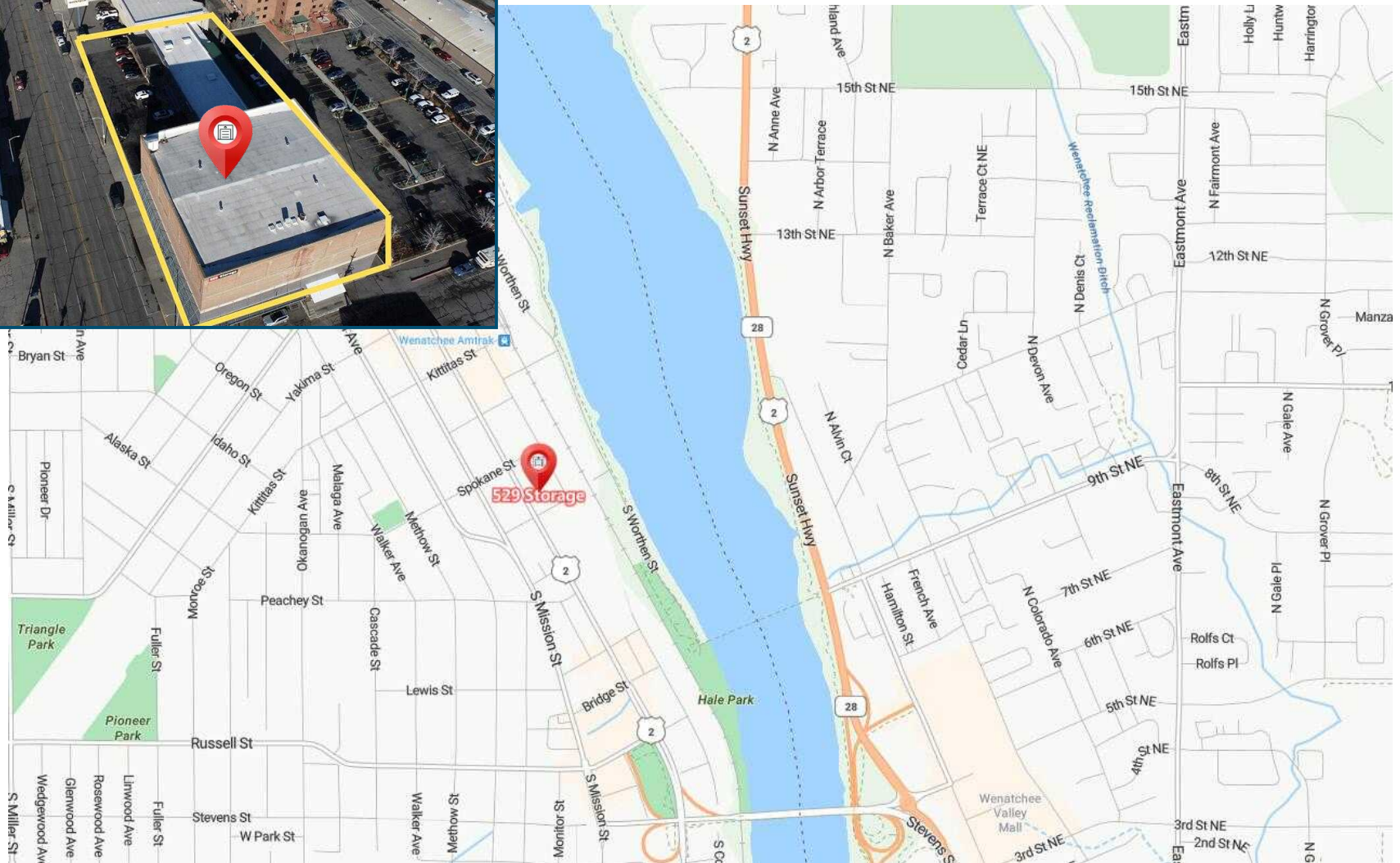
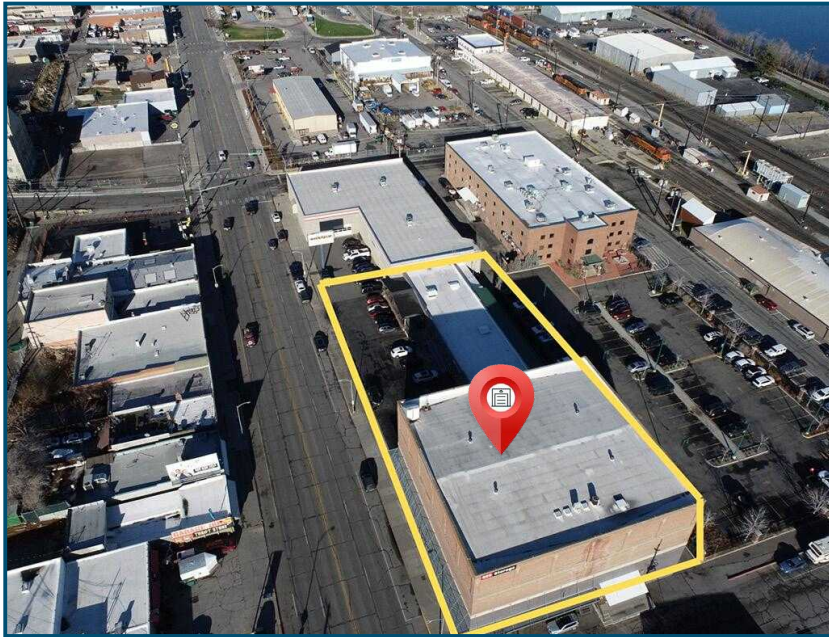
GENERAL DESCRIPTION

This four-story, fully remodeled brick building offers a unique blend of retail, storage, and expansion potential, making it an attractive asset for investors seeking both current income and future growth. With its prime location, high occupancy, and substantial room for expansion, this property is positioned for long-term value appreciation in a rapidly growing area with strong demographics. We are pleased to present an exceptional investment opportunity in the heart of Downtown Wenatchee, Washington.

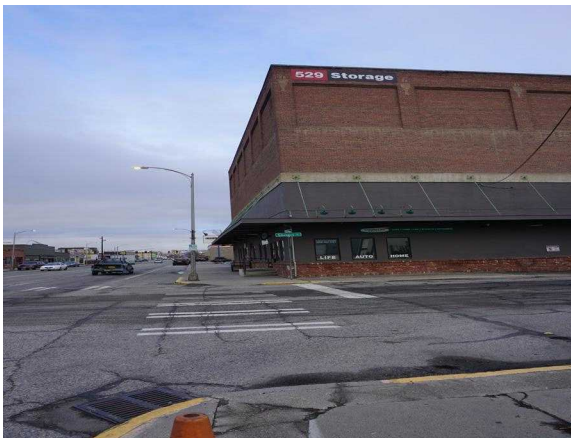
[CLICK HERE for Drone Footage 1](#)

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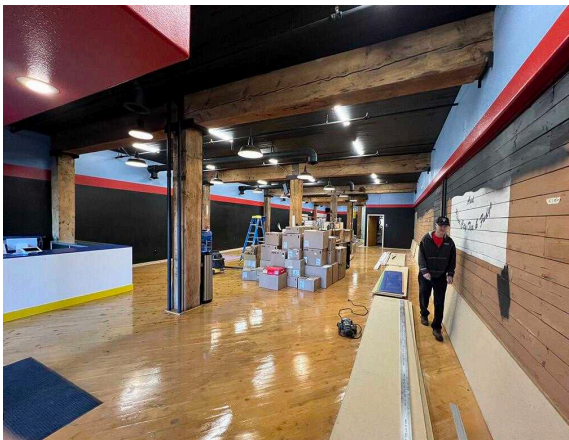
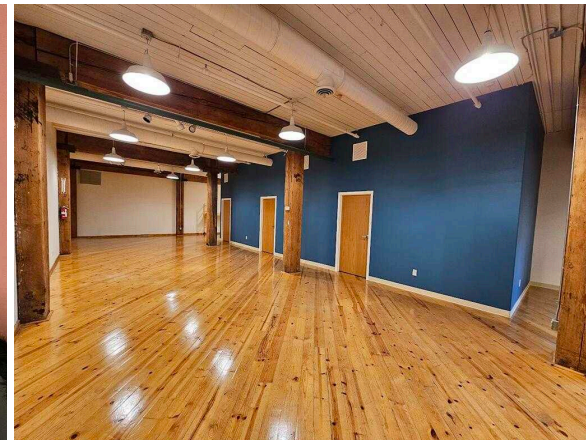
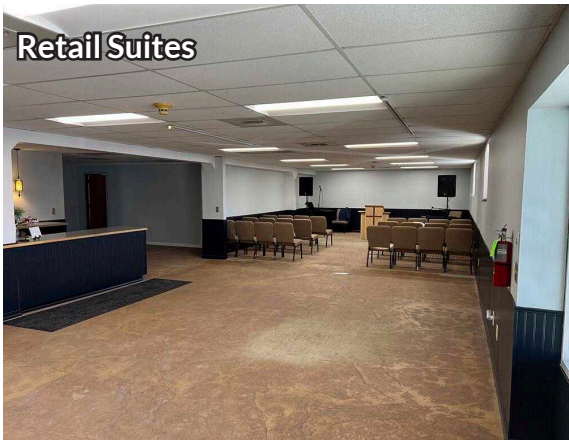
Location Map



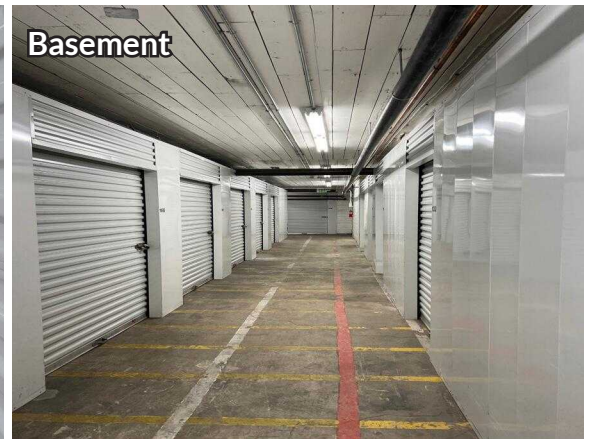
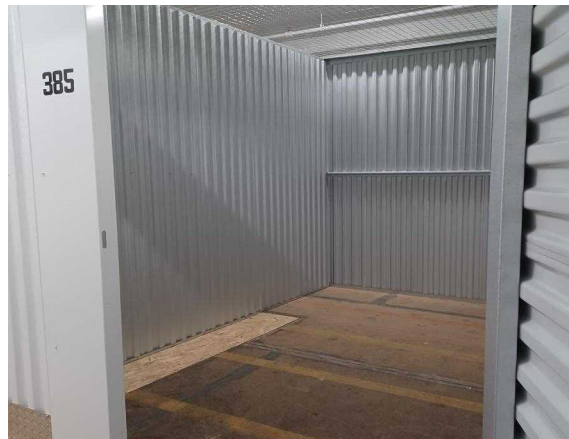
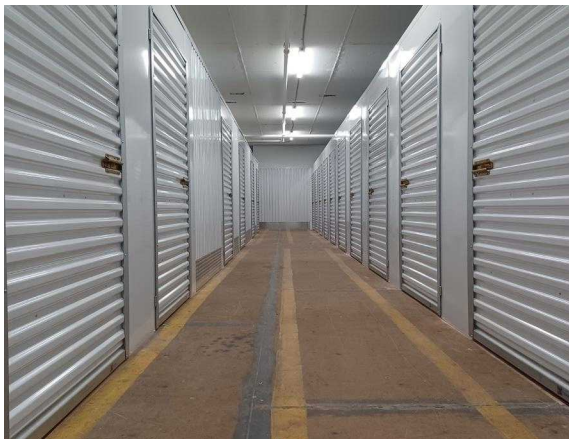
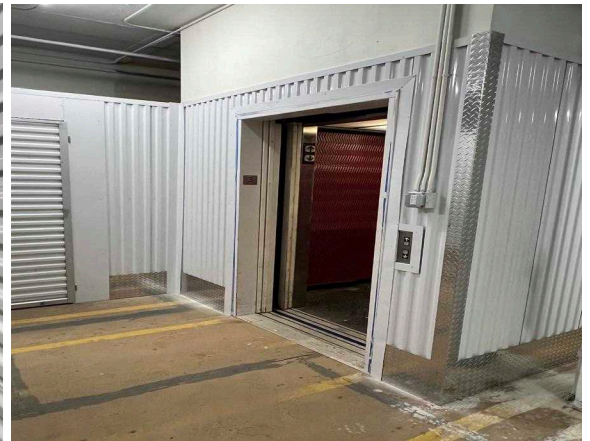
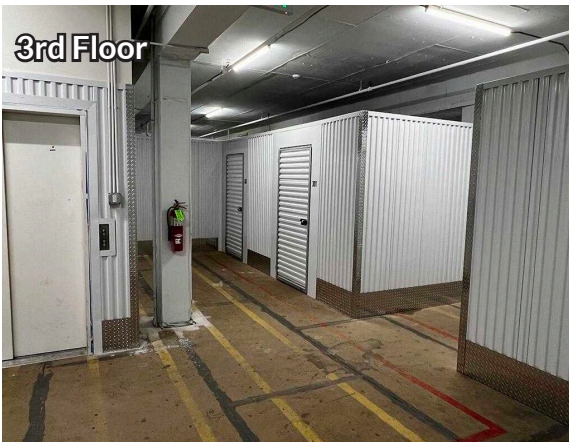
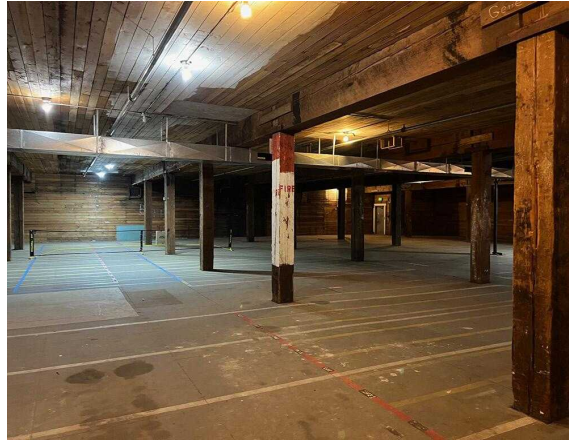
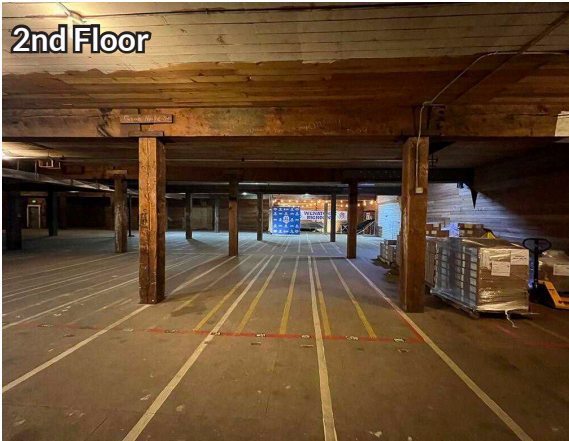
Photos



Photos



Photos



FINANCIAL ANALYSIS



Annualized Revenue & Operating Expenses



	Jan - Dec 2024	Jan - Dec 2024
Potential Gross Rental Income	342,240	342,240
Vacancy, Discounts & Credit Loss	(86,665)	(86,665)
Gross Rental Income	255,575	255,575
Late/Admin/Other Fee Income	10,234	10,234
Retail Product Sales (locks, boxes, etc.)	672	672
Tenant Insurance	4,205	4,205
Other Revenue - Retail Leases	156,662	156,662
Effective Gross Revenue	\$427,348	\$427,348
Operating Expenses	2024 Actuals	2024 Broker Adjusted
Marketing & Advertising	606	6,000
Retail Product Costs	0	336
Bank & Credit Card Charges	8,224	1,801
Insurance	5,962	13,794
Dues/Subscriptions & Licenses/Permits	2,500	750
Off-Site Management Fees	0	24,000
Office/Site Supplies	7,330	3,600
Postage & Handling	0	500
On-Site Management & Payroll	35,008	42,000
Repairs & Maintenance	10,830	15,000
Real Estate Taxes	19,171	21,814
Telephone & Internet	1,518	1,518
Utilities	4,806	12,590
Landscaping/Snow Removal	0	900
Software	0	3,600
Trash Removal	0	1,500
Outside Services - Fire, Pest, Security, etc.	0	1,500
Total Operating Expenses	\$95,955	\$151,203
Expense Ratio	22%	35%
Net Operating Cash Flow	\$331,393	\$276,145

Proforma Assumptions

Operating Assumptions		Key Metrics	
Storage Square Footage	41,144	Current Storage Unit Occupancy	67%
Retail/Lease Square Footage	12,073	Current Storage Economic Occupancy	75%
Year 1-2 Annual Rate Increases	3.00%		
Year 3-5 Annual Rate Increases	4.00%	Storage \$/SF Rates	\$1.02
Average Economic Occupancy Percentage		Retail \$/SF Rates	\$1.08
-Year 1	85.00%		
-Year 2	90.00%	Acquisition \$/SF	\$93
-Year 3	90.00%	Future Sale \$/SF	\$121
-Year 4	90.00%		
-Year 5	90.00%	Average Unit Size	119 SF
Trailing Storage Potential Gross Rental Income	\$342,240		
Retail/Lease Potential Gross Rental Income	\$156,662		
Operating Expense Inflationary Increases	2.00%		
Management Fees as Percentage Total Revenue	5.00%		
Capital Reserves Per Square Foot	0.10		
Acquisition & Disposition Assumptions		Key Metrics	
Year 3 Acquisition Cap Rate	7.25%	Current Property Value	\$4,945,010
Future Sale Cap Rate	6.00%	Projected Future Property Value	\$6,475,649
Loan to Value	70.00%	Loan Amount	\$3,461,507
Loan Origination Fees	0.00%	Loan Origination	\$0
Financing Assumptions			
Interest Rate	5.50%	One Year I/O	
Loan Amount	\$3,461,507		
Annual Loan Payments	\$253,916		
Remaining Unpaid Loan Balance	\$3,158,305		

Five Year Proforma

	Jan - Dec 2024	Year 1	Year 2	Year 3	Year 4	Year 5
Blended \$/SF Rates	\$0.71	\$0.73	\$0.75	\$0.78	\$0.82	\$0.85
Potential Gross Rental Income	342,240	352,507	363,082	377,606	392,710	408,418
Vacancy, Discounts & Credit Loss	(86,665)	(52,876)	(36,308)	(37,761)	(39,271)	(40,842)
Gross Rental Income	255,575	299,631	326,774	339,845	353,439	367,577
Late/Admin/Other Fee Income	10,234	10,643	11,069	11,511	11,972	12,451
Retail Product Sales (locks, boxes, etc.)	672	699	727	756	786	818
Tenant Insurance	4,205	4,779	6,691	8,602	10,514	10,934
Other Revenue - Retail Leases	156,662	159,796	162,992	166,251	169,576	172,968
Effective Gross Revenue	\$427,348	\$475,548	\$508,252	\$526,966	\$546,287	\$564,747
Operating Expenses	2024 Broker Adjusted					
Marketing & Advertising	6,000	6,120	6,242	6,367	6,495	6,624
Retail Product Costs	336	349	363	378	393	409
Bank & Credit Card Charges	1,801	3,165	3,382	3,507	3,635	3,758
Insurance	13,794	14,070	14,351	14,638	14,931	15,230
Dues/Subscriptions & Licenses/Permits	750	765	780	796	812	828
Off-Site Management Fees	13,534	15,788	17,263	18,036	18,836	19,589
Office/Site Supplies	3,600	3,672	3,745	3,820	3,897	3,975
Postage & Handling	500	510	520	531	541	552
On-Site Management & Payroll	42,000	42,840	43,697	44,571	45,462	46,371
Repairs & Maintenance	15,000	15,300	15,606	15,918	16,236	16,561
Real Estate Taxes	21,814	22,250	33,375	34,043	34,724	35,418
Telephone & Internet	1,518	1,548	1,579	1,611	1,643	1,676
Utilities	12,590	12,842	13,099	13,361	13,628	13,900
Landscaping/Snow Removal	900	918	936	955	974	994
Software	3,600	3,672	3,745	3,820	3,897	3,975
Trash Removal	1,500	1,530	1,561	1,592	1,624	1,656
Outside Services - Fire, Pest, Security, etc.	1,500	1,530	1,561	1,592	1,624	1,656
Total Operating Expenses	\$140,738	\$146,869	\$161,807	\$165,535	\$169,351	\$173,173
Expense Ratio	33%	31%	32%	31%	31%	31%
Capital Reserves	0	2,804	2,860	2,918	2,976	3,036
Net Operating Cash Flow	\$286,610	\$325,874	\$343,584	\$358,513	\$373,960	\$388,539

Internal Rate of Return

Unleveraged Financial Summary

Net operating cash flow		325,874	343,584	358,513	373,960	388,539
Acquisition	(4,945,010)					
Residual value Year 5						6,475,649
Total Cash Flow Before Taxes	(4,945,010)	325,874	343,584	358,513	373,960	6,864,188
Return on Investment		6.59%	6.95%	7.25%	7.56%	38.81%
Unleveraged IRR						12.04%

Leveraged Financial Summary

Net operating cash flow		325,874	343,584	358,513	373,960	388,539
Acquisition	(4,945,010)					
Loan principal	3,461,507					
Loan origination fees and costs	0					
Debt service (principal and interest)		(190,383)	(190,383)	(190,383)	(253,916)	(253,916)
Residual value Year 5						6,475,649
Residual remaining loan value						(3,158,305)
Total Cash Flow Before Taxes	(1,483,503)	135,491	153,201	168,130	120,044	3,451,967
Return on Investment		9.13%	10.33%	11.33%	8.09%	132.69%
Leveraged IRR						24.79%

Unit Mix & Scheduled Income

Unit Type	SF	Total SF	Total Units	Occupied Units	Vacant Units	Occupied SF	Physical Occupied %	AVG Current Rental Rate	Current Monthly Rental Income	Current Annual Income	\$/SF Rented	STD Rental Rate	STD Monthly Rental Income	STD Annual Income
2nd Floor														
4 x 10	40	120	3	2	1	80	67%	\$85.00	\$170	\$2,040	\$2.13	\$85	\$255	\$3,060
5 x 5	25	50	2	2	0	50	100%	\$65.00	\$130	\$1,560	\$2.60	\$65	\$130	\$1,560
5 x 7	35	35	1	1	0	35	100%	\$69.00	\$69	\$828	\$1.97	\$74	\$74	\$888
5 x 15	75	75	1	1	0	75	100%	\$100.00	\$100	\$1,200	\$1.33	\$100	\$100	\$1,200
6 x 10	60	180	3	3	0	180	100%	\$89.67	\$269	\$3,228	\$1.49	\$95	\$285	\$3,420
6 x 12	72	72	1	1	0	72	100%	\$91.00	\$91	\$1,092	\$1.26	\$95	\$95	\$1,140
8 x 6	48	192	4	2	2	96	50%	\$82.00	\$164	\$1,968	\$1.71	\$89	\$356	\$4,272
8 x 8	64	128	2	2	0	128	100%	\$91.50	\$183	\$2,196	\$1.43	\$105	\$210	\$2,520
8 x 10	80	80	1	1	0	80	100%	\$99.00	\$99	\$1,188	\$1.24	\$129	\$129	\$1,548
8 x 10PB	80	480	6	5	1	400	83%	\$97.80	\$489	\$5,868	\$1.22	\$129	\$774	\$9,288
8 x 10SB	80	720	9	9	0	720	100%	\$102.89	\$926	\$11,112	\$1.29	\$119	\$1,071	\$12,852
8 x 12	96	1,824	19	18	1	1,728	95%	\$108.44	\$1,952	\$23,423	\$1.13	\$135	\$2,565	\$30,780
8 x 12	96	96	1	0	1	-	0%	\$129.00	\$0	\$0	\$1.34	\$129	\$129	\$1,548
8 x 16	128	640	5	5	0	640	100%	\$131.60	\$658	\$7,896	\$1.03	\$155	\$775	\$9,300
8 x 18	144	432	3	3	0	432	100%	\$170.67	\$512	\$6,144	\$1.19	\$174	\$522	\$6,264
8 x 18	144	720	5	5	0	720	100%	\$152.80	\$764	\$9,168	\$1.06	\$169	\$845	\$10,140
9 x 13	117	117	1	1	0	117	100%	\$85.00	\$85	\$1,020	\$0.73	\$139	\$139	\$1,668
9.5 x 18.5	175.75	176	1	1	0	176	100%	\$179.00	\$179	\$2,148	\$1.02	\$179	\$179	\$2,148
10 x 5	50	500	10	10	0	500	100%	\$79.20	\$792	\$9,504	\$1.58	\$85	\$850	\$10,200
10 x 5	50	200	4	4	0	200	100%	\$82.50	\$330	\$3,960	\$1.65	\$89	\$356	\$4,272
10 x 10	100	1,900	19	19	0	1,900	100%	\$114.63	\$2,178	\$26,136	\$1.15	\$145	\$2,755	\$33,060
10 x 12	120	120	1	1	0	120	100%	\$138.00	\$138	\$1,656	\$1.15	\$149	\$149	\$1,788
10 x 20	200	200	1	1	0	200	100%	\$189.00	\$189	\$2,268	\$0.95	\$195	\$195	\$2,340
11 x 18	198	198	1	1	0	198	100%	\$171.00	\$171	\$2,052	\$0.86	\$199	\$199	\$2,388
15 x 13	195	195	1	1	0	195	100%	\$199.00	\$199	\$2,388	\$1.02	\$199	\$199	\$2,388
15 x 19	285	285	1	1	0	285	100%	\$303.00	\$303	\$3,636	\$1.06	\$303	\$303	\$3,636
16 x 12	192	192	1	1	0	192	100%	\$185.00	\$185	\$2,220	\$0.96	\$185	\$185	\$2,220
16 x 13	208	208	1	1	0	208	100%	\$167.00	\$167	\$2,004	\$0.80	\$185	\$185	\$2,220
17 x 13	221	663	3	2	1	442	67%	\$207.00	\$414	\$4,968	\$0.94	\$233	\$699	\$8,388

Unit Mix & Scheduled Income

Unit Type	SF	Total SF	Total Units	Occupied Units	Vacant Units	Occupied SF	Physical Occupied %	AVG Current Rental Rate	Current Monthly Rental Income	Current Annual Income	\$/SF Rented	STD Rental Rate	STD Monthly Rental Income	STD Annual Income
17 x 19	323	2,261	7	6	1	1,938	86%	\$313.00	\$1,878	\$22,536	\$0.97	\$323	\$2,261	\$27,132
18 x 8	144	144	1	1	0	144	100%	\$99.00	\$99	\$1,188	\$0.69	\$169	\$169	\$2,028
21 x 19	399	399	1	1	0	399	100%	\$359.00	\$359	\$4,308	\$0.90	\$359	\$359	\$4,308
28 x 19	532	532	1	1	0	532	100%	\$532.00	\$532	\$6,384	\$1.00	\$559	\$559	\$6,708
3rd Floor														
5 x 7	35	595	17	8	9	280	47%	\$69.00	\$552	\$6,624	\$1.97	\$69	\$1,173	\$14,076
5 x 8	40	560	14	3	11	120	21%	\$76.00	\$228	\$2,736	\$1.90	\$80	\$1,120	\$13,440
5 x 8	40	800	20	2	18	80	10%	\$75.00	\$150	\$1,800	\$1.88	\$75	\$1,500	\$18,000
5 x 9	44	44	1	1	0	44	100%	\$81.00	\$81	\$972	\$1.84	\$81	\$81	\$972
5.5 x 9	49.5	198	4	1	3	50	25%	\$85.00	\$85	\$1,020	\$1.72	\$85	\$340	\$4,080
7 x 7	49	49	1	1	0	49	100%	\$85.00	\$85	\$1,020	\$1.73	\$90	\$90	\$1,080
7 x 8	56	224	4	2	2	112	50%	\$89.00	\$178	\$2,136	\$1.59	\$89	\$356	\$4,272
8 x 14	112	112	1	1	0	112	100%	\$149.00	\$149	\$1,788	\$1.33	\$149	\$149	\$1,788
10 x 5	50	150	3	2	1	100	67%	\$85.00	\$170	\$2,040	\$1.70	\$85	\$255	\$3,060
10 x 9	90	540	6	4	2	360	67%	\$96.00	\$384	\$4,608	\$1.07	\$120	\$720	\$8,640
10 x 9	90	180	2	1	1	90	50%	\$120.00	\$120	\$1,440	\$1.33	\$115	\$230	\$2,760
10 x 10	100	1,500	15	0	15	-	0%	\$139.00	\$0	\$0	\$1.39	\$139	\$2,085	\$25,020
10 x 11	110	660	6	5	1	550	83%	\$149.00	\$745	\$8,940	\$1.35	\$149	\$894	\$10,728
11 x 5	55	330	6	4	2	220	67%	\$85.50	\$342	\$4,104	\$1.55	\$89	\$534	\$6,408
11 x 5.5	60.5	121	2	2	0	121	100%	\$89.00	\$178	\$2,136	\$1.47	\$89	\$178	\$2,136
14 x 9	126	126	1	1	0	126	100%	\$165.00	\$165	\$1,980	\$1.31	\$170	\$170	\$2,040
15 x 8	120	120	1	1	0	120	100%	\$149.00	\$149	\$1,788	\$1.24	\$149	\$149	\$1,788
20 x 5	100	100	1	0	1	-	0%	\$139.00	\$0	\$0	\$1.39	\$139	\$139	\$1,668
100 x 100	10,000	10,000	1	1	0	10,000	100%	\$500.00	\$500	\$6,000	\$0.05	\$500	\$500	\$6,000
10 x 10	100	100	1	1	0	100	100%	\$100.00	\$100	\$1,200	\$1.00	\$100	\$100	\$1,200
10 x 20	200	200	1	0	1	-	0%	\$200.00	\$0	\$0	\$1.00	\$200	\$200	\$2,400
10 x 30	300	300	1	0	1	-	0%	\$1.00	\$0	\$0	\$0.00	\$1	\$1	\$12
100 x 20	2000	2,000	1	1	0	2,000	100%	\$2,163.00	\$2,163	\$25,956	\$1.08	\$2,000	\$2,000	\$24,000
Total		33,143	231	155	69	27,815	67.10%		\$21,298	\$255,575	\$0.77		\$31,020	\$372,240

Retail Tenants Details

2025 RENT DETAILS						
RETAIL TENANT DETAILS:	Monthly	Annually	Sq Feet	Escalation	Deposit	Lease Term
Mission Peak Physical Therapy	\$2,883.75	\$34,605.00	3,739	3%	\$2,883.75	Five year term with a five year option. Rent escalation of 3% per year.
The Equipment Room	\$3,000.00	\$36,000.00	2,000	3%	\$3,000.00	One year term with a two year option. Rent escalation of 3% per year.
Lenny Garcia - Country Wide Ins.	\$1,248.00	\$14,976.00	770	4%	\$2,400.00	Two year term ending on November 30th, 2025
Mary Cleveland - Hair Dresser	\$992.25	\$11,907.00	834	4%	\$900.00	Two year term ending on December 31, 2025
Church	\$1,768.00	\$21,216.00	2,800	4%	\$1,600.00	Three year term ending on December 31, 2025
Stan's Merry Mart - Warehouse	\$2,163.20	\$25,958.40	1,930	4%	\$2,000.00	Two year term ending on October 31 2025
Serve Wenatchee - 4th Level	\$1,000.00	\$12,000.00	6,919	See Notes	\$0.00	Two year term ending on December 31, 2026. Rent escalates to \$1,500 per month on 7/1/25 and to \$2,750 per month on 1/1/26.
TOTALS	\$13,055.20	\$156,662.40	18,992			

\$12/SF Avg Rate (Room to increase retail rents)

MARKET OVERVIEW



Wenatchee, Washington






Living in Wenatchee offers unparalleled access to outdoor activities. With the Cascade Mountains nearby, you can hike, bike, and ski throughout the year. In warmer months, the Columbia River is great for boating, fishing and kayaking, making Wenatchee ideal for anyone who loves being outside. Wenatchee is located in the foothills of the Cascade Range, at the confluence of the Columbia and Wenatchee Rivers. It's across the Columbia River from East Wenatchee.

Wenatchee is the county seat and most populous city of Chelan County, Washington, United States. The population within the city limits in 2023 was 35,522. Located in the north-central part of the state. visitwenatchee.org

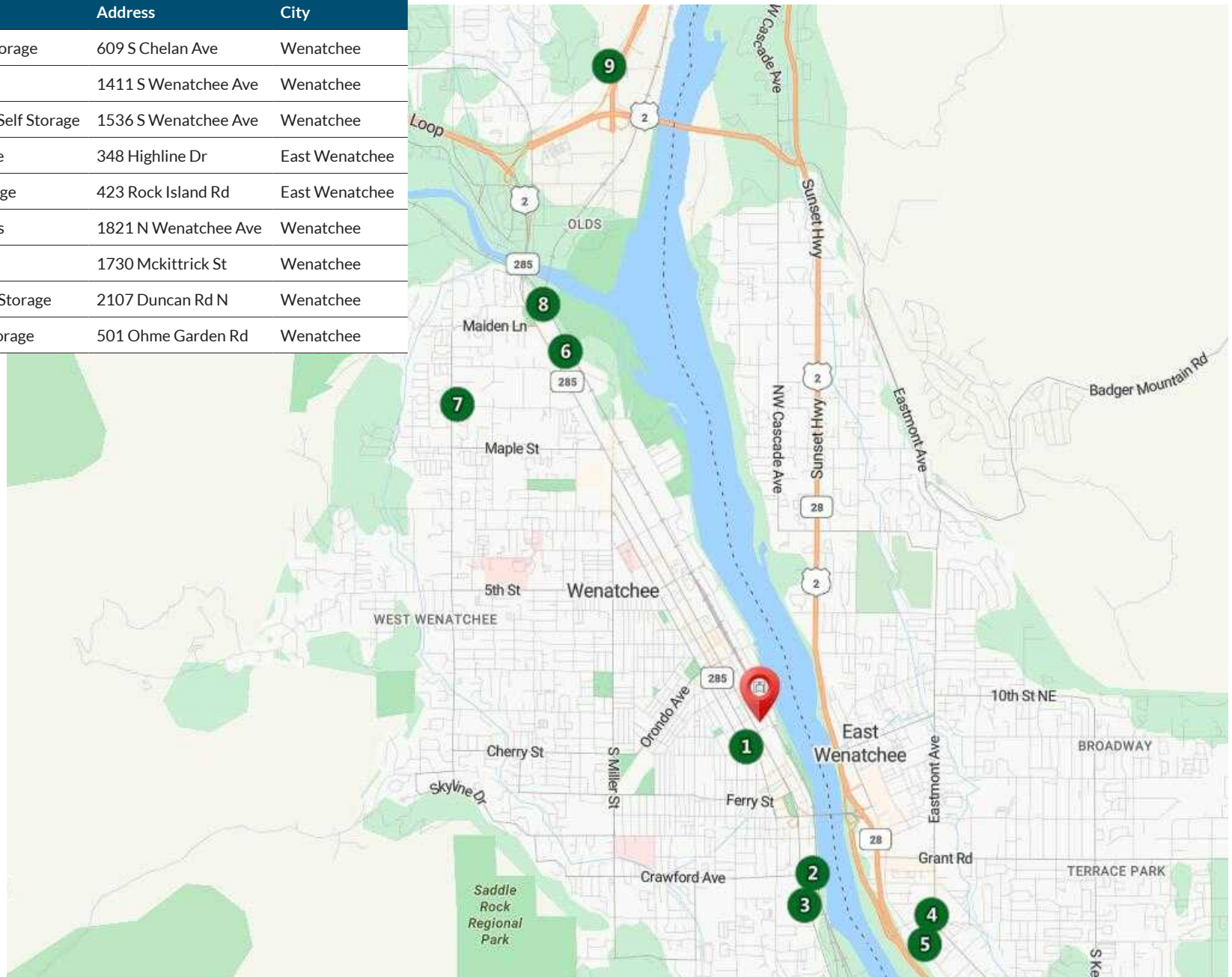


Demographics

	0 - 1 mi	0 - 3 mi	0 - 5 mi
 Population			
2034 Forecast	15,654	67,501	77,094
2029 Projection	15,377	65,569	74,785
2024 Estimate	15,446	64,796	73,720
 Households			
2034 Forecast	5,703	25,238	28,700
2029 Projection	5,599	24,524	27,847
2024 Estimate	5,627	24,258	27,474
Median Household Income	\$61,069	\$79,424	\$82,042
Average Household Income	\$76,522	\$104,028	\$107,983
2024 Estimated Per Capita Income	\$29,071	\$39,467	\$40,783
Occupied Housing Units	94%	95%	95%
Owner-Occupied	45%	58%	60%
Renter-Occupied	49%	36%	35%
 Self Storage Market Data (TractIQ)			
Total Rentable SF	-	487,427	526,492
SF per Capita	-	7.52	7.14

Competitor Map

Property Name	Address	City
1 Wenatchee Security Storage	609 S Chelan Ave	Wenatchee
2 Sam's Self Storage	1411 S Wenatchee Ave	Wenatchee
3 South Wenatchee Ave Self Storage	1536 S Wenatchee Ave	Wenatchee
4 Additional Mini Storage	348 Highline Dr	East Wenatchee
5 Glacier West Self Storage	423 Rock Island Rd	East Wenatchee
6 Eagle Self Storage Units	1821 N Wenatchee Ave	Wenatchee
7 Express Storage	1730 Mckittrick St	Wenatchee
8 North Wenatchee Self Storage	2107 Duncan Rd N	Wenatchee
9 Ohme Garden Road Storage	501 Ohme Garden Rd	Wenatchee



Rent Comparables

Wenatchee Security Storage



609 S Chelan Ave
Wenatchee, WA

Distance: 0.15 Mile

Estimated RSF: 9,803

Unit Size	Website Rates	PSF	On-Site Rates	PSF
5x8 Drive In	-	-	\$55.00	\$1.38
5x10 Drive In	-	-	\$70.00	\$1.40
10x10 Drive In	-	-	\$125.00	\$1.25
10x14 Drive In	-	-	\$150.00	\$1.07
10x18 Drive In	-	-	\$175.00	\$0.97

South Wenatchee Ave Self Storage



1536 S Wenatchee Ave
Wenatchee, WA

Distance: 1.11 Miles

Estimated RSF: 29,173

Unit Size	Website Rates	PSF	On-Site Rates	PSF
10x10 Drive Up	-	-	\$110.00	\$1.10
10x10 Climate Control	-	-	\$150.00	\$1.50
10x15 Drive Up	-	-	\$165.00	\$1.10
10x15 Climate Control	-	-	\$190.00	\$1.27
10x20 Drive Up	-	-	\$200.00	\$1.00
10x20 Climate Control	-	-	\$260.00	\$1.30

Sam's Self Storage



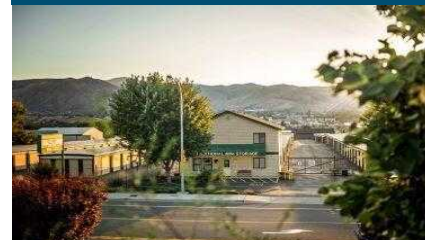
1411 S Wenatchee Ave
Wenatchee, WA

Distance: 0.96 Mile

Estimated RSF: 11,751

Unit Size	Website Rates	PSF	On-Site Rates	PSF
10x10 Drive Up	-	-	\$80.00	\$0.80
10x20 Drive Up	-	-	\$130.00	\$0.65

Additional Mini Storage



348 Highline Dr
East Wenatchee, WA

Distance: 1.55 Miles

Estimated RSF: 53,703

Unit Size	Website Rates	PSF	On-Site Rates	PSF
10x10 Drive Up	-	-	\$154.00	\$1.54
10x10 Heated	-	-	\$199.00	\$1.99
10x15 Heated	-	-	\$239.00	\$1.59
10x20 Drive Up	-	-	\$219.00	\$1.10
10x25 Drive Up	-	-	\$277.00	\$1.11
10x30 Drive Up	-	-	\$314.00	\$1.05

Rent Comparables

Glacier West Self Storage



423 Rock Island Rd
East Wenatchee, WA

Distance: 1.68 Miles

Estimated RSF: 67,582

Unit Size	Website Rates	PSF	On-Site Rates	PSF
10x10 Drive Up	-	-	\$154.00	\$1.54
10x10 Heated	-	-	\$199.00	\$1.99
10x15 Heated	-	-	\$239.00	\$1.59
10x20 Drive Up	-	-	\$219.00	\$1.10
10x25 Drive Up	-	-	\$277.00	\$1.11
10x30 Drive Up	-	-	\$314.00	\$1.05

Express Storage



1730 Mckittrick St
Wenatchee, WA

Distance: 2.74 Miles

Estimated RSF: 29,298

Unit Size	Website Rates	PSF	On-Site Rates	PSF
5x8 Drive Up	-	-	\$67.00	\$1.68
5x10 Drive Up	\$36.00	\$0.72	\$71.00	\$1.42
8x8 Drive Up	-	-	\$92.00	\$1.44
10x10 Drive Up	\$65.00	\$0.65	\$129.00	\$1.29
10x15 Drive Up	\$96.00	\$0.64	\$192.00	\$1.28
10x20 Drive Up	\$110.00	\$0.55	\$219.00	\$1.10

Eagle Self Storage Units



1821 N Wenatchee Ave
Wenatchee, WA

Distance: 2.55 Miles

Estimated RSF: 5,359

Unit Size	Website Rates	PSF	On-Site Rates	PSF
5x8 Drive Up	-	-	\$65.00	\$1.63
8x8 Drive Up	-	-	\$85.00	\$1.33
8x10 Drive Up	-	-	\$100.00	\$1.25
16x8 Drive Up	-	-	\$135.00	\$1.05
20x8 Drive Up	-	-	\$175.00	\$1.09
20x12 Drive Up	-	-	\$85.00	\$0.35

North Wenatchee Self Storage



2107 Duncan Rd N
Wenatchee, WA

Distance: 2.93 Miles

Estimated RSF: 47,077

Unit Size	Website Rates	PSF	On-Site Rates	PSF
10x10 Drive Up	-	-	\$110.00	\$1.10
10x20 Inside	-	-	\$175.00	\$0.88
10x20 Drive Up	-	-	\$190.00	\$0.95

Rent Comparables

Ohme Garden Road Storage



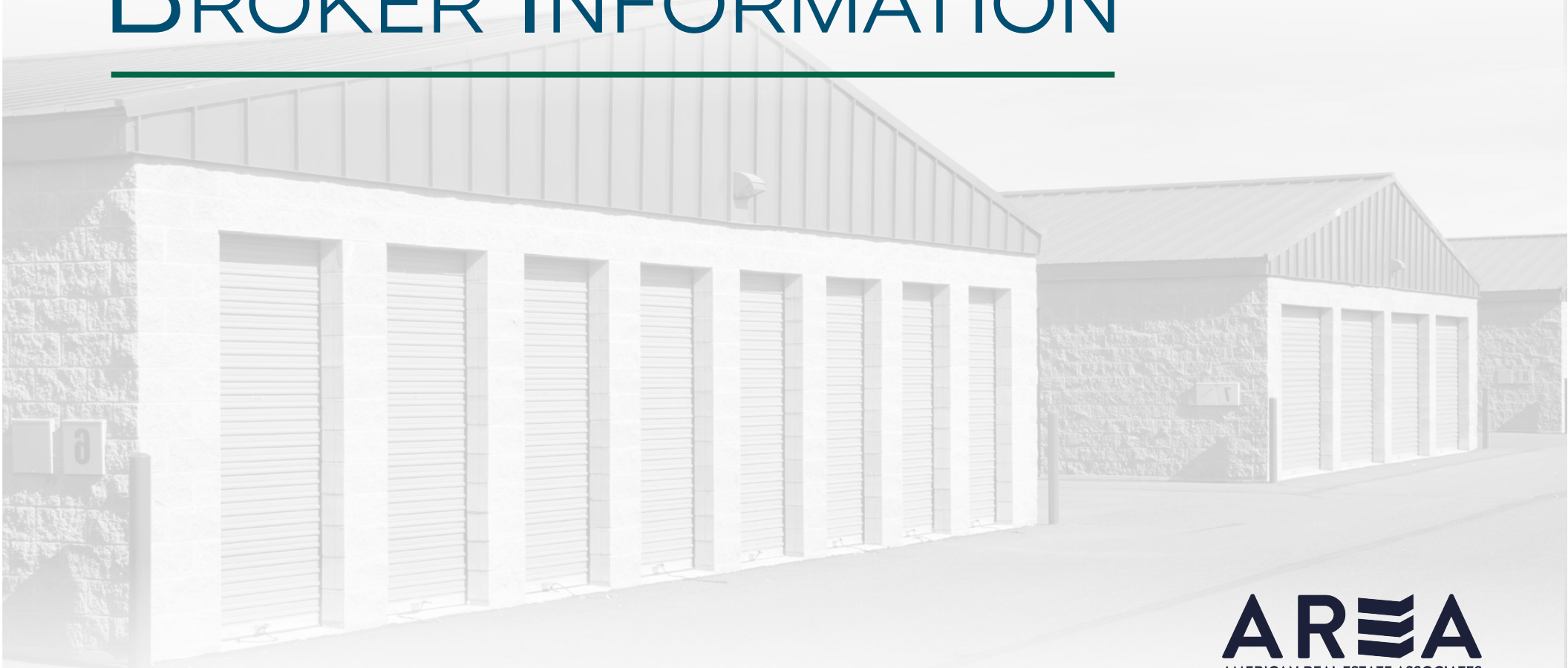
501 Ohme Garden Rd-
Wenatchee, WA

Distance: 4.18 Miles

Estimated RSF: 39,065

Unit Size	Website Rates	PSF	On-Site Rates	PSF
10x10 Drive Up	\$60.00	\$0.60	\$120.00	\$1.20
10x10 Drive Up w/Power	-	-	\$130.00	\$1.30
10x15 Drive Up	\$90.00	\$0.60	\$180.00	\$1.20
10x20 Drive Up	\$102.00	\$0.51	\$205.00	\$1.03
10x20 Outdoor Parking	-	-	\$100.00	\$0.50
10x35 Outdoor Parking	-	-	\$120.00	\$0.34

BROKER INFORMATION



AREAA
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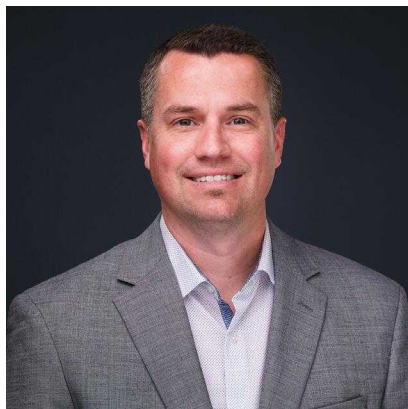
Rlayton@areanw.com

Ryan Layton is the Designated Broker and President of American Real Estate Associates, Inc. in Spokane, Washington. His territory coverage is Washington State and Northern Idaho. Ryan's diverse and extensive background in Business Operations along with Self-Storage ownership helps to bring a full understanding of how real estate decisions affect his client's bottom line.

Ryan is knowledgeable on all aspects of commercial Real Estate including Self-Storage, Industrial, Multi-Family, and Office Leasing. He represents owners and buyers while guiding them through each transaction. He conducts business with the highest integrity while conveying his high energy, enthusiasm, and exceptional professional work ethic in assisting with the identification and fulfillment of real estate needs. He is a proactive problem solver with a proven track record. In his free time, Ryan enjoys golfing, water/snow skiing, BBQing, and HS wrestling coaching.

- Member of the Washington State Commercial Brokers Association (CBA)
- Board Member Washington State Self Storage Association (WASSA)
- Washington/Idaho Argus Self Storage Advisor
- \$150 Million in Self Storage Transactions (2022-2024)
- Owner of \$98.5M Investment Real Estate (Self Storage, Retail, Office, and Daycare)
- Designated Broker in Washington State and Idaho





GREG MEAGER

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Greg Meager is a Managing Broker at American Real Estate Associates, Inc. and started his Commercial Real Estate career in 2016.

Greg spent the first four years of his real estate career assisting in the expansion of a large multifamily portfolio through acquisitions and property management. Within that same real estate portfolio, Greg also assisted with the leasing of office and retail space. Greg has been with American Real Estate Associates since 2020 and has applied himself to learn all aspects of the self-storage industry.

Greg conducts business with the utmost transparency, integrity, and enthusiasm. He is focused on working with buyers and sellers of self-storage and other commercial investment properties to evaluate how to get the most out of their properties.

- Member of the Washington State Commercial Brokers Association
- Member of Spokane Traders Club (Board Member 2017-2020, President 2020)
- CCIM Candidate

Confidentiality & Disclaimer



Argus Self Storage Advisors (Broker) is the listing agent for this property and offers to buy or sell this property can only be made through the listing agent. The Seller is the owner, or the authorized agent of the owner, of the property offered for sale and the subject of the listing agreement between Broker and Seller.

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