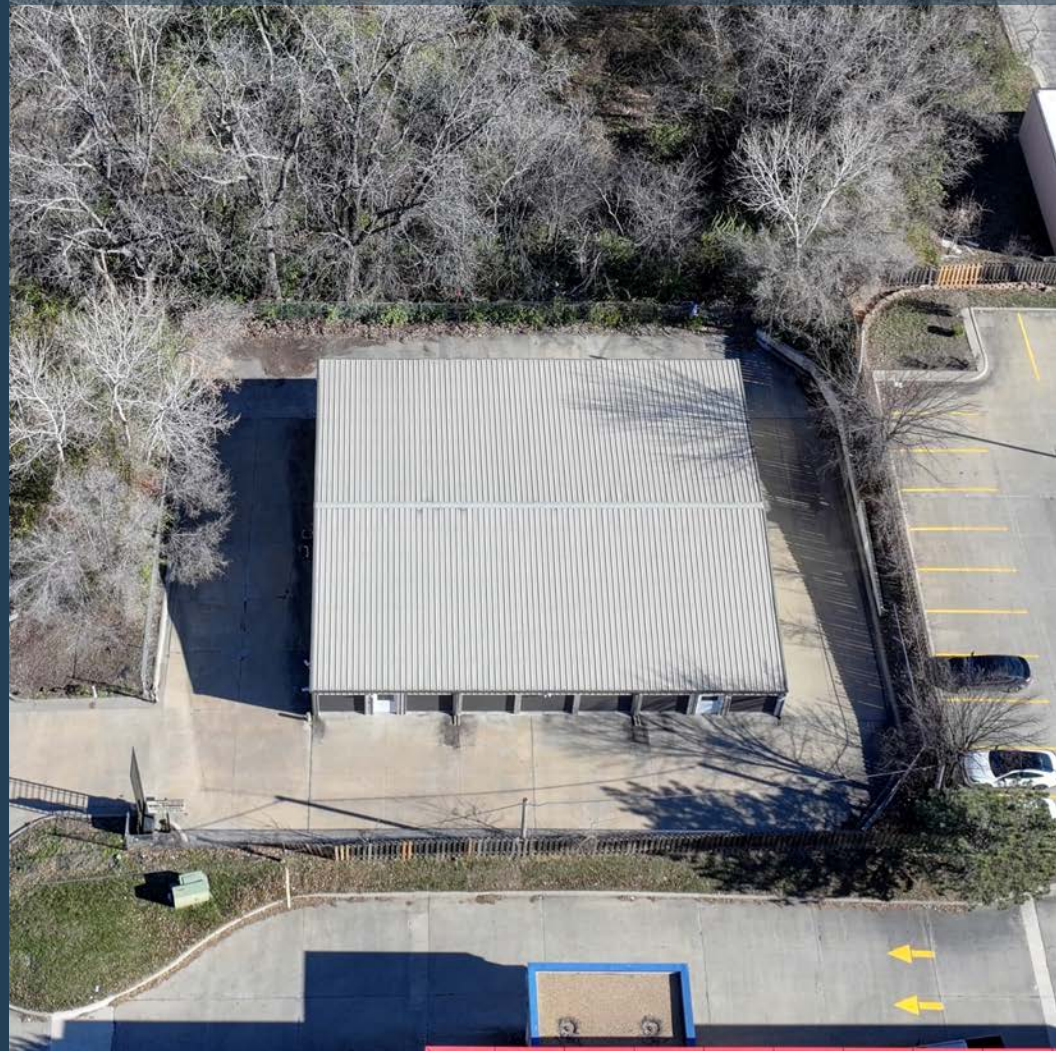


OFFERING MEMORANDUM

LEAVENWORTH 2 PROPERTY PORTFOLIO

STORE HERE SHIP THERE & LOGAN STREET MINI STORAGE
LEAVENWORTH, KANSAS



GRANDSTONE
STORAGE INVESTMENT SALES

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STORE HERE SHIP THERE

PROPERTY A

Leavenworth, KS

39

LOGAN STREET MINI STORAGE

PROPERTY B

Leavenworth, KS

OFFERING MEMORANDUM

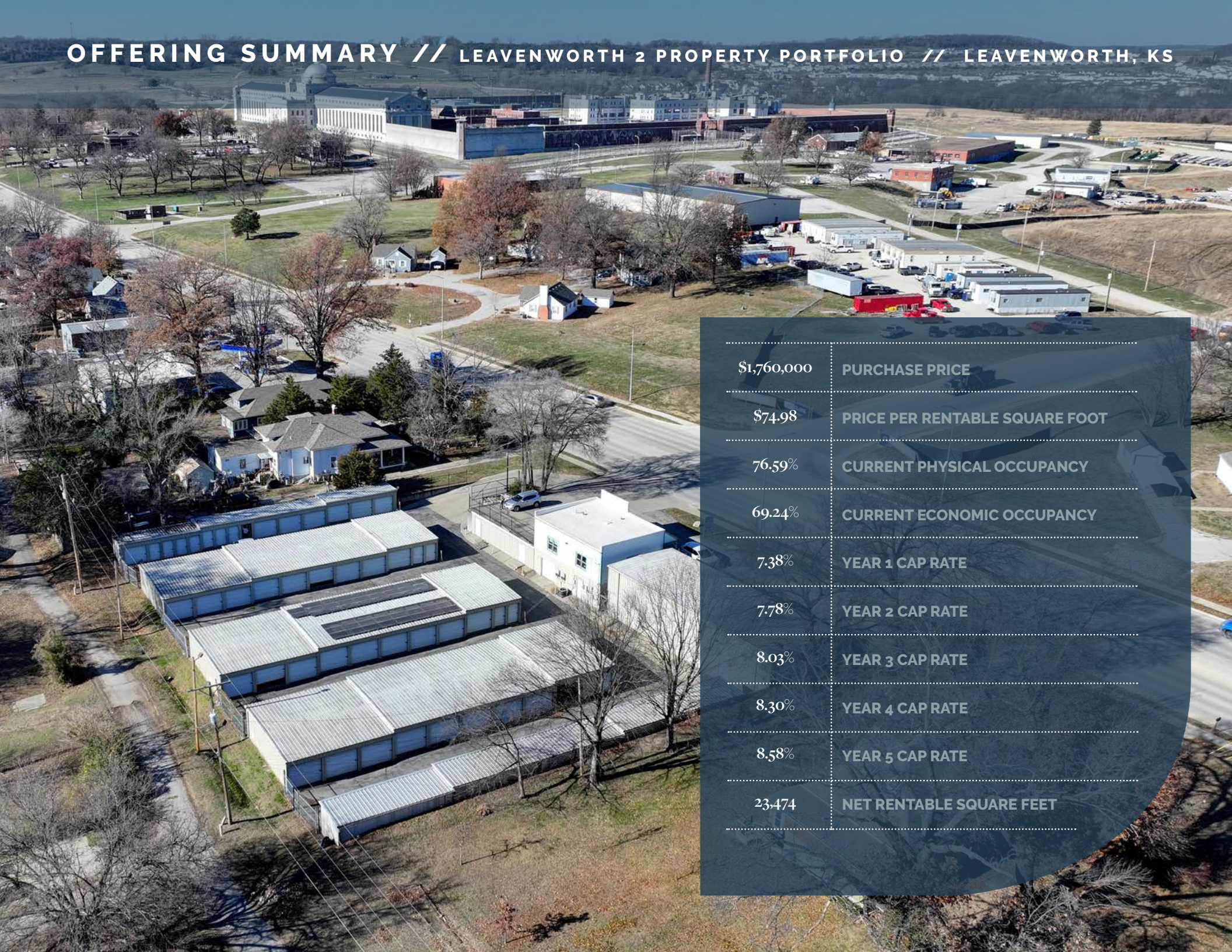
INVESTMENT OVERVIEW

LEAVENWORTH 2 PROPERTY PORTFOLIO

GRANDSTONE

SECTION 1

OFFERING SUMMARY // LEAVENWORTH 2 PROPERTY PORTFOLIO // LEAVENWORTH, KS



\$1,760,000	PURCHASE PRICE
\$74.98	PRICE PER RENTABLE SQUARE FOOT
76.59%	CURRENT PHYSICAL OCCUPANCY
69.24%	CURRENT ECONOMIC OCCUPANCY
7.38%	YEAR 1 CAP RATE
7.78%	YEAR 2 CAP RATE
8.03%	YEAR 3 CAP RATE
8.30%	YEAR 4 CAP RATE
8.58%	YEAR 5 CAP RATE
23,474	NET RENTABLE SQUARE FEET

INVESTMENT OVERVIEW // LEAVENWORTH 2 PROPERTY PORTFOLIO // LEAVENWORTH, KS

Grandstone Investment Sales is pleased to exclusively offer for sale a self-storage portfolio consisting of Logan Street Mini Storage and Store Here Ship There, located in Leavenworth, Kansas. This two property portfolio represents an opportunity for investors to acquire two well-positioned properties with solid cash flow, high occupancy potential, and multiple avenues for value creation.

Built in 2008, Logan Street Mini Storage offers a strong foundation with a current occupancy rate of 77%. With a well-established location and market presence, the property provides upside potential through stabilization and rental rate increases. A strategic focus on increasing occupancy and optimizing rental rates could lead to significant return potential for new ownership. Store Here Ship There currently operates at a 78% occupancy rate and benefits from a balanced unit mix, with 65 climate-controlled units and 106 non-climate-controlled units. The average population within a five-mile radius of both facilities is 45,000 people with an average household income of \$91k. Store Here Ship There benefits from 11,800 cars per day off U.S. Route 73 and the Logan Street Mini Storage location is just around the corner from U.S. Route 73.



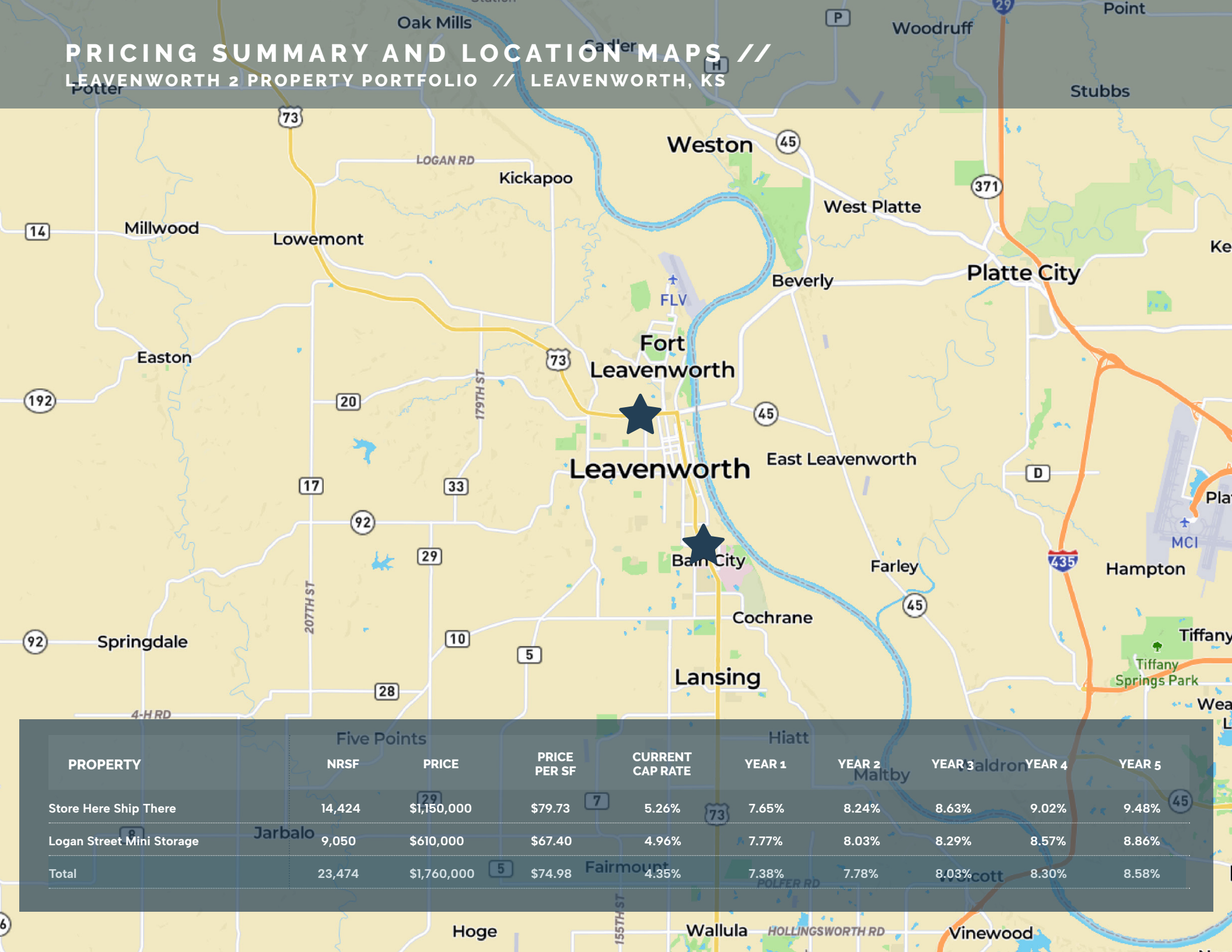
INVESTMENT HIGHLIGHTS

- 2 Facilities Located 2.95 Miles Away from Each Other Totaling 24,474 NRSF
- 24 Miles from Kansas City
- Tremendous Upside at Both Facilities Through Management Efficiencies
- Opportunity to Stabilize and Raise Rental Rates
- Combined unit mix 105 Climate Controlled Units and 157 Non Climate Controlled Units
- Avg Household Income within a 5 Mile-Radius of both Facilities is \$91k
- Avg Population Living within a 5 Mile-Radius of both Facilities is 45,000 People
- Ancillary Income Through an Authorized UPS Shipping Outlet - Producing an Additional \$30k Annually



PRICING SUMMARY AND LOCATION MAPS //

LEAVENWORTH 2 PROPERTY PORTFOLIO // LEAVENWORTH, KS



PROPERTY	NRSF	PRICE	PRICE PER SF	CURRENT CAP RATE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Store Here Ship There	14,424	\$1,150,000	\$79.73	5.26%	7.65%	8.24%	8.63%	9.02%	9.48%
Logan Street Mini Storage	9,050	\$610,000	\$67.40	4.96%	7.77%	8.03%	8.29%	8.57%	8.86%
Total	23,474	\$1,760,000	\$74.98	4.35%	7.38%	7.78%	8.03%	8.30%	8.58%

OFFERING MEMORANDUM

FINANCIAL ANALYSIS

LEAVENWORTH 2 PROPERTY PORTFOLIO

GRANDSTONE

SECTION 2

UNIT MIX SUMMARY // LEAVENWORTH 2 PROPERTY PORTFOLIO // LEAVENWORTH, KS

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
COMBINED UNIT MIX:						
STORE HERE SHIP THERE	171	84	14,424	\$70.50	\$12,055	\$144,660
LOGAN ST MINI STORAGE	91	99	9,050	\$74.12	\$6,745	\$80,940
TOTAL COMBINED:	262	90	23,474	\$71.76	\$18,800	\$225,600
GRAND TOTAL	262	90	23,474	\$71.76	\$18,800	\$225,600



INCOME & EXPENSE // LEAVENWORTH 2 PROPERTY PORTFOLIO // LEAVENWORTH, KS

STORAGE

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$225,600		\$225,600		\$235,261		\$242,319		\$249,589		\$257,076	
PHYSICAL VACANCY	(52,821)	23.4%	(5,640)	2.5%	(5,882)	2.5%	(6,058)	2.5%	(6,240)	2.5%	(6,427)	2.5%
ECONOMIC VACANCY	(16,565)	7.3%	(5,640)	2.5%	(5,882)	2.5%	(6,058)	2.5%	(6,240)	2.5%	(6,427)	2.5%
TOTAL VACANCY	(69,387)		(11,280)		(11,763)		(12,116)		(12,479)		(12,854)	
VACANCY %	30.8%		5.0%		5.0%		5.0%		5.0%		5.0%	
EFFECTIVE RENTAL INCOME	\$156,213		\$214,320		\$223,498		\$230,203		\$237,109		\$244,222	
LATE, LETTER, & NSF FEES	4,384		5,958		6,191		6,377		6,568		6,766	
ADMINISTRATION FEES	983		1,002		1,022		1,043		1,064		1,085	
TENANT INSURANCE	17,050		17,933		17,933		17,933		17,933		17,933	
MERCHANDISE SALES, NET	169		172		176		179		183		186	
TOTAL OTHER INCOME	\$22,586		\$25,065		\$25,322		\$25,532		\$25,747		\$25,969	
EFFECTIVE GROSS INCOME (EGI)	\$178,799		\$239,385		\$248,820		\$255,735		\$262,857		\$270,192	
PROPERTY TAXES	37,365		41,101		41,923		42,762		43,617		44,490	
INSURANCE	10,885		11,103		11,325		11,551		11,782		12,018	
UTILITIES & TRASH	12,270		12,515		12,766		13,021		13,281		13,547	
REPAIRS & MAINTENANCE	4,000		4,080		4,162		4,245		4,330		4,416	
ADVERTISING	3,000		1,510		1,540		1,571		1,602		1,634	
SALARIES, TAXES, & BENEFITS	15,000		15,300		15,606		15,918		16,236		16,561	
MANAGEMENT FEE	8,940		11,969		12,441		12,787		13,143		13,510	
OFFICE SUPPLIES & POSTAGE	1,500		1,530		1,561		1,592		1,624		1,656	
BANK & CREDIT CARD FEES	2,861		3,830		3,981		4,092		4,206		4,323	
TELEPHONE & INTERNET	2,400		2,448		2,497		2,547		2,598		2,650	
LANDSCAPING	4,000		4,080		4,162		4,245		4,330		4,416	
TOTAL EXPENSES	\$102,221		\$109,467		\$111,963		\$114,330		\$116,749		\$119,221	
% OF EGI	57.2%		45.7%		45.0%		44.7%		44.4%		44.1%	
NET OPERATING INCOME (NOI)	\$76,578		\$129,918		\$136,857		\$141,405		\$146,107		\$150,970	
OPERATING MARGIN %	42.8%		54.3%		55.0%		55.3%		55.6%		55.9%	

1. See individual P&L's for more info

INCOME & EXPENSE // LEAVENWORTH 2 PROPERTY PORTFOLIO // LEAVENWORTH, KS

STORAGE + SHIPPING

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$225,600		\$225,600		\$235,261		\$242,319		\$249,589		\$257,076	
PHYSICAL VACANCY	(52,821)	23.4%	(5,640)	2.5%	(5,882)	2.5%	(6,058)	2.5%	(6,240)	2.5%	(6,427)	2.5%
ECONOMIC VACANCY	(16,565)	7.3%	(5,640)	2.5%	(5,882)	2.5%	(6,058)	2.5%	(6,240)	2.5%	(6,427)	2.5%
TOTAL VACANCY	(69,387)		(11,280)		(11,763)		(12,116)		(12,479)		(12,854)	
VACANCY %	30.8%		5.0%		5.0%		5.0%		5.0%		5.0%	
EFFECTIVE RENTAL INCOME	\$156,213		\$214,320		\$223,498		\$230,203		\$237,109		\$244,222	
LATE, LETTER, & NSF FEES	4,384		5,958		6,191		6,377		6,568		6,766	
ADMINISTRATION FEES	983		1,002		1,022		1,043		1,064		1,085	
TENANT INSURANCE	17,050		17,933		17,933		17,933		17,933		17,933	
MERCHANDISE SALES, NET	169		172		176		179		183		186	
SHIPPING NET INCOME	30,392		32,330		34,347		36,446		38,629		40,899	
TOTAL OTHER INCOME	\$52,978		\$57,395		\$59,670		\$61,978		\$64,376		\$66,868	
EFFECTIVE GROSS INCOME (EGI)	\$209,191		\$271,715		\$283,168		\$292,181		\$301,486		\$311,091	
PROPERTY TAXES	37,365		41,101		41,923		42,762		43,617		44,490	
INSURANCE	10,885		11,103		11,325		11,551		11,782		12,018	
UTILITIES & TRASH	12,270		12,515		12,766		13,021		13,281		13,547	
REPAIRS & MAINTENANCE	4,000		4,080		4,162		4,245		4,330		4,416	
ADVERTISING	3,000		1,510		1,540		1,571		1,602		1,634	
SALARIES, TAXES, & BENEFITS	15,000		15,300		15,606		15,918		16,236		16,561	
MANAGEMENT FEE	8,940		11,969		12,441		12,787		13,143		13,510	
OFFICE SUPPLIES & POSTAGE	1,500		1,530		1,561		1,592		1,624		1,656	
BANK & CREDIT CARD FEES	2,861		3,830		3,981		4,092		4,206		4,323	
TELEPHONE & INTERNET	2,400		2,448		2,497		2,547		2,598		2,650	
LANDSCAPING	4,000		4,080		4,162		4,245		4,330		4,416	
TOTAL EXPENSES	\$102,221		\$109,467		\$111,963		\$114,330		\$116,749		\$119,221	
% OF EGI	48.9%		40.3%		39.5%		39.1%		38.7%		38.3%	
NET OPERATING INCOME (NOI)	\$106,970		\$162,248		\$171,205		\$177,851		\$184,736		\$191,869	
OPERATING MARGIN %	51.1%		59.7%		60.5%		60.9%		61.3%		61.7%	

1. See individual P&L's for more info

INCOME & EXPENSE // LEAVENWORTH 2 PROPERTY PORTFOLIO // LEAVENWORTH, KS

SHIPPING

	ACTUALS CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS SHIPPING INCOME	\$163,708	\$168,619	\$173,678	\$178,888	\$184,254	\$189,782
COST OF GOODS SOLD	86,075	87,797	89,552	91,343	93,170	95,034
ADVERTISING & MARKETING	1,431	1,460	1,489	1,519	1,549	1,580
DUES & SUBSCRIPTIONS	1,322	1,348	1,375	1,403	1,431	1,460
INSURANCE	706	720	734	749	764	779
JOB SUPPLIES	10,160	10,363	10,570	10,782	10,998	11,217
PAYROLL	30,601	31,519	32,465	33,439	34,442	35,475
RENT & LEASE	157	160	163	167	170	173
REPAIRS & MAINTENANCE	52	54	55	57	59	60
UTILITIES	2,684	2,738	2,792	2,848	2,905	2,963
BANK CHARGES & FEES	28	29	29	30	30	31
MEALS & ENTERTAINMENT TOTAL	100	102	104	106	108	110
EXPENSES	\$133,316	\$136,289	\$139,330	\$142,442	\$145,626	\$148,883
% OF EGI	81.4%	80.8%	80.2%	79.6%	79.0%	78.4%
NET OPERATING INCOME (NOI)	\$30,392	\$32,330	\$34,347	\$36,446	\$38,629	\$40,899
OPERATING MARGIN %	18.6%	19.2%	19.8%	20.4%	21.0%	21.6%

1. Income & Expenses based on T-12 actual income and expenses

OFFERING MEMORANDUM

DEMOGRAPHIC ANALYSIS

LEAVENWORTH 2 PROPERTY PORTFOLIO

GRANDSTONE

SECTION 3

WELCOME TO

LEAVENWORTH, KS



Leavenworth, Kansas, known as the “First City of Kansas,” is rich in history and home to Fort Leavenworth, a major military installation that provides significant employment opportunities. The city’s economy benefits from its proximity to Kansas City, with jobs in healthcare, education, and manufacturing. Downtown Leavenworth features a growing number of small businesses, creating opportunities for entrepreneurship and retail employment. Additionally, the Leavenworth Correctional Facility is a key employer in the region, contributing to the local economy.



In Leavenworth, KS, several economic drivers contribute to the city's growth and development:



FORT LEAVENWORTH

As one of the oldest military installations in the United States, Fort Leavenworth is a cornerstone of the local economy. It employs thousands of military and civilian personnel and attracts visitors for its historical significance.



HEALTHCARE SERVICES

Hospitals, clinics, and senior care centers in Leavenworth are major employers for healthcare professionals and support staff. These facilities also attract patients from surrounding areas, boosting the local economy.



EDUCATION

The University of Saint Mary and public schools are prominent sources of employment for educators and administrators. They also contribute to the economy by attracting students and hosting community events.



CORRECTIONS FACILITIES

The federal penitentiary and state correctional facilities in Leavenworth provide steady jobs for hundreds of residents. They also generate economic activity through associated services and suppliers.



MANUFACTURING AND LOGISTICS

The city's location near major highways and rail lines supports industries involved in production and distribution. These sectors create jobs and strengthen the region's supply chain infrastructure.

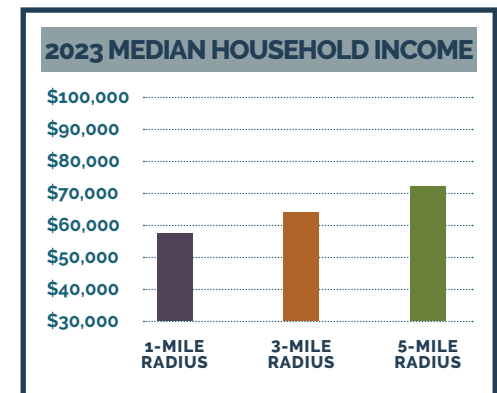
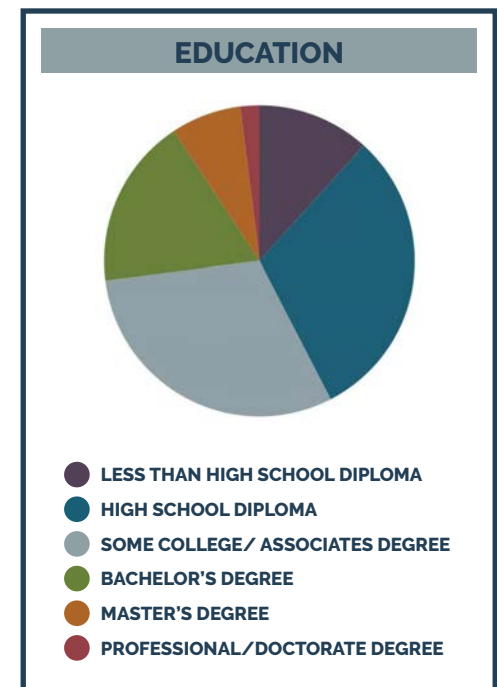


SMALL BUSINESSES AND RETAIL

Leavenworth's historic downtown features a thriving mix of local shops, restaurants, and service providers. These businesses drive tourism and provide jobs for residents.

DEMOGRAPHIC ANALYSIS // STORE HERE SHIP THERE // LEAVENWORTH, KS

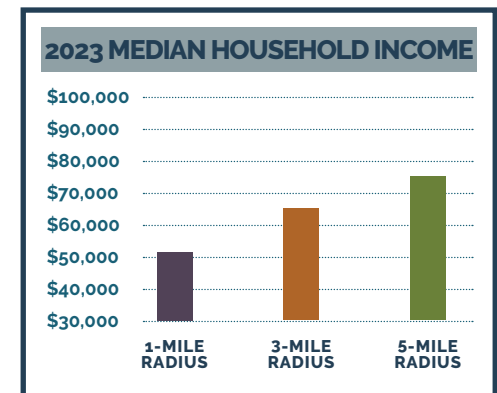
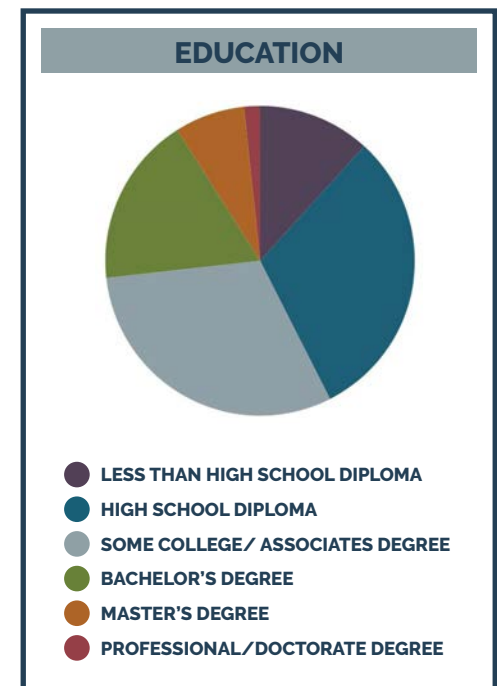
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION & GROWTH			
2023 Total Population	7,898	30,597	43,497
2023 Population Density	2,481.7	2,387.9	346.2
2020-2023 Growth	138	281	507
2020-2023 Average Annual Growth	46	94	169
2028 Total Population	8,123	31,640	44,981
2028 Population Density	2,552	2,469	358
2023-2028 Projected Population Growth	225	1,043	1,484
2023-2028 Projected Average Annual Growth	45	209	297
2020 Population	7,760	30,316	42,990
2010 Total Population	6,190	28,348	41,161
2000 Population	7,926	30,792	41,087
INCOME			
2023 Aggregate Household Income	\$212,793,809	\$984,994,499	\$1,435,688,289
2023 Average Household Income	\$89,297	\$85,793	\$90,006
2023 Median Household Income	\$58,477	\$64,817	\$72,214
2023 Per Capita Income	\$28,103	\$33,208	\$34,286
2028 Aggregate Household Income	\$244,156,936	\$1,099,841,733	\$1,613,852,505
2028 Average Household Income	\$98,094	\$91,684	\$96,702
2028 Median Household Income	\$60,310	\$66,470	\$73,957
2028 Per Capita Income	\$31,227	\$35,812	\$37,199
HOUSEHOLDS & GROWTH			
2023 Households	2,383	11,481	15,951
2020-2023 Growth	108	356	553
2020-2023 Average Annual Growth	36	119	184
2028 Households	2,489	11,996	16,689
2023-2028 Growth	106	515	738
2023-2028 Average Annual Growth	21	103	148
2020 Households	2,275	11,125	15,398



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

DEMOGRAPHIC ANALYSIS // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION & GROWTH			
2023 Total Population	7,261	30,674	47,901
2023 Population Density	2,114.6	2,006.2	519.6
2020-2023 Growth	40	402	503
2020-2023 Average Annual Growth	13	134	168
2028 Total Population	7,479	31,760	49,499
2028 Population Density	2,178	2,077	537
2023-2028 Projected Population Growth	218	1,086	1,598
2023-2028 Projected Average Annual Growth	44	217	320
2020 Population	7,221	30,272	47,398
2010 Total Population	6,858	28,669	44,728
2000 Population	6,588	27,992	44,125
INCOME			
2023 Aggregate Household Income	\$198,020,235	\$1,068,323,972	\$1,564,759,245
2023 Average Household Income	\$76,456	\$85,316	\$92,191
2023 Median Household Income	\$51,035	\$66,327	\$74,401
2023 Per Capita Income	\$30,477	\$35,807	\$34,339
2028 Aggregate Household Income	\$220,019,082	\$1,201,214,030	\$1,762,066,530
2028 Average Household Income	\$81,368	\$91,815	\$99,232
2028 Median Household Income	\$52,414	\$67,784	\$76,208
2028 Per Capita Income	\$32,727	\$38,825	\$37,336
HOUSEHOLDS & GROWTH			
2023 Households	2,590	12,522	16,973
2020-2023 Growth	69	429	570
2020-2023 Average Annual Growth	23	143	190
2028 Households	2,704	13,083	17,757
2023-2028 Growth	114	561	784
2023-2028 Average Annual Growth	23	112	157
2020 Households	2,521	12,093	16,403



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

PROPERTY A

**STORE HERE
SHIP THERE**

1011 METROPOLITAN AVE
LEAVENWORTH, KS 66048

GRANDSTONE
STORAGE INVESTMENT SALES

OFFERING MEMORANDUM

INVESTMENT OVERVIEW

STORE HERE SHIP THERE

GRANDSTONE

SECTION 1

OFFERING SUMMARY // STORE HERE SHIP THERE // 1011 METROPOLITAN AVE, LEAVENWORTH, KS



\$1,150,000

PURCHASE PRICE

\$79.73

PRICE PER RENTABLE SQUARE FOOT

77.86%

CURRENT PHYSICAL OCCUPANCY

67.93%

CURRENT ECONOMIC OCCUPANCY

7.64%

YEAR 1 CAP RATE

8.11%

YEAR 2 CAP RATE

8.37%

YEAR 3 CAP RATE

8.64%

YEAR 4 CAP RATE

8.93%

YEAR 5 CAP RATE

14,424

NET RENTABLE SQUARE FEET

0.99

LOT SIZE

1996

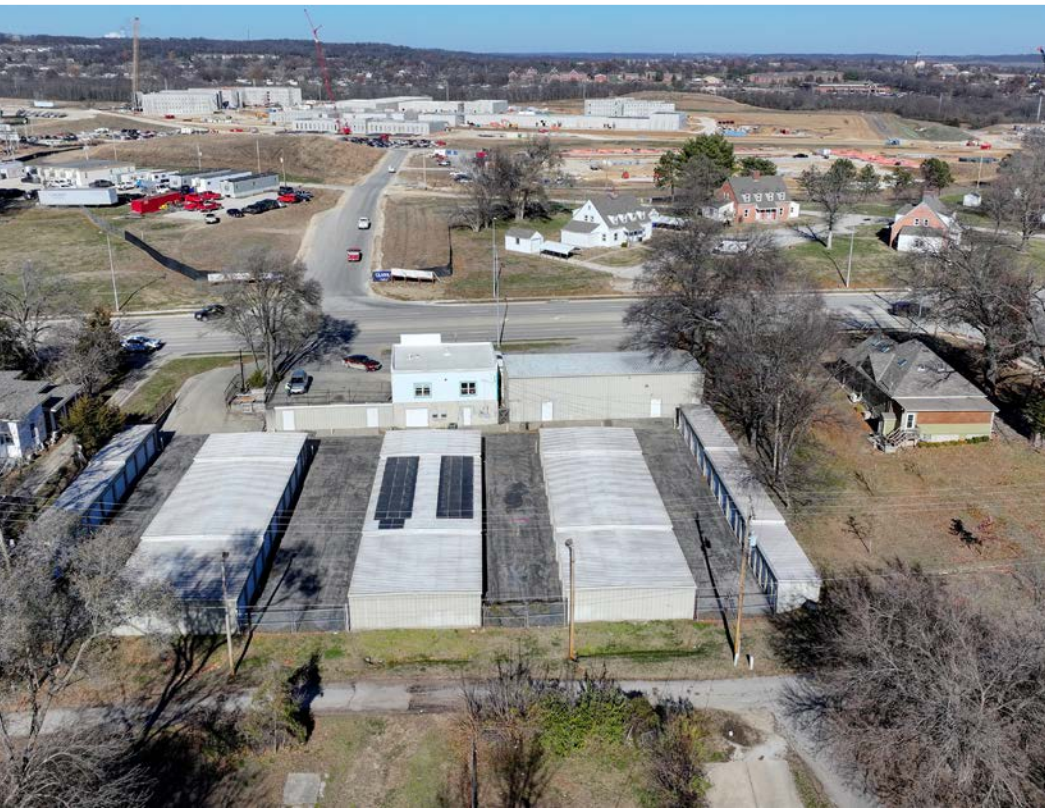
YEAR BUILT/RENOVATED

SITE DESCRIPTION // STORE HERE SHIP THERE // LEAVENWORTH, KS

TRAFFIC COUNT	11,800 CARS/DAY OFF U.S. RT 73
COUNTY	LEAVENWORTH COUNTY
NON CLIMATE UNITS	106
CLIMATE CONTROLLED UNITS	65
TOTAL NUMBER OF UNITS	171
UNCOVERED PARKING SPACES	0
UNIT SIZES	5X5 - 10X20
NRSF	14,424
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	0.99
# OF BUILDINGS	7
YEAR BUILT	1996
PARCEL NUMBER(S)	077-26-0-20-03-002.00-0
# OF STORIES	1-2
# OF ELEVATORS / STAIRWELLS / ETC.	1
FOUNDATION	METAL / STEEL
EXTERIOR	METAL

ROOF TYPE	METAL
FENCING TYPE	CHAIN LINK
# OF ENTRIES	1
TYPE OF GATE	KEYPAD, GATED ENTRY
MANAGEMENT SOFTWARE	STOREDGE
SECURITY SYSTEMS	SURVEILLANCE CAMERAS
FLOOD ZONE	X

PROPERTY IMAGES // STORE HERE SHIP THERE // LEAVENWORTH, KS



SATURATION STUDY // STORE HERE SHIP THERE // LEAVENWORTH, KS

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE	
Store Here Ship There	1011 Metropolitan Ave, Leavenworth, KS 66048	★	Yes	14,424	-	-	
Storage Box, Inc.	804 Cherokee St, Leavenworth, KS 66048	0.86	Yes	11,476	-	-	
Tower Self Storage	748 Cherokee St, Leavenworth, KS 66048	0.91	No	2,035			
CubeSmart Self Storage	1920 Spruce St, Leavenworth, KS 66048	1.65	Yes	-	43,593	-	
Tower Self Storage	702 S 20th St, Leavenworth, KS 66048	1.66	No	-	9,050	-	
Tower Storage	215 Poplar St, Leavenworth, KS 66048	2.02	No	-	14,219	-	
Tower Self Storage	1500 S 2nd St, Leavenworth, KS 66048	2.04	No	-	13,475	-	
Tower Self Storage	2nd & Santa Fe St, Leavenworth, KS 66048	2.51	No	-	47,868	-	
Logan Street Mini Storage	319 Logan St, Leavenworth, KS 66048	2.93	Yes	-	4,849	-	
Storage Box Inc	1314 Eisenhower Rd, Leavenworth, KS 66048	4.11	No	-	-	74,314	
U-Haul Moving & Storage	4820 S 4th St, Leavenworth, KS 66048	4.14	Yes	-	-	130,076	
Complete Storage	120 Holiday Terrace, Lansing, KS 66043	4.95	No	-	-	12,270	
				TOTAL EXISTING SUPPLY	27,935	160,989	377,649
2023 POPULATION 1-MILE 7,898 3-MILE 30,597 5-MILE 43,497				SQ FT PER PERSON	3.54	5.26	8.68

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE // STORE HERE SHIP THERE // LEAVENWORTH, KS

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Mount Olivet 4M Gallon Ground Storage Reservoir	Multiple Locations	Leavenworth		\$550,000	GC Bidding	1.2
Redford Addition	16669 Santa Fe Trail	Leavenworth	4	\$1,500,000	Award	2.76
Joy Meadows	12400 170th St	Leavenworth	8	\$3,000,000	Conceptual	4.87
			TOTAL NUMBER OF UNITS	12		

OFFERING MEMORANDUM

FINANCIAL ANALYSIS

STORE HERE SHIP THERE

GRANDSTONE

SECTION 2

UNIT MIX SUMMARY // STORE HERE SHIP THERE // LEAVENWORTH, KS

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:								
4.5 X 4.5	1	20	20	\$35.00	\$35	\$420	\$40.16	\$482
5.0 X 4.3	1	22	22	\$29.00	\$29	\$348	\$33.27	\$399
4.5 X 4.8	1	22	22	\$30.00	\$30	\$360	\$34.42	\$413
4.5 X 5.5	2	25	50	\$31.00	\$62	\$744	\$35.57	\$854
5.0 X 5.0	11	25	275	\$20.00	\$220	\$2,640	\$22.95	\$3,029
5.0 X 5.0	3	25	75	\$35.00	\$105	\$1,260	\$40.16	\$1,446
5.0 X 5.0	1	25	25	\$50.00	\$50	\$600	\$57.37	\$688
4.5 X 7.0	1	32	32	\$35.00	\$35	\$420	\$40.16	\$482
5.0 X 7.0	5	35	175	\$35.00	\$175	\$2,100	\$40.16	\$2,409
4.0 X 10.0	2	40	80	\$58.00	\$116	\$1,392	\$66.55	\$1,597
4.5 X 9.0	1	41	41	\$35.00	\$35	\$420	\$40.16	\$482
9.5 X 4.3	1	41	41	\$35.00	\$35	\$420	\$40.16	\$482
10.0 X 4.3	1	43	43	\$58.00	\$58	\$696	\$66.55	\$799
5.0 X 10.0	9	50	450	\$50.00	\$450	\$5,400	\$57.37	\$6,196
5.0 X 10.0	9	50	450	\$55.00	\$495	\$5,940	\$63.10	\$6,815
6.0 X 10.0	4	60	240	\$65.00	\$260	\$3,120	\$74.58	\$3,580
8.0 X 10.0	1	80	80	\$55.00	\$55	\$660	\$63.10	\$757
10.0 X 10.0	6	100	600	\$100.00	\$600	\$7,200	\$114.74	\$8,261
10.0 X 10.0	5	100	500	\$105.00	\$525	\$6,300	\$120.47	\$7,228
TOTAL CC:	65	50	3,219	\$51.85	\$3,370	\$40,440	\$59.49	\$46,399

UNIT MIX SUMMARY // STORE HERE SHIP THERE // LEAVENWORTH, KS

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
NON-CLIMATE CONTROLLED (NCC):								
5.0 X 5.0	13	25	325	\$30.00	\$390	\$4,680	\$34.42	\$5,370
5.0 X 10.0	21	50	1,050	\$35.00	\$735	\$8,820	\$40.16	\$10,120
8.0 X 10.0	1	80	80	\$55.00	\$55	\$660	\$63.10	\$757
10.0 X 10.0	29	100	2,900	\$90.00	\$2,610	\$31,320	\$103.26	\$35,935
10.0 X 15.0	31	150	4,650	\$110.00	\$3,410	\$40,920	\$126.21	\$46,950
10.0 X 20.0	11	200	2,200	\$135.00	\$1,485	\$17,820	\$154.89	\$20,446
TOTAL NCC:	106	106	11,205	\$81.93	\$8,685	\$104,220	\$94.01	\$119,578
GRAND TOTAL	171	84	14,424	\$70.50	\$12,055	\$144,660	\$80.89	\$165,978

INCOME & EXPENSE // STORE HERE SHIP THERE // LEAVENWORTH, KS

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$144,660		\$144,660		\$151,893		\$156,450		\$161,143		\$165,978	
PHYSICAL VACANCY	(32,028)	22.1%	(3,617)	2.5%	(3,797)	2.5%	(3,911)	2.5%	(4,029)	2.5%	(4,149)	2.5%
ECONOMIC VACANCY	(14,371)	9.9%	(3,617)	2.5%	(3,797)	2.5%	(3,911)	2.5%	(4,029)	2.5%	(4,149)	2.5%
TOTAL VACANCY	(46,399)		(7,233)		(7,595)		(7,822)		(8,057)		(8,299)	
VACANCY %	32.1%		5.0%		5.0%		5.0%		5.0%		5.0%	
EFFECTIVE RENTAL INCOME	\$98,261		\$137,427		\$144,298		\$148,627		\$153,086		\$157,679	
LATE, LETTER, & NSF FEES	1,965		2,749		2,886		2,973		3,062		3,154	
ADMINISTRATION FEES	983		1,002		1,022		1,043		1,064		1,085	
TENANT INSURANCE	11,307		11,704		11,704		11,704		11,704		11,704	
MERCHANDISE SALES, NET	169		172		176		179		183		186	
TOTAL OTHER INCOME	\$14,424		\$15,627		\$15,788		\$15,899		\$16,012		\$16,129	
EFFECTIVE GROSS INCOME (EGI)	\$112,685		\$153,054		\$160,086		\$164,526		\$169,098		\$173,808	
PROPERTY TAXES	22,897		25,187		25,691		26,205		26,729		27,263	
INSURANCE	7,560		7,711		7,865		8,023		8,183		8,347	
UTILITIES & TRASH	6,135		6,258		6,383		6,511		6,641		6,774	
REPAIRS & MAINTENANCE	3,000		3,060		3,121		3,184		3,247		3,312	
ADVERTISING	2,500		1,000		1,020		1,040		1,061		1,082	
SALARIES, TAXES, & BENEFITS	7,500		7,650		7,803		7,959		8,118		8,281	
MANAGEMENT FEE	5,634		7,653		8,004		8,226		8,455		8,690	
OFFICE SUPPLIES & POSTAGE	1,000		1,020		1,040		1,061		1,082		1,104	
BANK & CREDIT CARD FEES	1,803		2,449		2,561		2,632		2,706		2,781	
TELEPHONE & INTERNET	1,200		1,224		1,248		1,273		1,299		1,325	
LANDSCAPING	2,000		2,040		2,081		2,122		2,165		2,208	
TOTAL EXPENSES	\$61,230		\$65,252		\$66,819		\$68,237		\$69,686		\$71,167	
% OF EGI	54.3%		42.6%		41.7%		41.5%		41.2%		40.9%	
NET OPERATING INCOME (NOI)	\$51,456		\$87,803		\$93,268		\$96,289		\$99,412		\$102,640	
OPERATING MARGIN %	45.7%		57.4%		58.3%		58.5%		58.8%		59.1%	

1. RE Taxes are based on the current appraised value of \$184,450; Taxes increased 10% to hedge risk of reassessment

2. Income based on January-September 2024 annualized

3. Expenses based on T-12 actual expenses and industry standards; Utilities are broken up between both facilities

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

PROPERTY IMAGES // STORE HERE SHIP THERE // LEAVENWORTH, KS



OFFERING MEMORANDUM

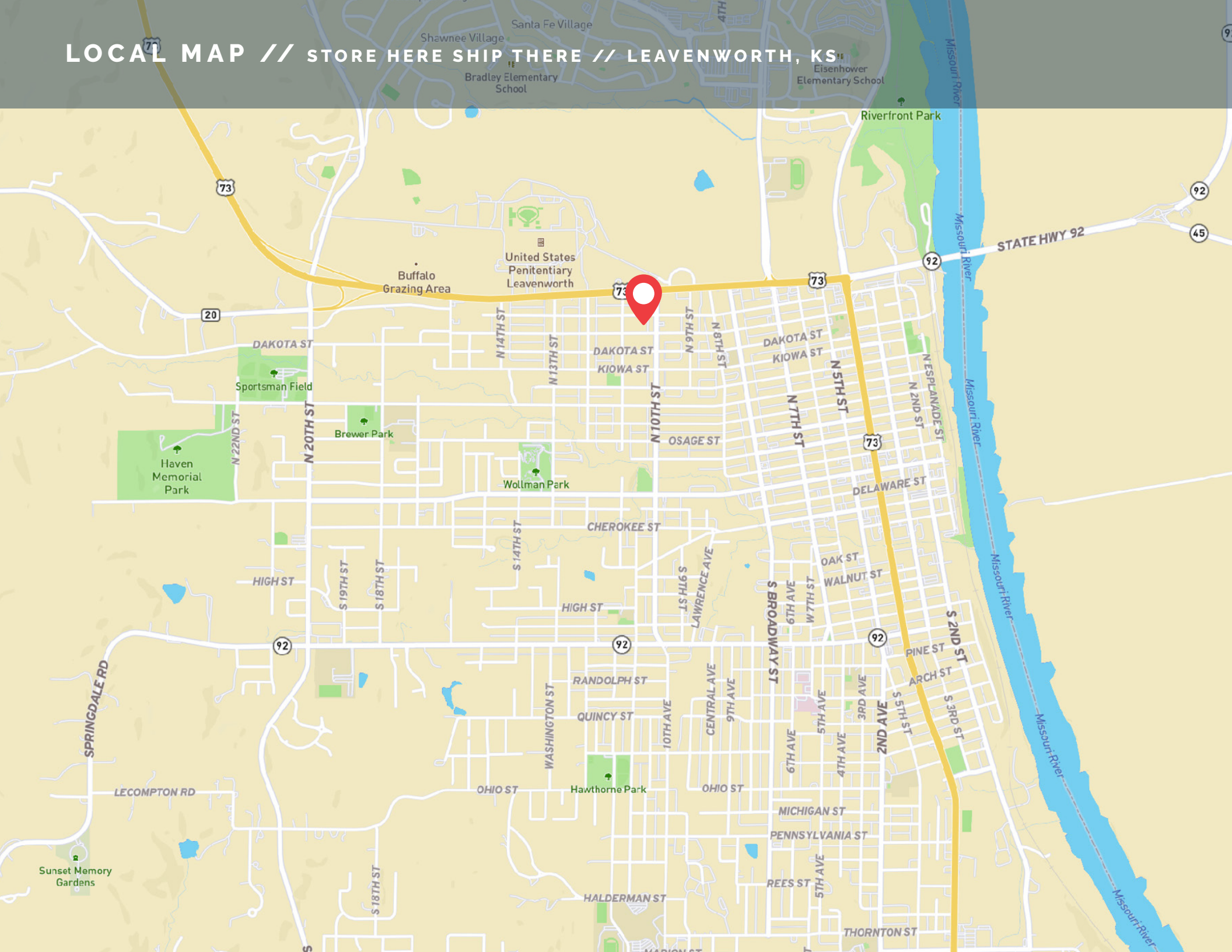
PROPERTY INFORMATION

STORE HERE SHIP THERE

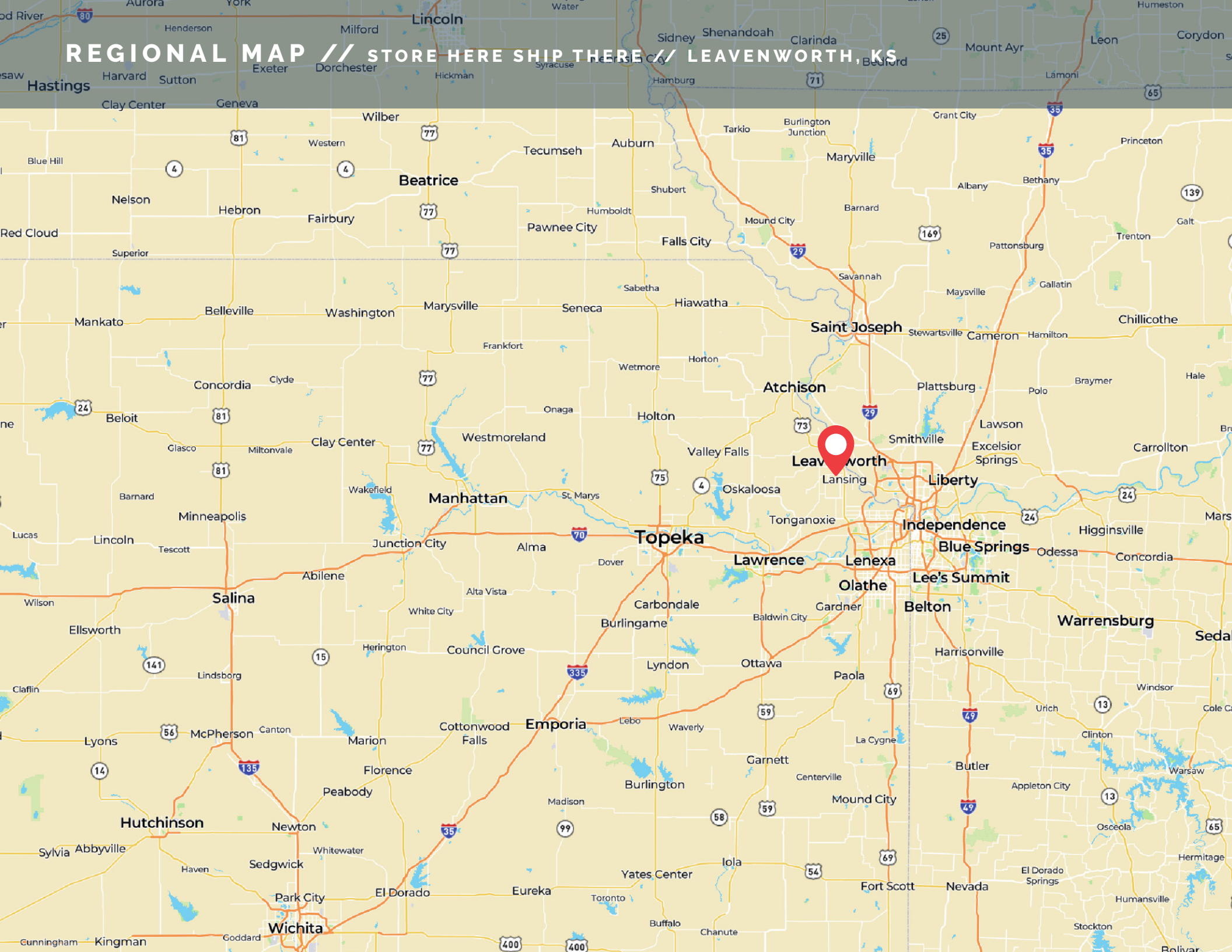
GRANDSTONE

SECTION 3

LOCAL MAP // STORE HERE SHIP THERE // LEAVENWORTH, KS



REGIONAL MAP // STORE HERE SHIP THERE // LEAVENWORTH, KS



PARCEL OUTLINE // STORE HERE SHIP THERE // LEAVENWORTH, KS



OFFERING MEMORANDUM

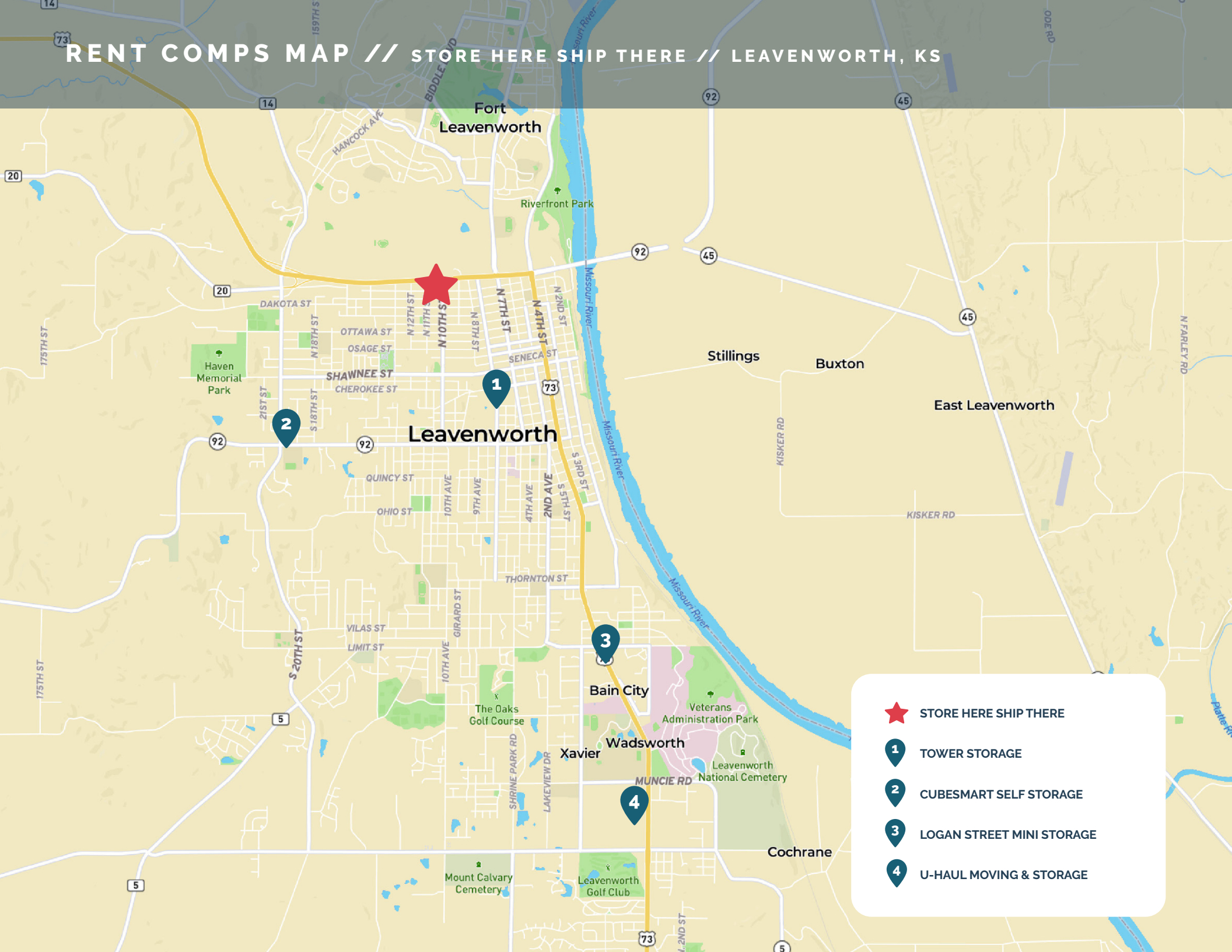
RENT COMPARABLES






STORE HERE SHIP THERE

GRANDSTONE

SECTION 4


RENT COMPS MAP // STORE HERE SHIP THERE // LEAVENWORTH, KS



-  STORE HERE SHIP THERE
-  TOWER STORAGE
-  CUBESMART SELF STORAGE
-  LOGAN STREET MINI STORAGE
-  U-HAUL MOVING & STORAGE

RENT COMPS // STORE HERE SHIP THERE // LEAVENWORTH, KS


★ Store Here Ship There
1011 Metropolitan Ave, Leavenworth, KS



NRSF	YEAR BUILT	DISTANCE
14,424	1996	-

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$55	\$1.10
10X10 CC	\$--	\$--
10X15 CC	\$105	\$0.70
10X20 CC	\$--	\$--
AVERAGE:		\$0.90
5X10 NCC	\$35	\$0.70
10X10 NCC	\$90	\$0.90
10X15 NCC	\$110	\$0.73
10X20 NCC	\$135	\$0.68
AVERAGE:		\$0.75

1 Tower Storage
748 Cherokee St, Leavenworth, KS 66048



NRSF	YEAR BUILT	DISTANCE
2,035	-	0.9

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$--	\$--
10X10 CC	\$--	\$--
10X15 CC	\$--	\$--
10X20 CC	\$--	\$--
AVERAGE:		\$--
5X10 NCC	\$49	\$0.98
10X10 NCC	\$91	\$0.91
10X15 NCC	\$110	\$0.73
10X25 NCC	\$138	\$0.55
AVERAGE:		\$0.79


2 CubeSmart Self Storage
1920 Spruce St, Leavenworth, KS 66048



NRSF	YEAR BUILT	DISTANCE
43,593	1970-2019	1.7

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$101	\$2.02
10X10 CC	\$129	\$1.29
10X15 CC	\$244	\$1.63
10X20 CC	\$356	\$1.78
AVERAGE:		\$1.68
5X10 NCC	\$--	\$--
10X10 NCC	\$178	\$1.78
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--
AVERAGE:		\$1.78


3 Logan Street Mini Storage
319 Logan St, Leavenworth, KS 66048



NRSF	YEAR BUILT	DISTANCE
9,050	2008	2.9

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$50	\$1.00
10X10 CC	\$80	\$0.80
10X15 CC	\$--	\$--
10X20 CC	\$--	\$--
AVERAGE:		\$0.90
5X10 NCC	\$40	\$0.80
10X10 NCC	\$65	\$0.65
10X15 NCC	\$--	\$--
10X20 NCC	\$140	\$0.70
AVERAGE:		\$0.72

4 U-Haul Moving & Storage
4820 S 4th St, Leavenworth, KS 66048



NRSF	YEAR BUILT	DISTANCE
130,076	1991-2019	4.2

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$70	\$1.40
10X10 CC	\$115	\$1.15
10X15 CC	\$175	\$1.17
10X20 CC	\$225	\$1.13
AVERAGE:		\$1.21
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--
AVERAGE:		\$--

OFFERING MEMORANDUM

FACILITY GALLERY

STORE HERE SHIP THERE

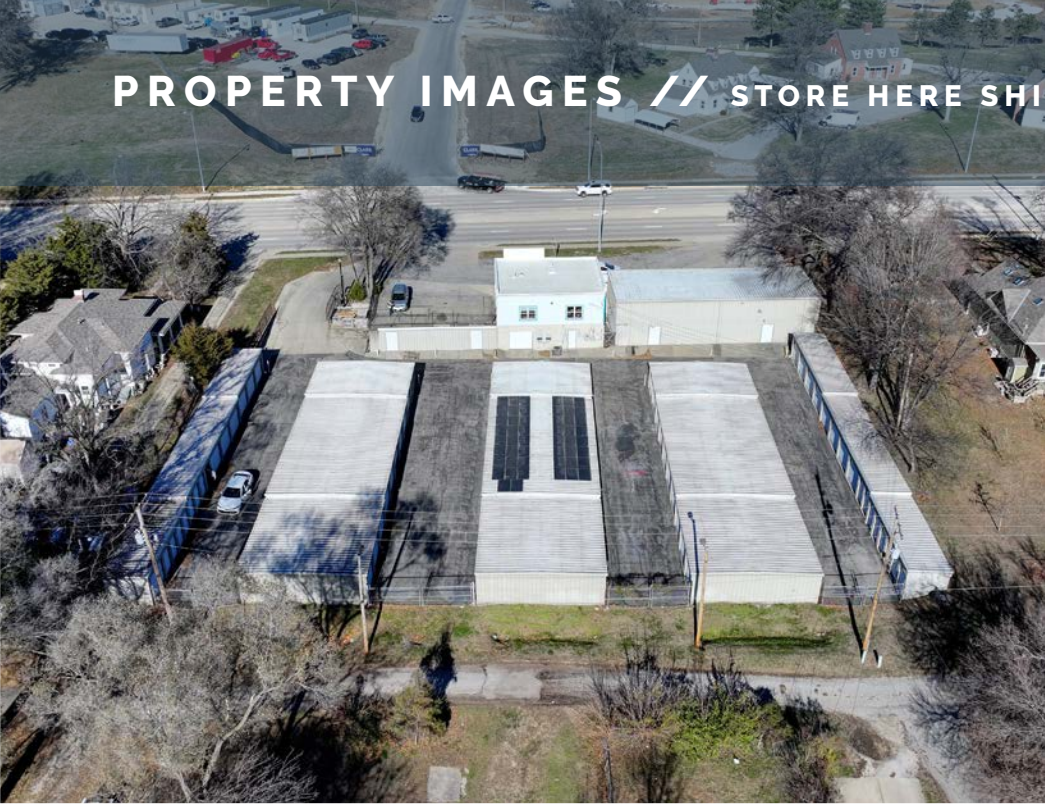
GRANDSTONE

SECTION 5

PROPERTY IMAGES // STORE HERE SHIP THERE // LEAVENWORTH, KS



PROPERTY IMAGES // STORE HERE SHIP THERE // LEAVENWORTH, KS



PROPERTY B

LOGAN STREET MINI STORAGE

319 LOGAN ST.
LEAVENWORTH, KS 66048

GRANDSTONE
STORAGE INVESTMENT SALES

OFFERING MEMORANDUM

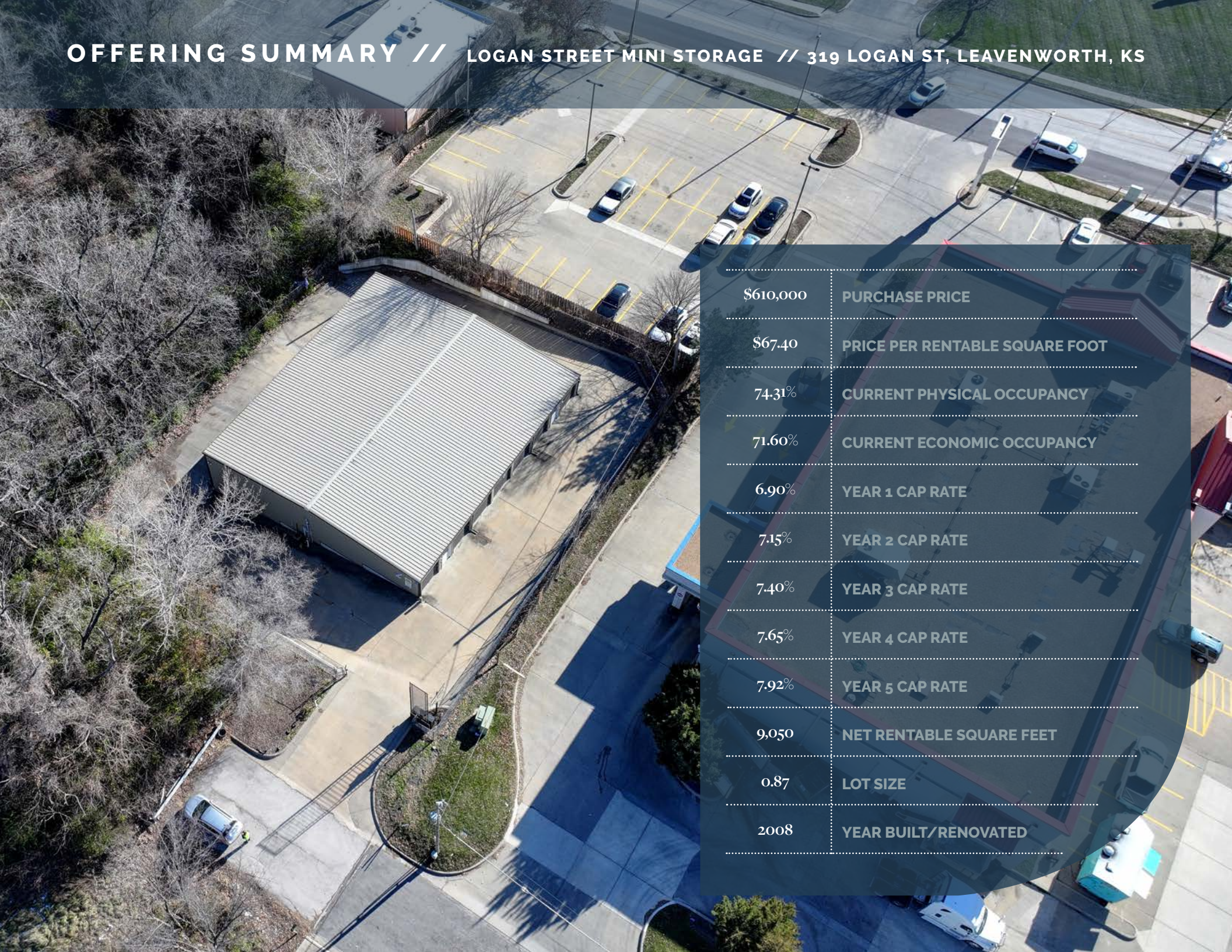
INVESTMENT OVERVIEW

LOGAN STREET MINI STORAGE

GRANDSTONE

SECTION 1

OFFERING SUMMARY // LOGAN STREET MINI STORAGE // 319 LOGAN ST, LEAVENWORTH, KS



\$610,000	PURCHASE PRICE
\$67.40	PRICE PER RENTABLE SQUARE FOOT
74.31%	CURRENT PHYSICAL OCCUPANCY
71.60%	CURRENT ECONOMIC OCCUPANCY
6.90%	YEAR 1 CAP RATE
7.15%	YEAR 2 CAP RATE
7.40%	YEAR 3 CAP RATE
7.65%	YEAR 4 CAP RATE
7.92%	YEAR 5 CAP RATE
9,050	NET RENTABLE SQUARE FEET
0.87	LOT SIZE
2008	YEAR BUILT/RENOVATED

SITE DESCRIPTION // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS

TRAFFIC COUNT	-
COUNTY	LEAVENWORTH COUNTY
NON CLIMATE UNITS	51
CLIMATE CONTROLLED UNITS	40
TOTAL NUMBER OF UNITS	91
UNCOVERED PARKING SPACES	0
UNIT SIZES	5X5 - 10X20
NRSF	9,050
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	0.87
# OF BUILDINGS	1
YEAR BUILT	2008
PARCEL NUMBER(S)	101-01-0-40-17-003.00-0
# OF STORIES	2
# OF ELEVATORS / STAIRWELLS / ETC.	1
FOUNDATION	METAL / STEEL
EXTERIOR	METAL

ROOF TYPE	METAL
FENCING TYPE	CHAIN LINK & WOOD
# OF ENTRIES	ONE
TYPE OF GATE	KEYPAD, GATED ENTRY
MANAGEMENT SOFTWARE	STOREDGE
SECURITY SYSTEMS	SURVEILLANCE CAMERAS
FLOOD ZONE	X

PROPERTY IMAGES // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS



SATURATION STUDY // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Logan Street Mini Storage	319 Logan St, Leavenworth, KS 66048	-	Yes	9,050	-	-
Tower Self Storage	2nd & Santa Fe St, Leavenworth, KS 66048	0.77	No	47,868	-	-
Tower Self Storage	1500 S 2nd St, Leavenworth, KS 66048	0.99	No	13,475	-	-
Tower Storage	215 Poplar St, Leavenworth, KS 66048	0.99	No	14,219	-	-
U-Haul Moving & Storage	4820 S 4th St, Leavenworth, KS 66048	1.24	Yes	-	130,076	-
Tower Storage	748 Cherokee St, Leavenworth, KS 66048	2.00	No	-	2,035	-
Storage Box, Inc.	804 Cherokee St, Leavenworth, KS 66048	2.07	Yes	-	11,476	-
Complete Storage	120 Holiday Terrace, Lansing, KS 66043	2.08	No	-	12,270	-
Aaa Mini Warehouse	602 N Main St Box #1, Lansing, KS 66043	2.15	Yes	-	87,838	-
Storage Box Inc	1314 Eisenhower Rd, Leavenworth, KS 66048	2.19	No	-	74,314	-
CubeSmart Self Storage	1920 Spruce St, Leavenworth, KS 66048	2.78	Yes	-	43,593	-
Tower Self Storage	702 S 20th St, Leavenworth, KS 66048	2.88	No	-	9,368	-
Store Here Ship There	1011 Metropolitan Ave, Leavenworth, KS 66048	2.92	Yes	-	14,424	-
Crestline Storage	13621 E Gilman Rd, Lansing, KS 66043	4.16	Yes	-	-	25,230
TOTAL EXISTING SUPPLY				84,612	470,006	495,236
2023 POPULATION 1-MILE 7,261 3-MILE 30,674 5-MILE 47,901				SQ FT PER PERSON		
				11.65	15.32	10.34

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Mount Olivet 4 Million Gallon Ground Storage Reservoir	Multiple Locations	Leavenworth		\$550,000	GC Bidding	1.74
Park Estates Subdivision	226 Fern St	Lansing	5	\$2,000,000	Pre-Construction/Negotiated	2.26
The Dunes Subdivision	To Be Determined	Lansing	8	\$3,000,000	Conceptual	2.84
Lansing Correctional Facility Steam Plant Reroof Phase II	301 E Kansas Ave	Lansing		\$100,000	Post-Bid	2.85
Covington Woods II Apartments	207 W Kay St	Lansing	50	\$15,000,000	Final Planning	2.97
Fawn Subdivision	Reagan Dr	Lansing	5	\$2,000,000	Conceptual	3.54
TOTAL NUMBER OF UNITS			68			

OFFERING MEMORANDUM

FINANCIAL ANALYSIS

LOGAN STREET MINI STORAGE

GRANDSTONE

UNIT MIX SUMMARY // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS

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:								
5.0 X 5.0	6	25	150	\$35.00	\$210	\$2,520	\$39.39	\$2,836
5.0 X 10.0	10	50	500	\$50.00	\$500	\$6,000	\$56.28	\$6,753
10.0 X 10.0	24	100	2,400	\$80.00	\$1,920	\$23,040	\$90.04	\$25,932
TOTAL CC:	40	76	3,050	\$65.75	\$2,630	\$31,560	\$74.00	\$35,521
NON-CLIMATE CONTROLLED (NCC):								
5.0 X 10.0	10	50	500	\$40.00	\$400	\$4,800	\$45.02	\$5,402
10.0 X 10.0	27	100	2,700	\$65.00	\$1,755	\$21,060	\$73.16	\$23,703
10.0 X 20.0	14	200	2,800	\$140.00	\$1,960	\$23,520	\$157.57	\$26,472
TOTAL NCC:	51	118	6,000	\$80.69	\$4,115	\$49,380	\$90.81	\$55,578
GRAND TOTAL	91	99	9,050	\$74.12	\$6,745	\$80,940	\$83.42	\$91,099

INCOME & EXPENSE // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$80,940		\$80,940		\$83,368		\$85,869		\$88,445		\$91,099	
PHYSICAL VACANCY	(20,793)	25.7%	(2,024)	2.5%	(2,084)	2.5%	(2,147)	2.5%	(2,211)	2.5%	(2,277)	2.5%
ECONOMIC VACANCY	(2,195)	2.7%	(2,024)	2.5%	(2,084)	2.5%	(2,147)	2.5%	(2,211)	2.5%	(2,277)	2.5%
TOTAL VACANCY	(22,988)		(4,047)		(4,168)		(4,293)		(4,422)		(4,555)	
VACANCY %	28.4%		5.0%		5.0%		5.0%		5.0%		5.0%	
EFFECTIVE RENTAL INCOME	\$57,952		\$76,893		\$79,200		\$81,576		\$84,023		\$86,544	
LATE, LETTER, & NSF FEES	2,419		3,209		3,305		3,405		3,507		3,612	
TENANT INSURANCE	5,743		6,228		6,228		6,228		6,228		6,228	
TOTAL OTHER INCOME	\$8,162		\$9,438		\$9,534		\$9,633		\$9,735		\$9,840	
EFFECTIVE GROSS INCOME (EGI)	\$66,114		\$86,331		\$88,734		\$91,209		\$93,758		\$96,384	
PROPERTY TAXES	14,468		15,914		16,233		16,557		16,888		17,226	
INSURANCE	3,325		3,392		3,459		3,529		3,599		3,671	
UTILITIES & TRASH	6,135		6,258		6,383		6,511		6,641		6,774	
REPAIRS & MAINTENANCE	1,000		1,020		1,040		1,061		1,082		1,104	
ADVERTISING	500		510		520		531		541		552	
SALARIES, TAXES, & BENEFITS	7,500		7,650		7,803		7,959		8,118		8,281	
MANAGEMENT FEE	3,306		4,317		4,437		4,560		4,688		4,819	
OFFICE SUPPLIES & POSTAGE	500		510		520		531		541		552	
BANK & CREDIT CARD FEES	1,058		1,381		1,420		1,459		1,500		1,542	
TELEPHONE & INTERNET	1,200		1,224		1,248		1,273		1,299		1,325	
LANDSCAPING	2,000		2,040		2,081		2,122		2,165		2,208	
TOTAL EXPENSES	\$40,991		\$44,215		\$45,144		\$46,093		\$47,063		\$48,054	
% OF EGI	62.0%		51.2%		50.9%		50.5%		50.2%		49.9%	
NET OPERATING INCOME (NOI)	\$25,123		\$42,115		\$43,589		\$45,115		\$46,695		\$48,330	
OPERATING MARGIN %	38.0%		48.8%		49.1%		49.5%		49.8%		50.1%	

1. RE Taxes are based on the current appraised value of \$115,830; Taxes increased 10% to hedge risk of reassessment

2. Income based on January-September 2024 annualized

3. Expenses based on T-12 actual expenses and industry standards; Utilities are broken up between both facilities

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

PROPERTY IMAGES // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS



OFFERING MEMORANDUM

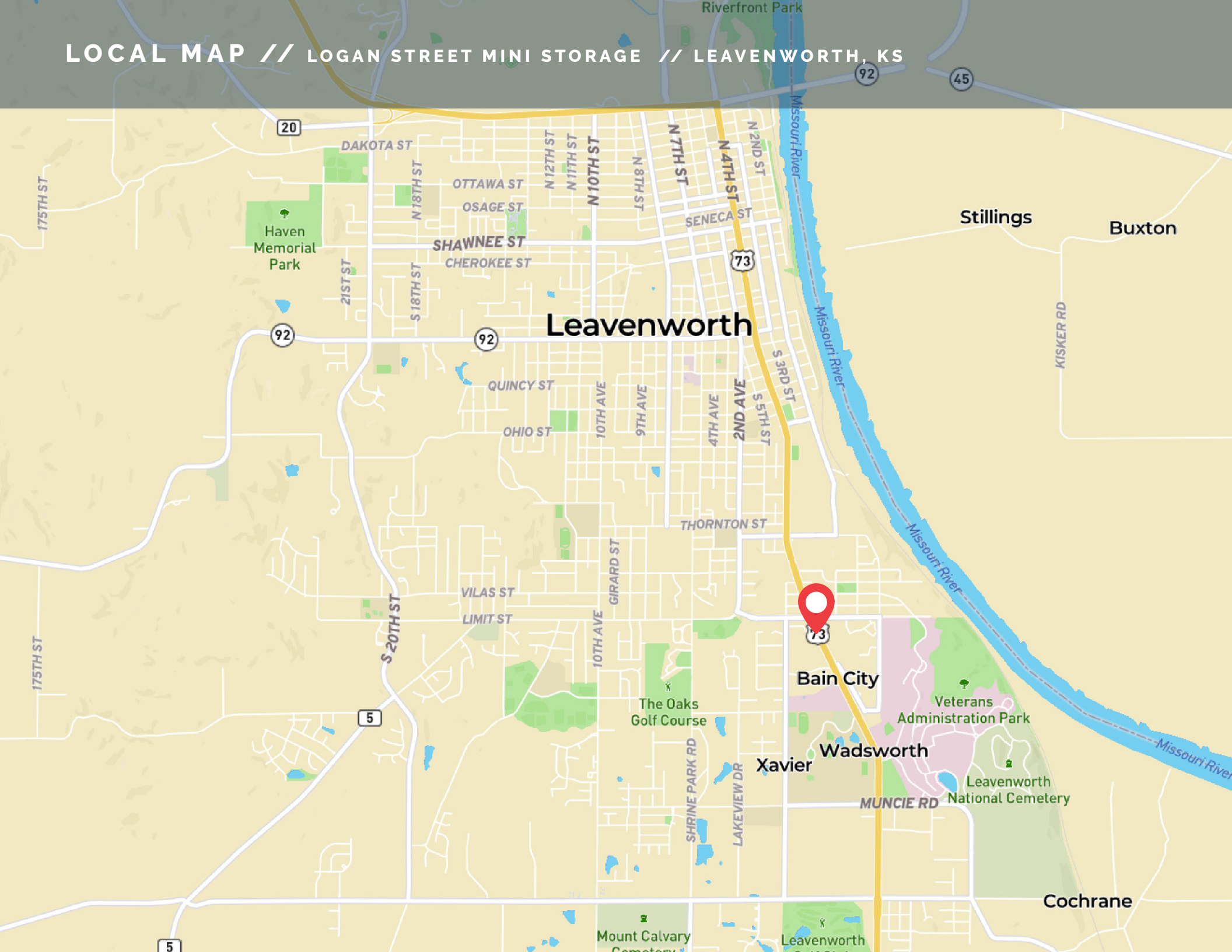
PROPERTY INFORMATION

LOGAN STREET MINI STORAGE

GRANDSTONE

SECTION 3

LOCAL MAP // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS



Leavenworth



Haven Memorial Park

Stillings

Buxton

Bain City

Veterans Administration Park

Wadsworth

Xavier

Leavenworth National Cemetery

Cochrane

20

92

92

73

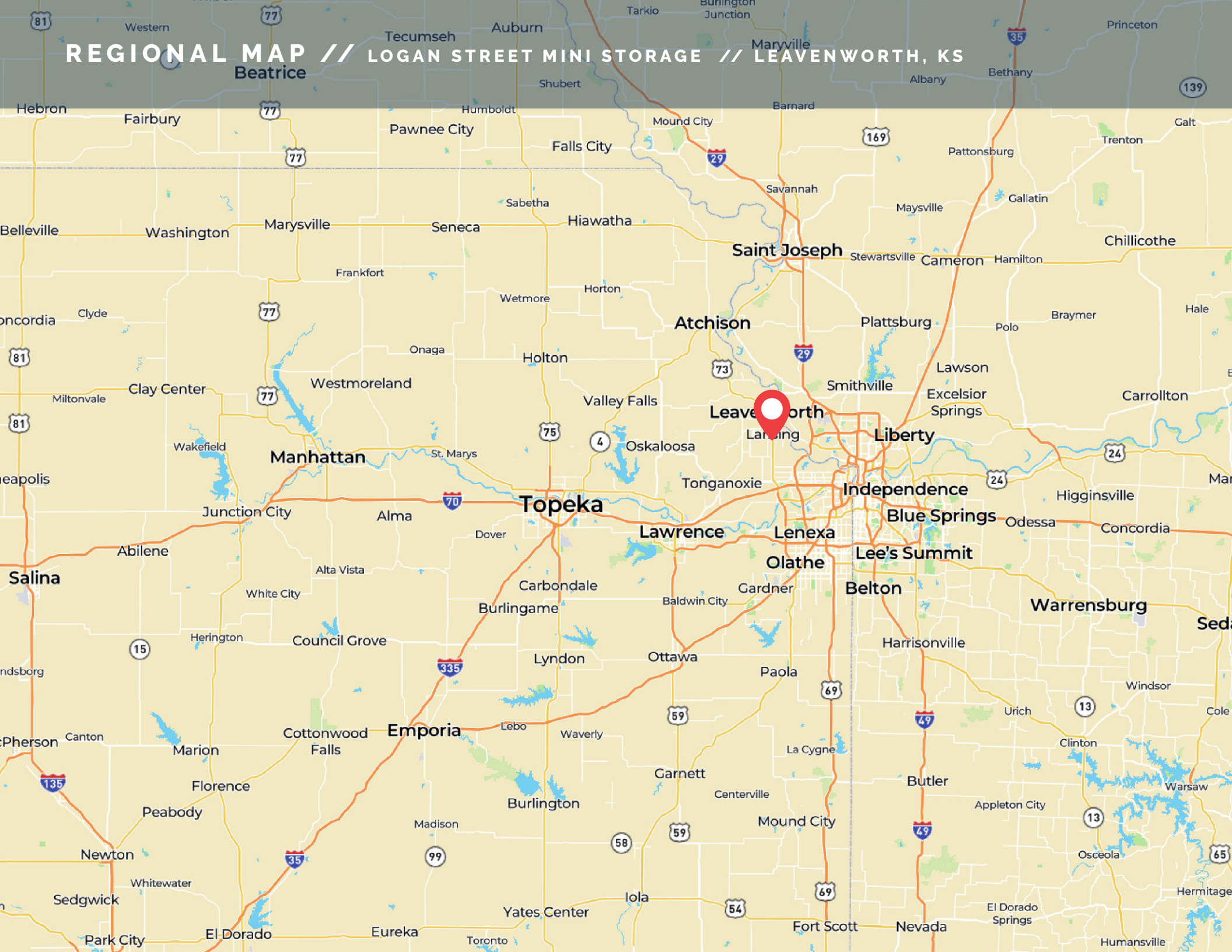
92

45

5

5

REGIONAL MAP // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS



PARCEL OUTLINE // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS



OFFERING MEMORANDUM

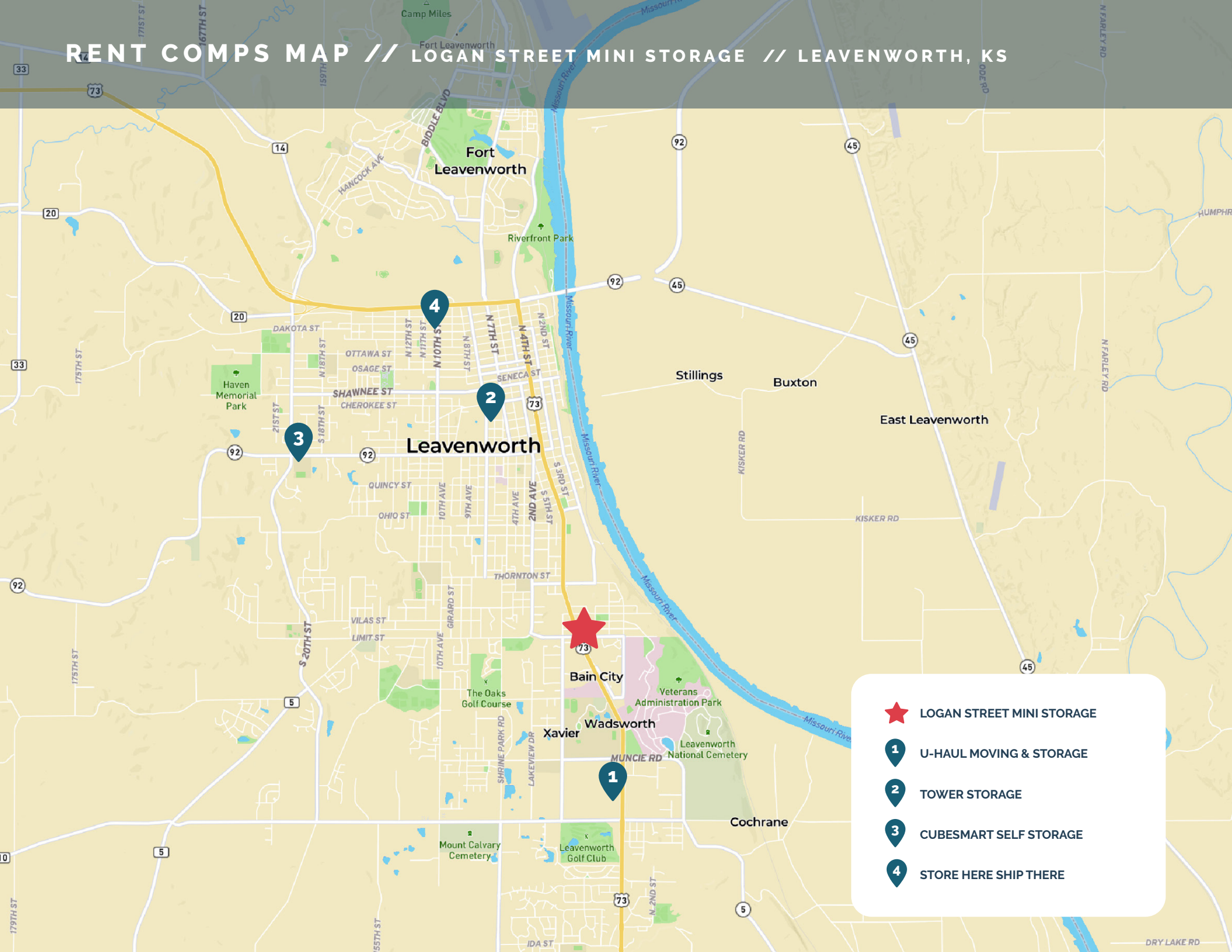
RENT COMPARABLES






LOGAN STREET MINI STORAGE

GRANDSTONE

SECTION 4


RENT COMPS MAP // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS



-  **LOGAN STREET MINI STORAGE**
-  **U-HAUL MOVING & STORAGE**
-  **TOWER STORAGE**
-  **CUBESMART SELF STORAGE**
-  **STORE HERE SHIP THERE**

RENT COMPS // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS


★ Logan Street Mini Storage
319 Logan St, Leavenworth, Kansas 66048



NRSF	YEAR BUILT	DISTANCE
9,050	2008	-

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$50	\$1.00
10X10 CC	\$80	\$0.80
10X15 CC	\$--	\$--
10X20 CC	\$--	\$--
AVERAGE:		\$0.90
5X10 NCC	\$40	\$0.80
10X10 NCC	\$65	\$0.65
10X15 NCC	\$--	\$--
10X20 NCC	\$140	\$0.70
AVERAGE:		\$0.72

1 U-Haul Moving & Storage
4820 S 4th St, Leavenworth, KS 66048



NRSF	YEAR BUILT	DISTANCE
130,076	1991-2019	1.3

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$70	\$1.40
10X10 CC	\$115	\$1.15
10X15 CC	\$175	\$1.17
10X20 CC	\$225	\$1.13
AVERAGE:		\$1.21
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--
AVERAGE:		\$--

2 Tower Storage
748 Cherokee St, Leavenworth, KS 66048



NRSF	YEAR BUILT	DISTANCE
2,035	-	2.0

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$--	\$--
10X10 CC	\$--	\$--
10X15 CC	\$--	\$--
10X20 CC	\$--	\$--
AVERAGE:		\$--
5X10 NCC	\$49	\$0.98
10X10 NCC	\$91	\$0.91
10X15 NCC	\$110	\$0.73
10X25 NCC	\$138	\$0.55
AVERAGE:		\$0.79

3 CubeSmart Self Storage
1920 Spruce St, Leavenworth, KS 66048



NRSF	YEAR BUILT	DISTANCE
43,593	1970-2019	2.8

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$101	\$2.02
10X10 CC	\$129	\$1.29
10X15 CC	\$244	\$1.63
10X20 CC	\$356	\$1.78
AVERAGE:		\$1.68
5X10 NCC	\$--	\$--
10X10 NCC	\$178	\$1.78
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--
AVERAGE:		\$1.78

4 Store Here Ship There
1011 Metropolitan Ave, Leavenworth, KS



NRSF	YEAR BUILT	DISTANCE
14,424	1996	2.9

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$55	\$1.10
10X10 CC	\$--	\$--
10X15 CC	\$105	\$0.70
10X20 CC	\$--	\$--
AVERAGE:		\$0.90
5X10 NCC	\$35	\$0.70
10X10 NCC	\$90	\$0.90
10X15 NCC	\$110	\$0.73
10X20 NCC	\$135	\$0.68
AVERAGE:		\$0.75

OFFERING MEMORANDUM

FACILITY GALLERY

LOGAN STREET MINI STORAGE

GRANDSTONE

SECTION 5

PROPERTY IMAGES // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS



PROPERTY IMAGES // LOGAN STREET MINI STORAGE // LEAVENWORTH, KS





LEAVENWORTH 2 PROPERTY PORTFOLIO // STORE HERE SHIP THERE & LOGAN STREET MINI STORAGE | LEAVENWORTH, KS

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GRANDSTONE
STORAGE INVESTMENT SALES