

KENNEWICK, WA SELF-STORAGE OPPORTUNITY

SELF-STORAGE INVESTMENT | 11,150 NRSF

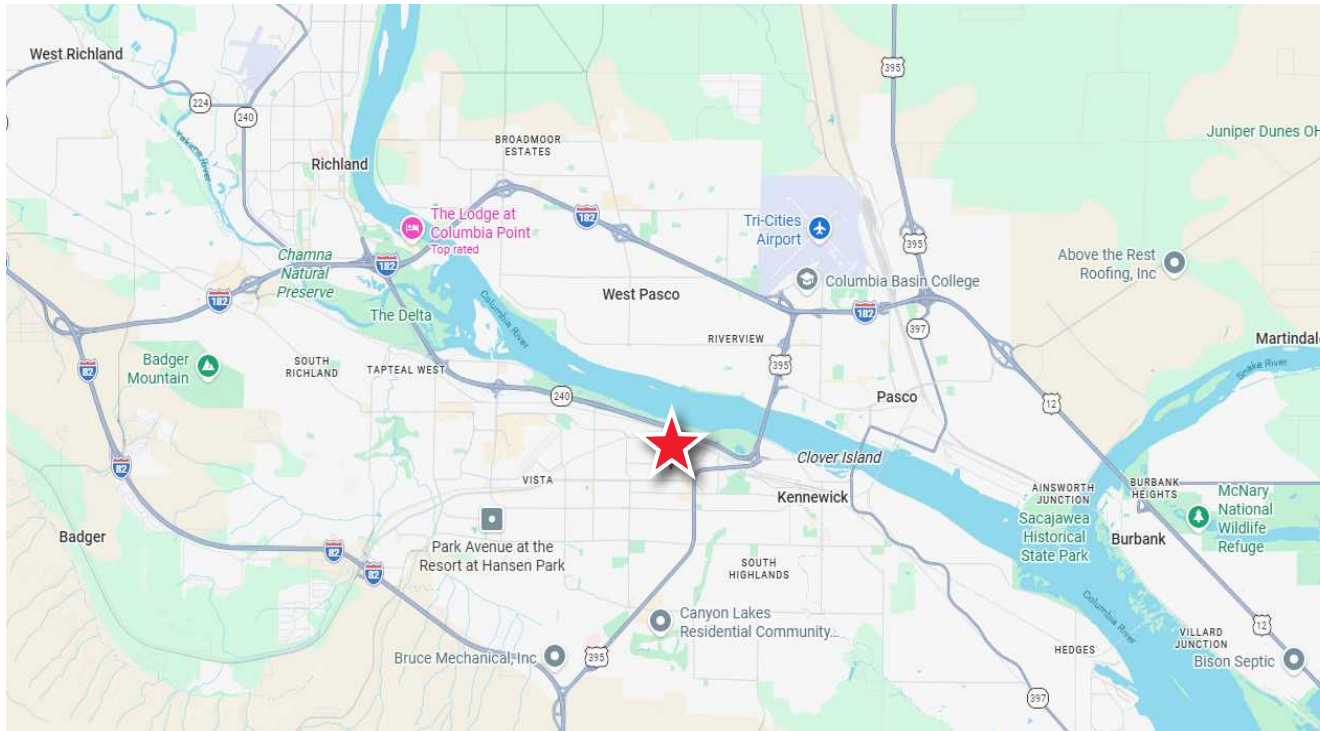


**CUSHMAN &
WAKEFIELD**

SELF-STORAGE ADVISORY GROUP

KENNEWICK, WA

EXECUTIVE SUMMARY



PRICE

1,300,000



YEAR BUILT

1994



TOTAL SIZE

11,150 NRSF



TOTAL UNITS

122



LAND SIZE

1.1 ACRES



CAP RATE

7.29% YR 1, 8.64% YR 3

INVESTMENT OVERVIEW

The Cushman & Wakefield's Self-Storage Advisory Group has been exclusively retained to market AAA Affordable Mini Storage, a self-storage facility located in Kennewick, Washington.

AAA Affordable Mini Storage is a self-storage facility constructed in 1994 consisting of 93 drive-up units self-storage totaling approximately 11,150 net rentable square feet, supplemented by 29 open parking spaces. The Property is currently ~94% physically occupied, demonstrating strong in-place fundamentals.

Current rent at the Property averages approximately \$1.03 per square foot, which is 28% below the weighted market average of \$1.32 per square foot. This offers immediate upside potential through

rental increases on existing customers and increasing street rates.

The asset features paved drive aisles, efficient site circulation, keypad entry, and a simple operating profile, with minimal ongoing capital requirements.

AAA Affordable Mini Storage is centrally located within Kennewick, the largest and most established city in the Tri-Cities region of southeastern Washington. The Property benefits from proximity to residential neighborhoods, retail corridors, and regional employment

INVESTMENT HIGHLIGHTS

- » **Strong Occupancy** – ~94% physically occupied
- » **Immediate Upside** – Existing rent approximately 28% below market
- » **In-Place Cash Flow** – Stabilized operating profile
- » **Below Replacement Cost** – Established 1994 vintage asset
- » **Immediate Upside** – Existing rent approximately 28% below market
- » **Seller Financing Available**