

OFFERING MEMORANDUM

SHIELD STORAGE CENTERS

601 STOCKWELL RD
BOSSIER CITY, LA 71111



GRANDSTONE
STORAGE INVESTMENT SALES

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OFFERING MEMORANDUM

INVESTMENT OVERVIEW

SHIELD STORAGE CENTERS

GRANDSTONE

SECTION 1

OFFERING SUMMARY // SHIELD STORAGE CENTERS // 601 STOCKWELL RD BOSSIER CITY, LA



\$8,000,000	PURCHASE PRICE
\$124.02	PRICE PER RENTABLE SQUARE FOOT
46.07%	CURRENT PHYSICAL OCCUPANCY
39.90%	CURRENT ECONOMIC OCCUPANCY
5.42%	YEAR 1 CAP RATE
8.42%	YEAR 2 CAP RATE
8.71%	YEAR 3 CAP RATE
9.04%	YEAR 4 CAP RATE
9.40%	YEAR 5 CAP RATE
64,505	NET RENTABLE SQUARE FEET
EST 3.75 ACRES	LOT SIZE
2020	YEAR BUILT/RENOVATED

INVESTMENT OVERVIEW // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

Grandstone is excited to present Shield Storage Centers on Stockwell Road in Bossier City, LA. This premier Class A, single-story facility, built in 2020, offers 563 climate-controlled units spanning 64,505 net rentable square feet. Boasting exceptional visibility and convenient access from I-220, the facility benefits from high traffic with 29,400 vehicles passing daily. The property features a stunning lobby and office, motion-sensor sliding doors, and spacious hallways, making it the standout storage facility in the area. Furthermore, the nearby Lakewood Villas Townhomes development, which will include 468 multi-family units just 0.8 miles away, positions this facility for rapid occupancy growth and long-term stability.

INVESTMENT HIGHLIGHTS

- CLASS A, SINGLE-STORY FACILITY BUILT IN 2020.
- FEATURES 563 CLIMATE-CONTROLLED UNITS WITH A TOTAL OF 64,505 NET RENTABLE SQUARE FEET
- UNRIVALED VISIBILITY AND EASY ACCESS FROM I-220, WITH 29,400 VEHICLES PASSING BY DAILY
- STUNNING LOBBY AND OFFICE, WITH MOTION-SENSOR SLIDING DOORS AND SPACIOUS HALLWAYS
- 44K PEOPLE LIVING WITHIN A FIVE-MILE RADIUS
- AVERAGE HOUSEHOLD INCOME OF \$83K WITHIN A FIVE-MILE RADIUS



SITE DESCRIPTION // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

TRAFFIC COUNT	29,400 CARS/ DAY FROM I-220
COUNTY	BOSSIER PARISH
NON CLIMATE UNITS	0
CLIMATE CONTROLLED UNITS	563
TOTAL NUMBER OF UNITS	563
UNCOVERED PARKING SPACES	0
UNIT SIZES	5X5 - 10X25
NRSF	64,505
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	ESTIMATED 3.75 ACRES
# OF BUILDINGS	1
YEAR BUILT	2020
ZONING	B-3 (GENERAL BUSINESS)
PARCEL NUMBER(S)	135272
# OF STORIES	1
# OF ELEVATORS / STAIRWELLS / ETC.	NONE
FOUNDATION	CONCRETE / METAL

EXTERIOR	CONCRETE / STONE
ROOF TYPE	METAL
FENCING TYPE	WROUGHT IRON
# OF ENTRIES	2
TYPE OF GATE	KEYPAD, GATED ENTRY
MANAGEMENT SOFTWARE	TENANT INC
SECURITY SYSTEMS	24/7 SURVEILLANCE
FLOOD ZONE	AE
SIGNAGE	BUILDING SIGNAGE

PROPERTY IMAGES // SHIELD STORAGE CENTERS // BOSSIER CITY, LA



5 MILE MULTIFAMILY DEVELOPMENT PIPELINE // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Lakewood Villas Townhomes	Stockwell Rd & Shed Rd	Bossier City	468	\$177,000,000	Pre-Construction/Negotiated	0.8
Oil and Water Separator Cleaning Service	Multiple Locations	Barksdale AFB			Post-Bid	3.43
The Ascent on 80 Phase 2	4570 US-80	Haughton		\$7,000,000	Conceptual	3.51
B5454 Renovation at Barksdale Air Force Base (AFB)	To Be Determined	Barksdale AFB		\$100,000,000	Final Planning	3.72

TOTAL NUMBER OF UNITS 468

SATURATION STUDY // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE	
Shield Storage Centers Stockwell Road	601 Stockwell Rd, Bossier City, LA 71111	★	Yes	64,505	-	-	
Stockwell Place Self Storage	1700 Stockwell Rd, Bossier City, LA 71111	0.39	No	30,170	-	-	
Best Yet Storage - Shed Road	5630 Shed Rd, Bossier City, LA 71111	1.17	Yes	-	53,648	-	
Securcare Self Storage	1330 US-80, Haughton, LA 71037	1.33	Yes	-	59,195	-	
Dale Dunn Self-Service Storage Facility	5903 E Texas St, Bossier City, LA 71111	1.38	No	-	3,511	-	
Shield Storage Centers Bellevue Road	1183 Bellevue Rd, Haughton, LA 71037	1.46	No	-	108,553	-	
Adner Mini Storage	1400 Bellevue Rd, Haughton, LA 71037	1.75	No	-	8,644	-	
Cubesmart Self Storage	4901 E Texas St, Bossier City, LA 71111	2.29	Yes	-	86,206	-	
M & O Storage	1040 Pearl Dr, Bossier City, LA 71111	2.75	Yes	-	26,478	-	
Hideaway Storage East	US-80 & Wafer Rd, Haughton, LA 71037	3.58	No	-	-	123,750	
Cubby Hole Louisiana 2	3401 East Texas Street, Bossier City, LA 71111	3.85	Yes	-	-	88,420	
Northgate Mini Storage	3300 Old Minden Rd, Bossier City, LA 71112	3.85	No	-	-	14,368	
Securcare Self Storage	1051 Northgate Rd, Bossier City, LA 71112	4.06	Yes	-	-	36,602	
Two Oaks Storage LLC	5150 US-80, Haughton, LA 71037	4.49	Yes	-	-	20,423	
Strongpoint Self Storage	2555 Viking Dr, Bossier City, LA 71111	4.69	No	-	-	131,250	
Public Storage	1015 Gould Dr, Bossier City, LA 71111	4.79	Yes	-	-	80,326	
Storage Sense - Bossier City	3990 Airline Dr, Bossier City, LA 71111	4.83	Yes	-	-	155,478	
TOTAL EXISTING SUPPLY				94,675	440,910	1,091,527	
2023 POPULATION 1-MILE 1,750 3-MILE 18,124 5-MILE 45,699				SQ FT PER PERSON	54.10	24.33	23.89

OFFERING MEMORANDUM

FINANCIAL ANALYSIS

SHIELD STORAGE CENTERS

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SECTION 2

UNIT MIX SUMMARY // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
CLIMATE CONTROLLED (CC):								
5.0 X 5.0	24	25	600	\$67.00	\$1,608	\$19,296	\$76.87	\$22,140
5.0 X 5.0	16	25	400	\$56.00	\$896	\$10,752	\$64.25	\$12,336
10.0 X 5.0	30	50	1,500	\$96.00	\$2,880	\$34,560	\$110.15	\$39,653
10.0 X 5.0	10	50	500	\$77.00	\$770	\$9,240	\$88.35	\$10,602
5.0 X 10.0	2	50	100	\$72.00	\$144	\$1,728	\$82.61	\$1,983
10.0 X 6.5	1	65	65	\$105.00	\$105	\$1,260	\$120.47	\$1,446
10.0 X 7.5	1	75	75	\$89.00	\$89	\$1,068	\$102.12	\$1,225
5.0 X 15.0	24	75	1,800	\$116.00	\$2,784	\$33,408	\$133.09	\$38,331
5.0 X 15.0	22	75	1,650	\$106.00	\$2,332	\$27,984	\$121.62	\$32,108
10.0 X 10.0	144	100	14,400	\$141.00	\$20,304	\$243,648	\$161.78	\$279,553
10.0 X 10.0	121	100	12,100	\$129.00	\$15,609	\$187,308	\$148.01	\$214,910
10.0 X 13.5	14	135	1,890	\$143.00	\$2,002	\$24,024	\$164.07	\$27,564
10.0 X 15.0	34	150	5,100	\$185.00	\$6,290	\$75,480	\$212.26	\$86,603
10.0 X 15.0	11	150	1,650	\$175.00	\$1,925	\$23,100	\$200.79	\$26,504
16.5 X 10.0	1	165	165	\$190.00	\$190	\$2,280	\$218.00	\$2,616
10.0 X 18.5	16	185	2,960	\$205.00	\$3,280	\$39,360	\$235.21	\$45,160
10.0 X 20.0	59	200	11,800	\$239.00	\$14,101	\$169,212	\$274.22	\$194,148
10.0 X 20.0	10	200	2,000	\$233.00	\$2,330	\$27,960	\$267.34	\$32,080
10.0 X 25.0	23	250	5,750	\$303.00	\$6,969	\$83,628	\$347.65	\$95,952
TOTAL CC:	563	115	64,505	\$150.28	\$84,608	\$1,015,296	\$172.43	\$1,164,913
GRAND TOTAL	563	115	64,505	\$150.28	\$84,608	\$1,015,296	\$172.43	\$1,164,913

INCOME & EXPENSE // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$1,015,296		\$1,015,296		\$1,066,061		\$1,098,043		\$1,130,984		\$1,164,913	
PHYSICAL VACANCY	(547,588)	53.9%	(304,589)	30.0%	(106,606)	10.0%	(109,804)	10.0%	(113,098)	10.0%	(116,491)	10.0%
ECONOMIC VACANCY	(62,651)	6.2%	(50,765)	5.0%	(53,303)	5.0%	(54,902)	5.0%	(56,549)	5.0%	(58,246)	5.0%
TOTAL VACANCY	(610,239)		(355,354)		(159,909)		(164,706)		(169,648)		(174,737)	
VACANCY %	60.1%		35.0%		15.0%		15.0%		15.0%		15.0%	
EFFECTIVE RENTAL INCOME	\$405,057		\$659,942		\$906,152		\$933,336		\$961,336		\$990,176	
LATE, LETTER, & NSF FEES	5,265		8,578		11,778		12,131		12,495		12,870	
ADMINISTRATION FEES	3,271		3,336		3,403		3,471		3,540		3,611	
TENANT INSURANCE	1,832		7,685		11,857		13,833		17,785		23,714	
OTHER INCOME	375		383		390		398		406		414	
U-HAUL INCOME	952		971		990		1,010		1,030		1,051	
TOTAL OTHER INCOME	\$11,695		\$20,952		\$28,418		\$30,843		\$35,257		\$41,660	
EFFECTIVE GROSS INCOME (EGI)	\$416,752		\$680,895		\$934,570		\$964,179		\$996,593		\$1,031,836	
PROPERTY TAXES	60,834		66,917		68,255		69,620		71,013		72,433	
INSURANCE	29,917		30,515		31,126		31,748		32,383		33,031	
UTILITIES & TRASH	28,200		28,764		29,339		29,926		30,525		31,135	
REPAIRS & MAINTENANCE	15,863		16,180		16,504		16,834		17,171		17,514	
ADVERTISING	14,900		15,198		10,000		10,200		10,404		10,612	
SALARIES, TAXES, & BENEFITS	36,041		36,762		37,497		38,247		39,012		39,792	
MANAGEMENT FEE	20,838		34,045		46,728		48,209		49,830		51,592	
OFFICE SUPPLIES & POSTAGE	1,563		1,594		1,626		1,659		1,692		1,726	
BANK & CREDIT CARD FEES	12,041		12,282		14,953		15,427		15,945		16,509	
LANDSCAPING	5,000		5,100		5,202		5,306		5,412		5,520	
TOTAL EXPENSES	\$225,196		\$247,357		\$261,231		\$267,176		\$273,386		\$279,864	
% OF EGI	54.0%		36.3%		28.0%		27.7%		27.4%		27.1%	
NET OPERATING INCOME (NOI)	\$191,555		\$433,538		\$673,339		\$697,003		\$723,207		\$751,972	
OPERATING MARGIN %	46.0%		63.7%		72.0%		72.3%		72.6%		72.9%	

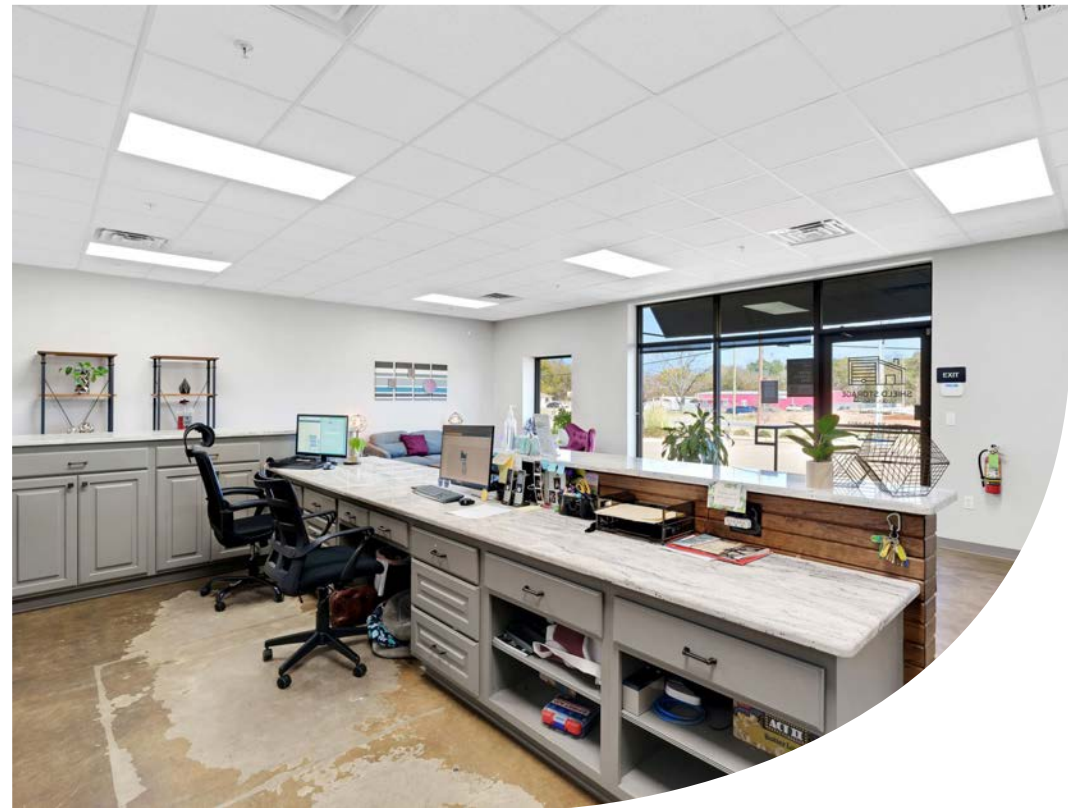
1. RE Taxes are based on the current assessed value of \$501,059; Bossier Parish reassesses every 4 years. Last reassessment was 2024 Taxes are increased 10% to hedge risk of reassessment

2. Income based on T-12 November actual income; Other income is based January-November 2024 annualized income

3. Expenses based on T-12 actual expenses; Landscaping is adjusted based on industry standards

4. A management fee is added to expenses based on 5% of the gross income

PROPERTY IMAGES // SHIELD STORAGE CENTERS // BOSSIER CITY, LA



OFFERING MEMORANDUM

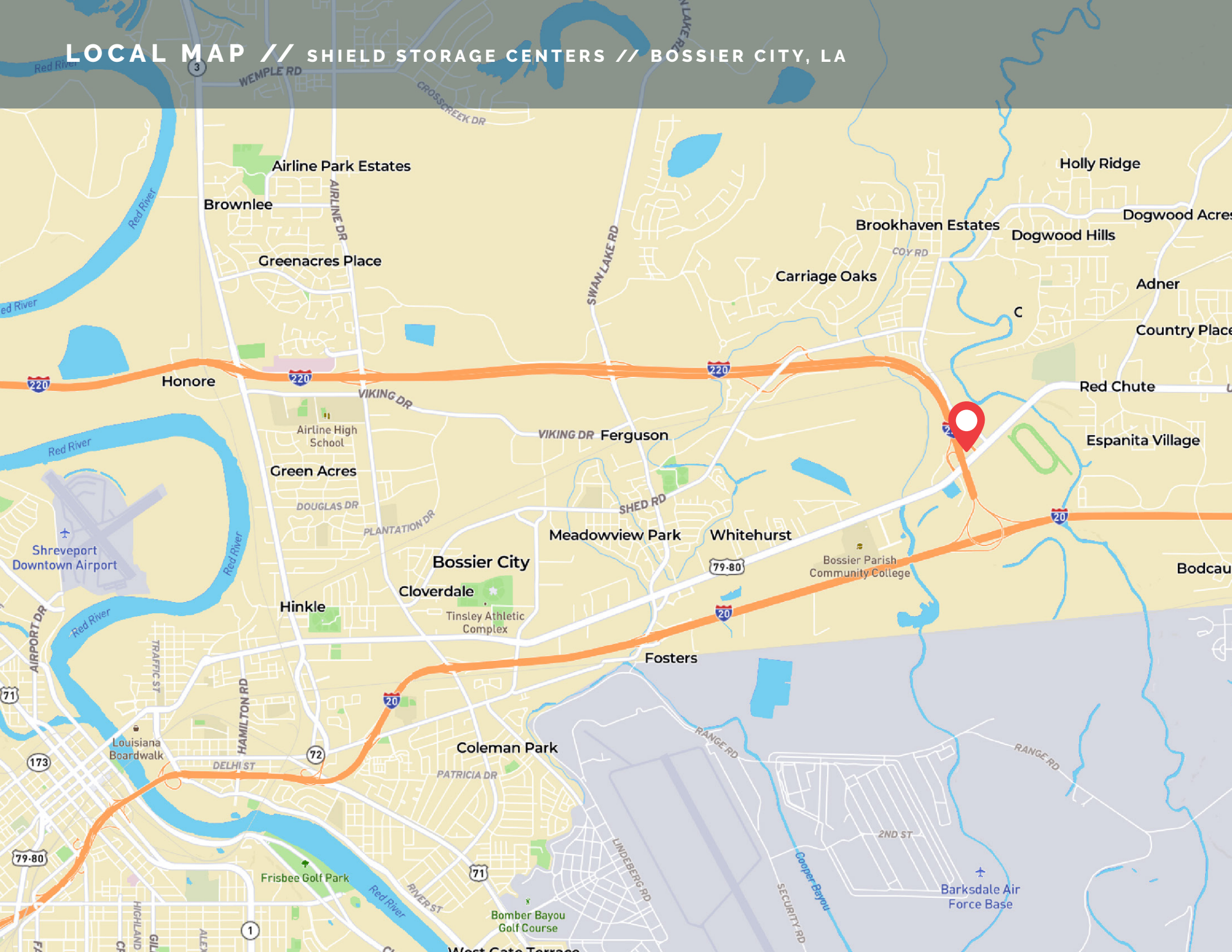
PROPERTY INFORMATION

SHIELD STORAGE CENTERS

GRANDSTONE

SECTION 3

LOCAL MAP // SHIELD STORAGE CENTERS // BOSSIER CITY, LA



Airline Park Estates

Brownlee

Greenacres Place

Honore

Airline High School

Green Acres

Hinkle

Bossier City

Cloverdale

Coleman Park

Frisbee Golf Park

Bomber Bayou Golf Course

VIKING DR Ferguson

Meadowview Park

Whitehurst

Fosters

PATRICIA DR

LINDBERG RD

Holly Ridge

Brookhaven Estates

Carriage Oaks

Dogwood Hills

Dogwood Acres

Adner

Country Place

Red Chute

Espanita Village

Bodcau

Shreveport Downtown Airport

Bossier Parish Community College

Barksdale Air Force Base

PARCEL OUTLINE // SHIELD STORAGE CENTERS // BOSSIER CITY, LA



OFFERING MEMORANDUM

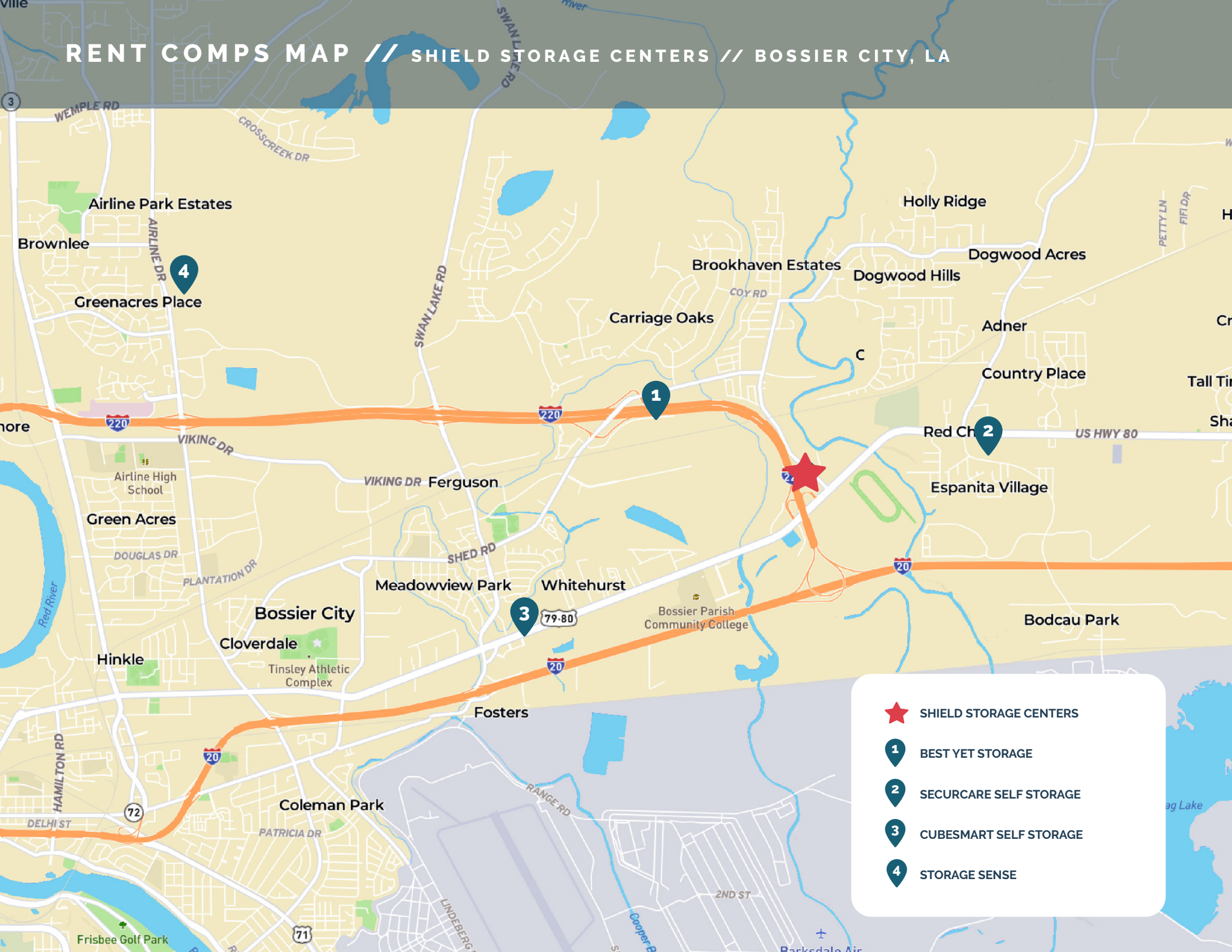
RENT COMPARABLES

SHIELD STORAGE CENTERS

GRANDSTONE

SECTION 4


RENT COMPS MAP // SHIELD STORAGE CENTERS // BOSSIER CITY, LA



- ★ SHIELD STORAGE CENTERS
- 1 BEST YET STORAGE
- 2 SECURCARE SELF STORAGE
- 3 CUBESMART SELF STORAGE
- 4 STORAGE SENSE

RENT COMPS // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

★ Shield Storage Centers
601 Stockwell Rd, Bossier City, LA 71111



NRSF	YEAR BUILT	DISTANCE
64,505	2019	-

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$96	\$1.92
10X10 CC	\$141	\$1.41
10X15 CC	\$185	\$1.23
10X20 CC	\$239	\$1.20
AVERAGE:		\$1.44


1 Best Yet Storage
5630 Shed Rd, Bossier City, LA 71111



NRSF	YEAR BUILT	DISTANCE
53,648	2015	1.2

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$94	\$1.88
10X10 CC	\$125	\$1.25
10X15 CC	\$170	\$1.13
10X20 CC	\$225	\$1.13
AVERAGE:		\$1.35


2 SecurCare Self Storage
1330 US-80, Haughton, LA 71037



NRSF	YEAR BUILT	DISTANCE
59,195	2002-2010	1.4

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$75	\$1.50
10X10 CC	\$--	\$--
10X15 CC	\$185	\$1.23
10X20 CC	\$249	\$1.25
AVERAGE:		\$1.33


3 CubeSmart Self Storage
4901 E Texas St, Bossier City, LA 71111



NRSF	YEAR BUILT	DISTANCE
86,206	1998-2002	2.3

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$84	\$1.68
10X10 CC	\$223	\$2.23
10X15 CC	\$277	\$1.85
10X20 CC	\$--	\$--
AVERAGE:		\$1.92

4 Storage Sense
3990 Airline Dr, Bossier City, LA 71111



NRSF	YEAR BUILT	DISTANCE
155,478	2002-2006	4.9

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$49	\$0.98
10X10 CC	\$109	\$1.09
10X15 CC	\$199	\$1.33
10X20 CC	\$249	\$1.25
AVERAGE:		\$1.16

OFFERING MEMORANDUM

DEMOGRAPHIC ANALYSIS

SHIELD STORAGE CENTERS

GRANDSTONE

SECTION 5

WELCOME TO

BOSSIER CITY, LA



Bossier City, Louisiana, is a rapidly growing hub in the Shreveport-Bossier metropolitan area, known for its strong military and tech industries. It is home to Barksdale Air Force Base, which provides significant employment opportunities and contributes to the local economy. The city also has a flourishing gaming and entertainment sector, with casinos and resorts offering jobs in hospitality and tourism. Additionally, the Cyber Innovation Center has bolstered Bossier City's reputation as a tech and cybersecurity hotspot, creating specialized career paths for professionals.



In Bossier City, LA, several economic drivers contribute to the city's growth and development:



BARKSDALE AIR FORCE BASE

This major military installation provides thousands of stable and well-paying jobs. It also supports local businesses by driving demand for goods, services, and housing in the area.



GAMING & HOSPITALITY INDUSTRY

Casinos like Margaritaville Resort Casino attract tourists from across the region. They create employment opportunities in hospitality, dining, entertainment, and maintenance.



CYBERSECURITY & TECHNOLOGY

The Cyber Innovation Center fosters growth in tech and cybersecurity industries. It offers specialized training and attracts high-tech companies to the area.



RETAIL DEVELOPMENT

The Louisiana Boardwalk Outlets and surrounding retail areas draw shoppers from near and far. These businesses generate revenue and provide jobs in retail, dining, and customer service.



EDUCATION & WORKFORCE DEVELOPMENT

Bossier Parish Community College plays a key role in preparing a skilled workforce. Its partnerships with local industries ensure that graduates meet the region's employment needs.

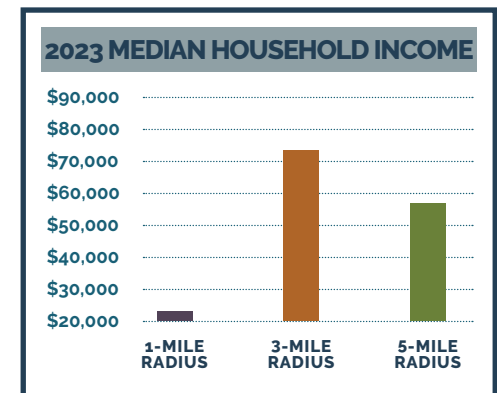
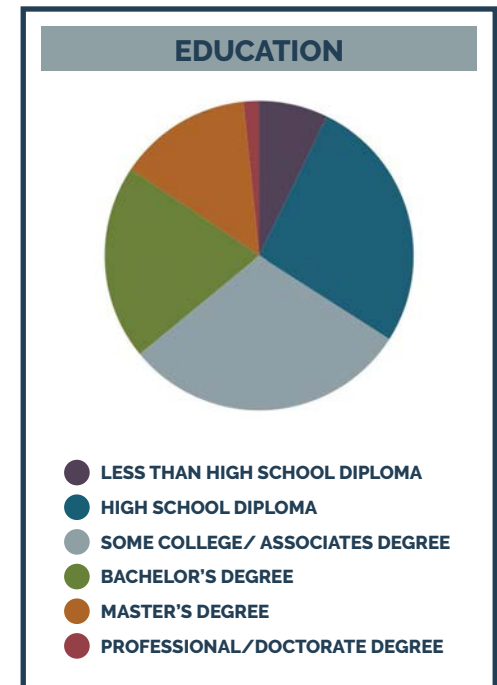


TRANSPORTATION AND LOGISTICS

Bossier City's location along major highways and near Shreveport Regional Airport facilitates freight movement. This connectivity supports regional trade and boosts local businesses involved in logistics.

DEMOGRAPHIC ANALYSIS // SHIELD STORAGE CENTERS // BOSSIER CITY, LA

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION & GROWTH			
2023 Total Population	1,750	18,124	45,699
2023 Population Density	268.6	788.5	545.2
2020-2023 Growth	10	49	92
2020-2023 Average Annual Growth	3	16	31
2028 Total Population	1,817	18,794	47,360
2028 Population Density	279	818	565
2023-2028 Projected Population Growth	67	670	1,661
2023-2028 Projected Average Annual Growth	13	134	332
2020 Population	1,740	18,075	45,607
2010 Total Population	1,265	15,756	43,257
2000 Population	1,537	12,157	38,005
INCOME			
2023 Aggregate Household Income	\$27,545,700	\$657,416,132	\$1,352,048,098
2023 Average Household Income	\$31,553	\$94,756	\$76,869
2023 Median Household Income	\$22,180	\$72,826	\$58,983
2023 Per Capita Income	\$15,740	\$36,450	\$30,153
2028 Aggregate Household Income	\$29,225,550	\$731,942,994	\$1,491,225,017
2028 Average Household Income	\$32,437	\$102,312	\$82,252
2028 Median Household Income	\$23,309	\$74,284	\$60,526
2028 Per Capita Income	\$16,085	\$39,127	\$32,060
HOUSEHOLDS & GROWTH			
2023 Households	873	6,938	17,589
2020-2023 Growth	5	16	-1
2020-2023 Average Annual Growth	2	5	0
2028 Households	901	7,154	18,130
2023-2028 Growth	28	216	541
2023-2028 Average Annual Growth	6	43	108
2020 Households	868	6,922	17,590



*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

OFFERING MEMORANDUM

FACILITY GALLERY

SHIELD STORAGE CENTERS

GRANDSTONE

SECTION 6

PROPERTY IMAGES // SHIELD STORAGE CENTERS // BOSSIER CITY, LA



PROPERTY IMAGES // SHIELD STORAGE CENTERS // BOSSIER CITY, LA



PROPERTY IMAGES // SHIELD STORAGE CENTERS // BOSSIER CITY, LA





SHIELD STORAGE CENTERS // BOSSIER CITY, LA

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STORAGE INVESTMENT SALES