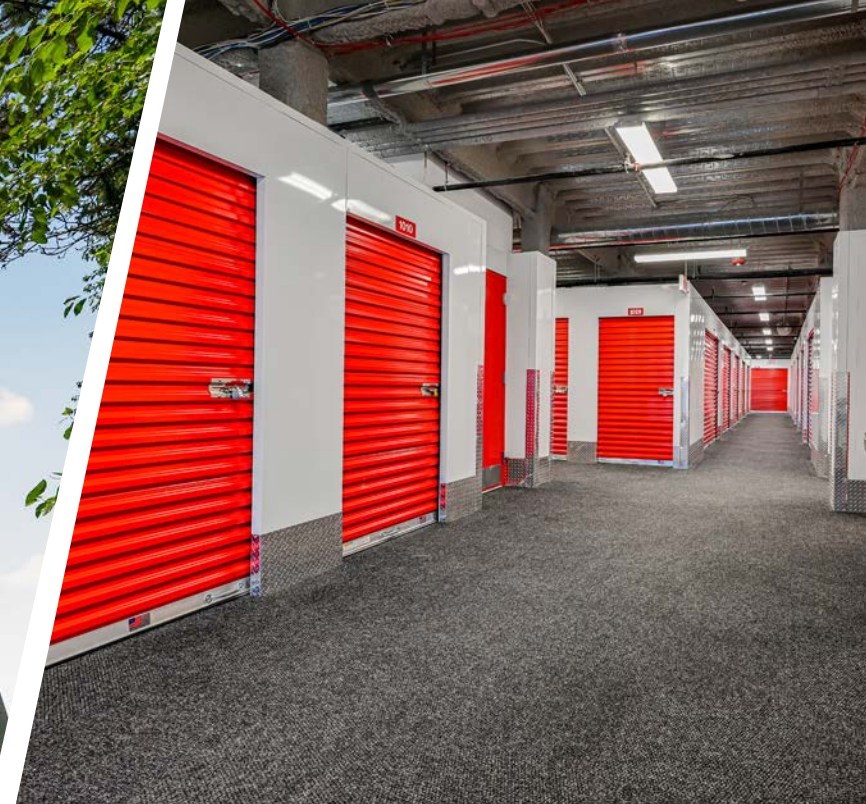




O F F E R I N G M E M O R A N D U M

CUBESMART SELF STORAGE

150 FAIRCHILD AVE,
PLAINVIEW, NY 11803



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES



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SECTION 1

INVESTMENT OVERVIEW

CUBESMART SELF STORAGE



OFFERING SUMMARY

CUBESMART SELF STORAGE | 150 FAIRCHILD AVE, PLAINVIEW, NY 11803

PURCHASE PRICE	UNPRICED
CURRENT PHYSICAL OCCUPANCY	91.23%
CURRENT ECONOMIC OCCUPANCY	79.92%
NET RENTABLE SQUARE FEET	94,729
LOT SIZE	1.66
YEAR BUILT/RENOVATED	2020



Grandstone Investment Sales is pleased to exclusively present for sale this trophy asset located in Plainview, NY. This Class A multi-story stabilized asset features 94,743 NRSF with 945 climate-controlled units and 17 uncovered parking spaces. Located along the Long Island Expressway with visibility to 172,000 cars daily, this property benefits from a 15-year tax abatement program and a geothermal heating and cooling system that significantly reduces utility costs. Situated 20 miles from Manhattan, the facility is surrounded by strong demographics, with 81,000 people within 3 miles and 231,000 people within 5 miles, and median household incomes of \$165,000 and \$147,000, respectively. The area is experiencing a tremendous amount of multifamily construction, with 1,670 units under construction within a 5-mile radius, yet there are no new sites in the construction pipeline. With full occupancy at 91.23%, the facility offers significant upside potential through continued aggressive ECRI.



INVESTMENT HIGHLIGHTS

- CLASS A MULTI-STORY STABILIZED LONG ISLAND ASSET (PLAINVIEW, NY)
- 94,743 NRSF | 945 CC UNITS | 17 UNCOVERED PARKING SPACES
- INCREDIBLE VISIBILITY ALONG THE LONG ISLAND EXPRESSWAY – 172,000 CARS DAILY
- ADVANTAGES 12 YEAR TAX ABATEMENT PROGRAM, CURRENTLY IN YEAR 8.
- GEOTHERMAL HEATING & COOLING SYSTEM WHICH SIGNIFICANTLY REDUCES UTILITY COST
- TREMENDOUS AMOUNT OF MULTIFAMILY CONSTRUCTION IN THE 5 MILE RADIUS (1670 MULTIFAMILY UNITS UNDER CONSTRUCTION)
- VERY STRONG DEMOGRAPHICS ON THE 3 & 5 MILE | 3 MILE 81,000 PPL. MEDIAN HOUSEHOLD INCOME OF \$165,000 | 5 MILE 231,000 PPL. MEDIAN HOUSEHOLD INCOME OF \$147,000
- STRONG PROJECTED POPULATION GROWTH – 4% GROWTH IN THE NEXT 5 YEARS
- UPSIDE – FACILITY HAS HIT FULL OCCUPANCY 91.23% AND OPERATOR CAN CONTINUE AGGRESSIVE ECRI

S I T E D E S C R I P T I O N

TRAFFIC COUNT	172,000 CARS DAILY
COUNTY	NASSAU
NON CLIMATE UNITS	0
CLIMATE CONTROLLED UNITS	945
UNCOVERED PARKING SPACES	17
UNIT SIZES	4X3 - 10X45
NRSF	94,743
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	1.66
# OF BUILDINGS	1
YEAR BUILT	2020
ZONING	INDUSTRIAL
PARCEL NUMBER(S)	13-117-00190
# OF STORIES	4
# OF ELEVATORS / STAIRWELLS / ETC.	2
FOUNDATION	CONCRETE
FRAMING	STEEL & METAL
EXTERIOR	CONCRETE BLOCK & STEEL
ROOF TYPE	CARLISLE ROOF TOTAL ROOFING SYSTEM
FENCING TYPE	COMPLETING FENCED 10 FT FENCE
# OF ENTRIES	1
TYPE OF GATE	ELECTRONIC GATE
MANAGEMENT SOFTWARE	CUBESMART/STORE EDGE
SECURITY SYSTEMS	CLOSED CIRCUIT TV 23 CAMERAS , ALARAM SYSTEM
FLOOD ZONE X	NO
SIGNAGE	LARGE SIGN ON BUILDING

TOTAL NUMBER OF UNITS

945

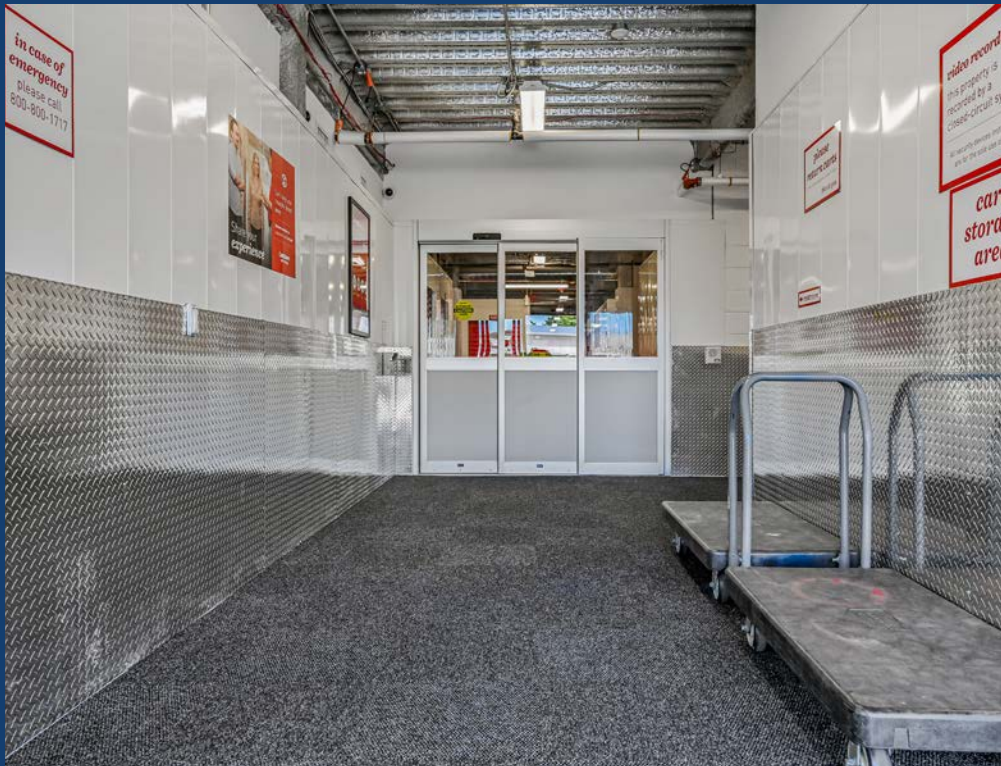
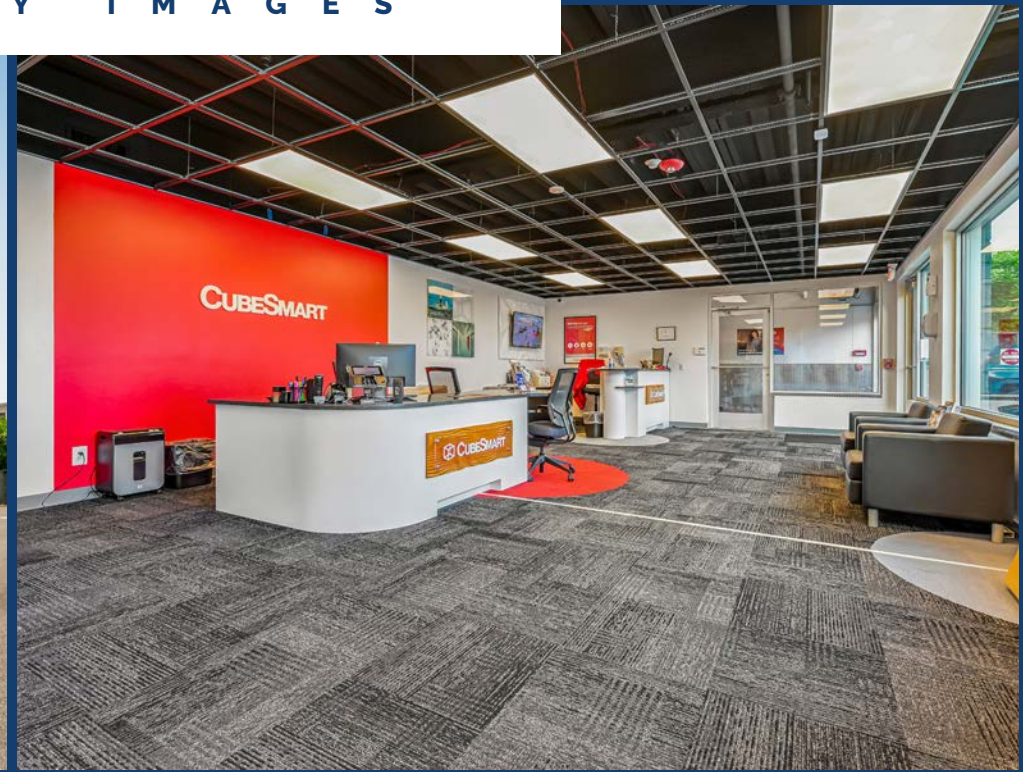
NET RENTABLE SQUARE FEET

94,743

UNIT SIZES

4x3 -
10x45

PROPERTY IMAGES



CUBESMART SELF STORAGE | 150 FAIRCHILD AVE, PLAINVIEW, NY 11803

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE	
CubeSmart Self Storage	150 Fairchild Ave, Plainview, NY 11803	★	Yes	94,729	-	-	
Extra Space Storage	151 Sunnyside Blvd, Plainview, NY 11803	0.25	Yes	68,586	-	-	
Safeguard Self Storage	1522 Old Country Rd, Plainview, NY 11803	1.30	Yes	-	63,448	-	
Men On The Move Self Storage	150 Crossways Park Dr W, Woodbury, NY 11797	1.52	Yes	-	125,640	-	
Public Storage	965 Walt Whitman Rd, Melville, NY 11747	2.54	Yes	-	71,894	-	
Extra Space Storage	10 Gordon Dr, Syosset, NY 11791	2.64	Yes	-	41,528	-	
Public Storage	18 Jericho Turnpike, Syosset, NY 11791	2.68	Yes	-	74,400	-	
Syosset Self Storage	475 Underhill Blvd, Syosset, NY 11791	2.76	Yes	-	65,494	-	
Cubesmart Self Storage of Bethpage	909 Stewart Avenue, Bethpage, NY 11714	2.90	Yes	-	54,860	-	
Public Storage	800 S Oyster Bay Rd, Hicksville, NY 11801	2.97	Yes	-	97,044	-	
Extra Space Storage	403 Oakwood Rd, Huntington Station, NY 11746	3.47	Yes	-	-	34,941	
Public Storage	40 E Old Country Rd, Hicksville, NY 11801	3.48	Yes	-	-	39,252	
Extra Space Storage	380 Oakwood Rd, Huntington Station, NY 11746	3.59	Yes	-	-	77,966	
Extra Space Storage	789 S Broadway, Hicksville, NY 11801	3.75	Yes	-	-	76,008	
Prime Storage	2091 New Highway, Farmingdale, NY 11735	3.82	Yes	-	-	49,476	
Extra Space Storage	65 W John St, Hicksville, NY 11801	3.91	Yes	-	-	131,732	
U-haul Self Storage	1000 S Broadway, Hicksville, NY 11801	4.04	No	-	-	81,993	
Safe Storage USA	299 Duffy Ave, Hicksville, NY 11801	4.79	Yes	-	-	11,999	
Public Storage	4113 Hempstead Tpke, Bethpage, NY 11714	4.92	Yes	-	-	139,591	
Public Storage	670 E Jericho Turnpike, Huntington Station, NY 11746	4.94	Yes	-	-	46,230	
TOTAL EXISTING SUPPLY				163,315	757,623	1,446,811	
2023 POPULATION 1-MILE 8,991 3-MILE 81,215 5-MILE 232,372				SQ FT PER PERSON	18.16	9.33	6.23

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Assembly Hall of Jehovah's Witnesses / Woodbury	750 Woodbury Rd	Woodbury		\$18,500,000	Conceptual	0.95
LI Assembly Hall of Jehovah's Witness	730 Woodbury Rd	Woodbury		\$17,500,000	Conceptual	1.01
Kensington Estates	Plainview Rd & Jericho Turnpike	Woodbury	80	\$80,000,000	Occupancy	1.77
The Wellington in the Village – Valley Stream / Hempstead	58 Jamaica Ave	Plainview	63	\$30,000,000	Conceptual	1.95
Bristal at Bethpage Assisted Living Facility	1055 Stewart Ave	Bethpage		\$1,000,000	Pre-Construction/Negotiated	2.83
Heritage Village	195 N Broadway	Hicksville	500	\$200,000,000	Design	3.54
Syosset Park	To Be Determined	Jericho	625	\$350,000,000	Conceptual	3.72
99 Newbridge	99 Newbridge Rd	Hicksville	216	\$65,000,000	Under Construction	3.80
Smith St Multi-Residential Development / East Farmingdale	Smith St & New Hwy	Farmingdale		\$16,800,000	Pre-Construction/Negotiated	3.88
RFP Developer – Purchase & Redevelopment of Conklin St Site For Mixed Use	Conklin St	Farmingdale		\$984,000	Conceptual	4.47
Cherry Street Apartments / Oyster Bay	33 Cherry Ln	Hicksville	20	\$7,865,615	Design	4.71
Benchmark Senior Living of Dix Hills	Half Hollow Rd	Huntingtn Sta	115	\$1,000,000	Conceptual	4.74
Sterling Green at Farmingdale	Fulton St	Farmingdale	71	\$38,400,000	Conceptual	4.80

TOTAL NUMBER OF UNITS 1,690



PROPERTY IMAGES



S E C T I O N 2

FINANCIAL ANALYSIS

CUBESMART SELF STORAGE



CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
4.0 x 3.0	1	12	12	\$38.00	\$38	\$456	\$54.55	\$655
4.0 x 4.0	6	16	96	\$42.00	\$252	\$3,024	\$60.30	\$4,341
5.0 x 4.0	12	20	240	\$43.00	\$516	\$6,192	\$61.73	\$8,889
5.0 x 4.0	6	20	120	\$46.00	\$276	\$3,312	\$66.04	\$4,755
5.0 x 4.0	7	20	140	\$50.00	\$350	\$4,200	\$71.78	\$6,030
5.0 x 5.0	40	25	1,000	\$50.00	\$2,000	\$24,000	\$71.78	\$34,455
5.0 x 5.0	28	25	700	\$54.00	\$1,512	\$18,144	\$77.52	\$26,048
5.0 x 5.0	16	25	400	\$58.00	\$928	\$11,136	\$83.27	\$15,987
5.0 x 5.0	5	25	125	\$65.00	\$325	\$3,900	\$93.32	\$5,599
5.0 x 7.0	26	35	910	\$69.00	\$1,794	\$21,528	\$99.06	\$30,906
5.0 x 7.0	1	35	35	\$83.00	\$83	\$996	\$119.16	\$1,430
5.0 x 8.0	6	40	240	\$98.00	\$588	\$7,056	\$140.69	\$10,130
10.0 x 4.0	9	40	360	\$95.00	\$855	\$10,260	\$136.38	\$14,730
5.0 x 9.0	5	45	225	\$103.00	\$515	\$6,180	\$147.87	\$8,872
5.0 x 10.0	58	50	2,900	\$79.00	\$4,582	\$54,984	\$113.41	\$78,937
5.0 x 10.0	20	50	1,000	\$85.00	\$1,700	\$20,400	\$122.03	\$29,287
5.0 x 10.0	14	50	700	\$92.00	\$1,288	\$15,456	\$132.08	\$22,189
10.0 x 5.0	21	50	1,050	\$110.00	\$2,310	\$27,720	\$157.92	\$39,796
10.0 x 5.0	22	50	1,100	\$119.00	\$2,618	\$31,416	\$170.84	\$45,102
10.0 x 5.0	12	50	600	\$125.00	\$1,500	\$18,000	\$179.45	\$25,841
10.0 x 5.0	20	50	1,000	\$128.00	\$2,560	\$30,720	\$183.76	\$44,103
5.0 x 10.0	3	50	150	\$130.00	\$390	\$4,680	\$186.63	\$6,719
5.0 x 12.0	2	60	120	\$124.00	\$248	\$2,976	\$178.02	\$4,272
5.0 x 12.0	3	60	180	\$134.00	\$402	\$4,824	\$192.37	\$6,925
5.0 x 12.0	1	60	60	\$144.00	\$144	\$1,728	\$206.73	\$2,481
5.0 x 14.0	45	70	3,150	\$97.00	\$4,365	\$52,380	\$139.26	\$75,198
7.5 x 10.0	8	75	600	\$105.00	\$840	\$10,080	\$150.74	\$14,471
7.5 x 10.0	8	75	600	\$113.00	\$904	\$10,848	\$162.23	\$15,574
7.5 x 10.0	4	75	300	\$122.00	\$488	\$5,856	\$175.15	\$8,407

CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
10.0 x 7.5	17	75	1,275	\$141.00	\$2,397	\$28,764	\$202.42	\$41,294
10.0 x 7.5	11	75	825	\$152.00	\$1,672	\$20,064	\$218.22	\$28,804
10.0 x 7.5	10	75	750	\$164.00	\$1,640	\$19,680	\$235.44	\$28,253
10.0 x 7.5	1	75	75	\$166.00	\$166	\$1,992	\$238.31	\$2,860
10.0 x 9.0	11	90	990	\$184.00	\$2,024	\$24,288	\$264.16	\$34,869
10.0 x 9.0	5	90	450	\$199.00	\$995	\$11,940	\$285.69	\$17,141
10.0 x 9.0	4	90	360	\$213.00	\$852	\$10,224	\$305.79	\$14,678
5.0 x 19.0	1	95	95	\$235.00	\$235	\$2,820	\$337.37	\$4,048
10.0 x 10.0	85	100	8,500	\$190.00	\$16,150	\$193,800	\$272.77	\$278,225
10.0 x 10.0	48	100	4,800	\$206.00	\$9,888	\$118,656	\$295.74	\$170,346
10.0 x 10.0	35	100	3,500	\$221.00	\$7,735	\$92,820	\$317.27	\$133,255
10.0 x 10.0	3	100	300	\$247.00	\$741	\$8,892	\$354.60	\$12,766
10.0 x 11.0	5	110	550	\$219.00	\$1,095	\$13,140	\$314.40	\$18,864
7.0 x 17.0	2	119	238	\$230.00	\$460	\$5,520	\$330.19	\$7,925
17.0 x 7.0	2	119	238	\$230.00	\$460	\$5,520	\$330.19	\$7,925
10.0 x 12.0	4	120	480	\$233.00	\$932	\$11,184	\$334.50	\$16,056
10.0 x 12.0	3	120	360	\$252.00	\$756	\$9,072	\$361.78	\$13,024
10.0 x 12.0	2	120	240	\$270.00	\$540	\$6,480	\$387.62	\$9,303
10.0 x 13.0	4	130	520	\$335.00	\$1,340	\$16,080	\$480.94	\$23,085
10.0 x 13.0	1	130	130	\$362.00	\$362	\$4,344	\$519.70	\$6,236
10.0 x 14.0	3	140	420	\$302.00	\$906	\$10,872	\$433.56	\$15,608
10.0 x 14.0	3	140	420	\$326.00	\$978	\$11,736	\$468.02	\$16,849
10.0 x 14.0	8	140	1,120	\$357.00	\$2,856	\$34,272	\$512.52	\$49,202
10.0 x 14.0	4	140	560	\$385.00	\$1,540	\$18,480	\$552.72	\$26,530
10.0 x 14.0	6	140	840	\$414.00	\$2,484	\$29,808	\$594.35	\$42,793
10.0 x 15.0	59	150	8,850	\$304.00	\$17,936	\$215,232	\$436.43	\$308,993
10.0 x 15.0	25	150	3,750	\$328.00	\$8,200	\$98,400	\$470.89	\$141,266
10.0 x 15.0	25	150	3,750	\$353.00	\$8,825	\$105,900	\$506.78	\$152,033
10.0 x 15.0	7	150	1,050	\$378.00	\$2,646	\$31,752	\$542.67	\$45,584

CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
19.0 x 8.0	6	152	912	\$324.00	\$1,944	\$23,328	\$465.14	\$33,490
19.0 x 8.0	1	152	152	\$382.00	\$382	\$4,584	\$548.41	\$6,581
10.0 x 16.0	1	160	160	\$368.00	\$368	\$4,416	\$528.31	\$6,340
10.0 x 18.0	7	180	1,260	\$452.00	\$3,164	\$37,968	\$648.90	\$54,508
10.0 x 19.0	8	190	1,520	\$555.00	\$4,440	\$53,280	\$796.77	\$76,490
24.0 x 8.0	1	192	192	\$462.00	\$462	\$5,544	\$663.26	\$7,959
10.0 x 20.0	70	200	14,000	\$333.00	\$23,310	\$279,720	\$478.06	\$401,574
10.0 x 20.0	8	200	1,600	\$583.00	\$4,664	\$55,968	\$836.97	\$80,349
24.0 x 9.0	1	216	216	\$622.00	\$622	\$7,464	\$892.96	\$10,716
25.0 x 9.0	1	225	225	\$641.00	\$641	\$7,692	\$920.24	\$11,043
10.0 x 23.0	5	230	1,150	\$775.00	\$3,875	\$46,500	\$1,112.61	\$66,757
10.0 x 23.0	1	230	230	\$837.00	\$837	\$10,044	\$1,201.62	\$14,419
10.0 x 25.0	2	250	500	\$721.00	\$1,442	\$17,304	\$1,035.09	\$24,842
10.0 x 25.0	7	250	1,750	\$829.00	\$5,803	\$69,636	\$1,190.14	\$99,971
29.0 x 9.0	3	261	783	\$743.00	\$2,229	\$26,748	\$1,066.67	\$38,400
10.0 x 30.0	14	300	4,200	\$881.00	\$12,334	\$148,008	\$1,264.79	\$212,485
15.0 x 20.0	1	300	300	\$916.00	\$916	\$10,992	\$1,315.04	\$15,780
10.0 x 33.0	1	330	330	\$1,667.00	\$1,667	\$20,004	\$2,393.19	\$28,718
10.0 x 40.0	2	400	800	\$1,910.00	\$3,820	\$45,840	\$2,742.05	\$65,809
10.0 x 45.0	2	450	900	\$2,102.00	\$4,204	\$50,448	\$3,017.69	\$72,425
TOTAL CC:	945	100	94,729	\$220.43	\$208,306	\$2,499,672	\$316.46	\$3,588,602

UNCOVERED PARKING

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
0.0 x 20.0	17	-	-	\$238.00	\$4,046	\$48,552	\$341.68	\$69,703
0.0 x 20.0	17	-	-	\$238.00	\$4,046	\$48,552	\$341.68	\$69,703

GRAND TOTAL

962

98

94,729

\$220.74

\$212,352

\$2,548,224

\$316.90

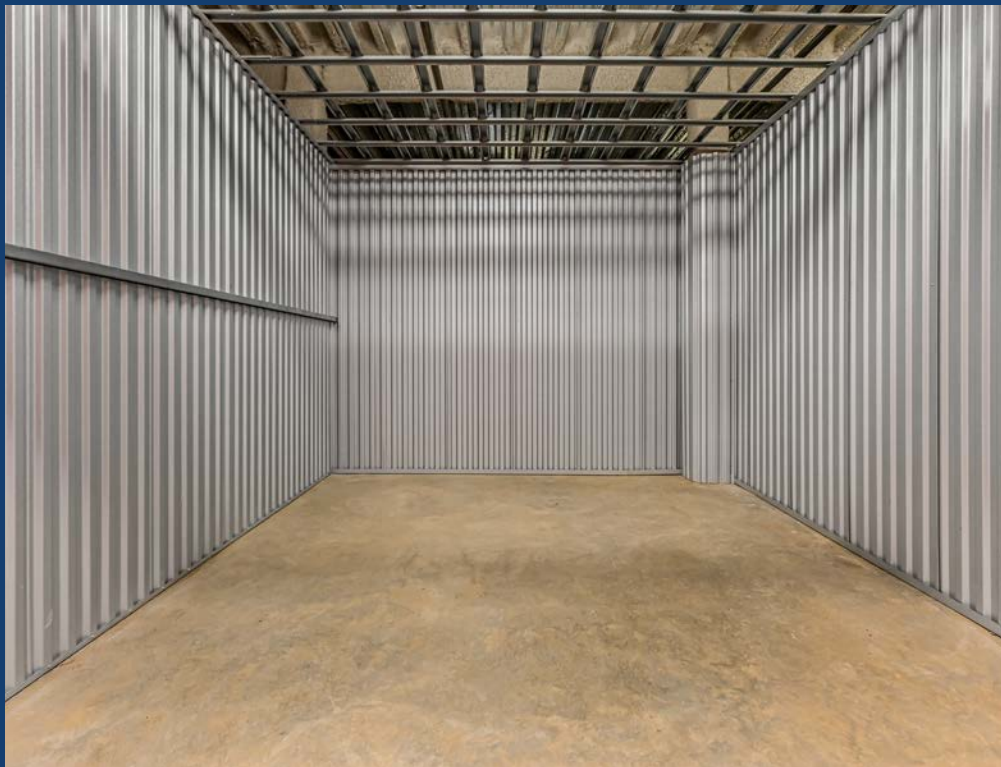
\$3,658,305

I N C O M E & E X P E N S E S

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$2,548,224		\$2,739,341		\$2,944,791		\$3,165,651		\$3,403,075		\$3,658,305	
PHYSICAL VACANCY	(223,479)	8.8%	(136,967)	5.0%	(147,240)	5.0%	(158,283)	5.0%	(170,154)	5.0%	(182,915)	5.0%
ECONOMIC VACANCY	(288,321)	11.3%	(205,451)	7.5%	(220,859)	7.5%	(237,424)	7.5%	(255,231)	7.5%	(274,373)	7.5%
TOTAL VACANCY	(511,800)		(342,418)		(368,099)		(395,706)		(425,384)		(457,288)	
VACANCY %	20.1%		12.5%		12.5%		12.5%		12.5%		12.5%	
EFFECTIVE RENTAL INCOME	\$2,036,424		\$2,396,923		\$2,576,692		\$2,769,944		\$2,977,690		\$3,201,017	
LATE, LETTER, & NSF FEES	41,118		48,397		52,027		55,929		60,123		64,633	
ADMINISTRATION FEES	11,745		11,980		12,219		12,464		12,713		12,967	
TENANT INSURANCE	53,490		57,027		57,027		57,027		57,027		57,027	
MERCHANDISE SALES, NET	3,395		3,463		3,532		3,603		3,675		3,748	
OTHER INCOME	167		170		174		177		181		184	
TOTAL OTHER INCOME	\$109,915		\$121,037		\$124,979		\$129,200		\$133,720		\$138,560	
EFFECTIVE GROSS INCOME (EGI)	\$2,146,339		\$2,517,961		\$2,701,672		\$2,899,144		\$3,111,410		\$3,339,577	
PROPERTY TAXES	325,864		418,508		514,031		612,362		713,708		825,000	
INSURANCE	29,768		30,363		30,971		31,590		32,222		32,866	
UTILITIES & TRASH	61,509		62,739		63,994		65,274		66,579		67,911	
REPAIRS & MAINTENANCE	6,053		6,174		6,298		6,423		6,552		6,683	
ADVERTISING	33,539		34,210		34,894		35,592		36,304		37,030	
SALARIES, TAXES, & BENEFITS	141,702		100,000		102,000		104,040		106,121		108,243	
MANAGEMENT FEE	103,211		125,898		135,084		144,957		155,570		166,979	
OFFICE SUPPLIES & POSTAGE	10,382		10,590		10,801		11,017		11,238		11,463	
BANK & CREDIT CARD FEES	45,508		40,287		43,227		46,386		49,783		53,433	
TELEPHONE & INTERNET	5,070		5,171		5,275		5,380		5,488		5,598	
LANDSCAPING & SNOW REMOVAL	10,467		10,676		10,890		11,108		11,330		11,556	
TOTAL EXPENSES	\$773,073		\$844,617		\$957,464		\$1,074,130		\$1,194,894		\$1,326,762	
% OF EGI	36.0%		33.5%		35.4%		37.0%		38.4%		39.7%	
NET OPERATING INCOME (NOI)	\$1,373,266		\$1,673,343		\$1,744,208		\$1,825,014		\$1,916,516		\$2,012,815	
OPERATING MARGIN %	64.0%		66.5%		64.6%		63.0%		61.6%		60.3%	

1. RE Taxes are currently in Year 8 of a 12 Year Tax Abatement
 2. Rental income based on January-May 2025; Other income based on May 2024-April 2025
 3. Expenses based on May 2024-April 2025

PROPERTY IMAGES



SECTION 3

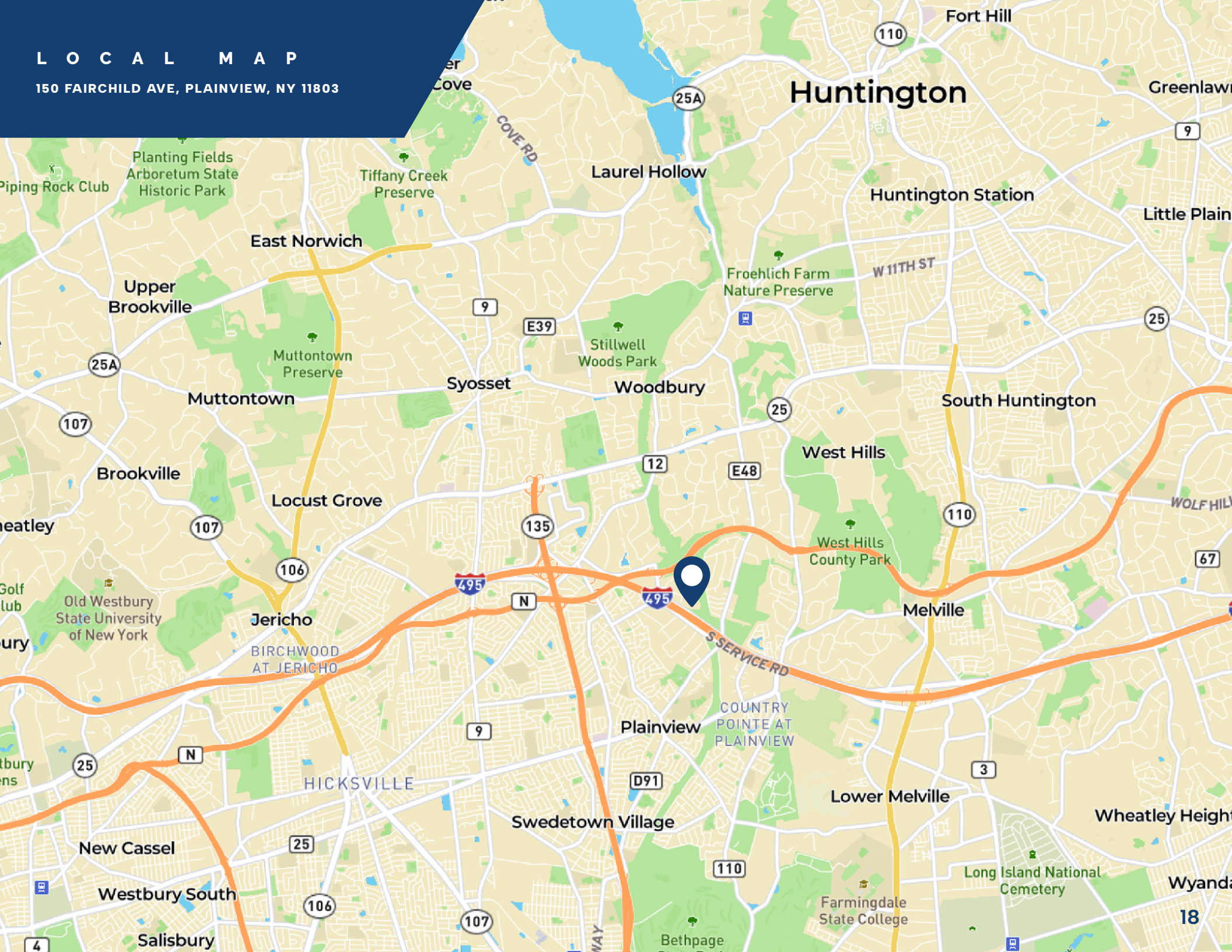
PROPERTY INFORMATION

CUBESMART SELF STORAGE



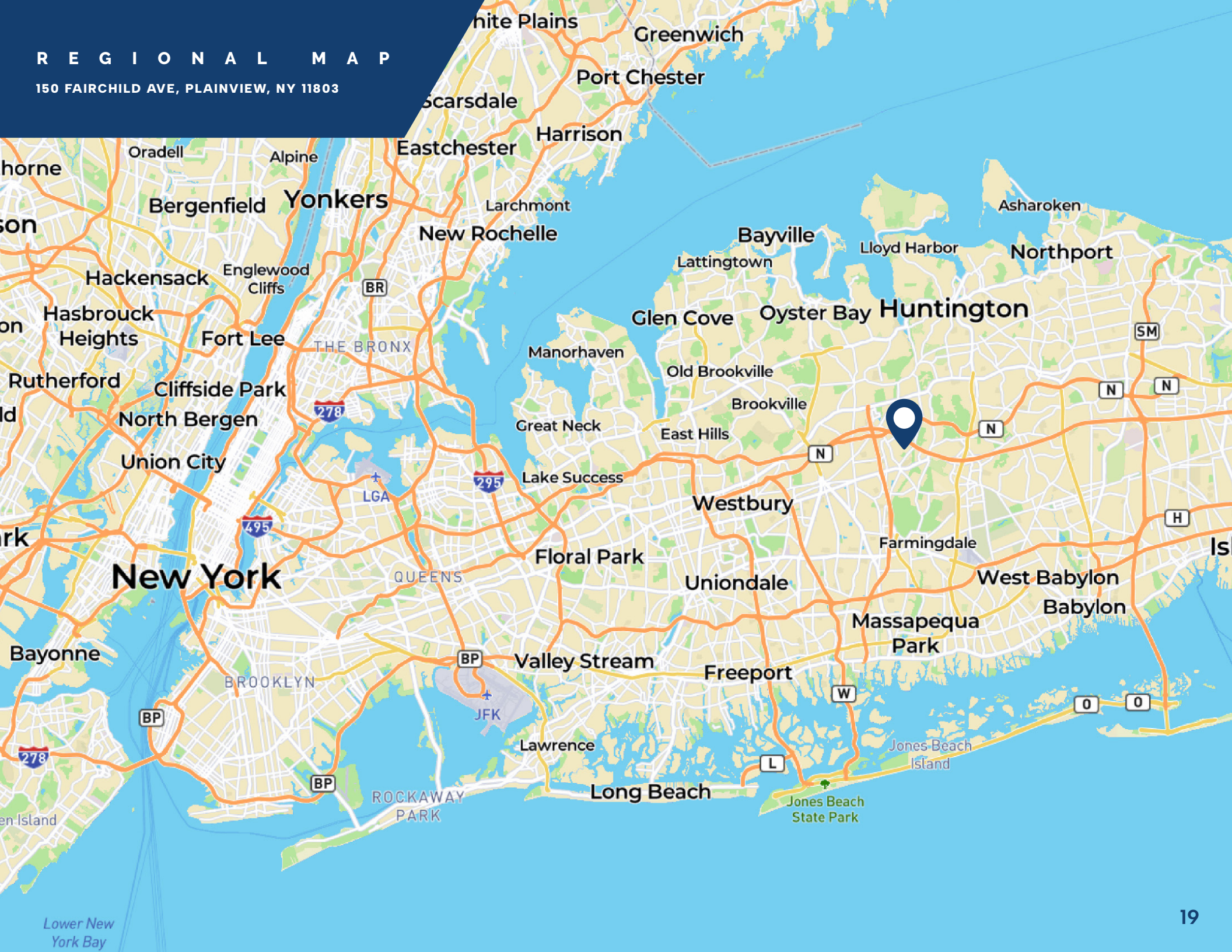
LOCAL MAP

150 FAIRCHILD AVE, PLAINVIEW, NY 11803



REGIONAL MAP

150 FAIRCHILD AVE, PLAINVIEW, NY 11803



PARCEL OUTLINE

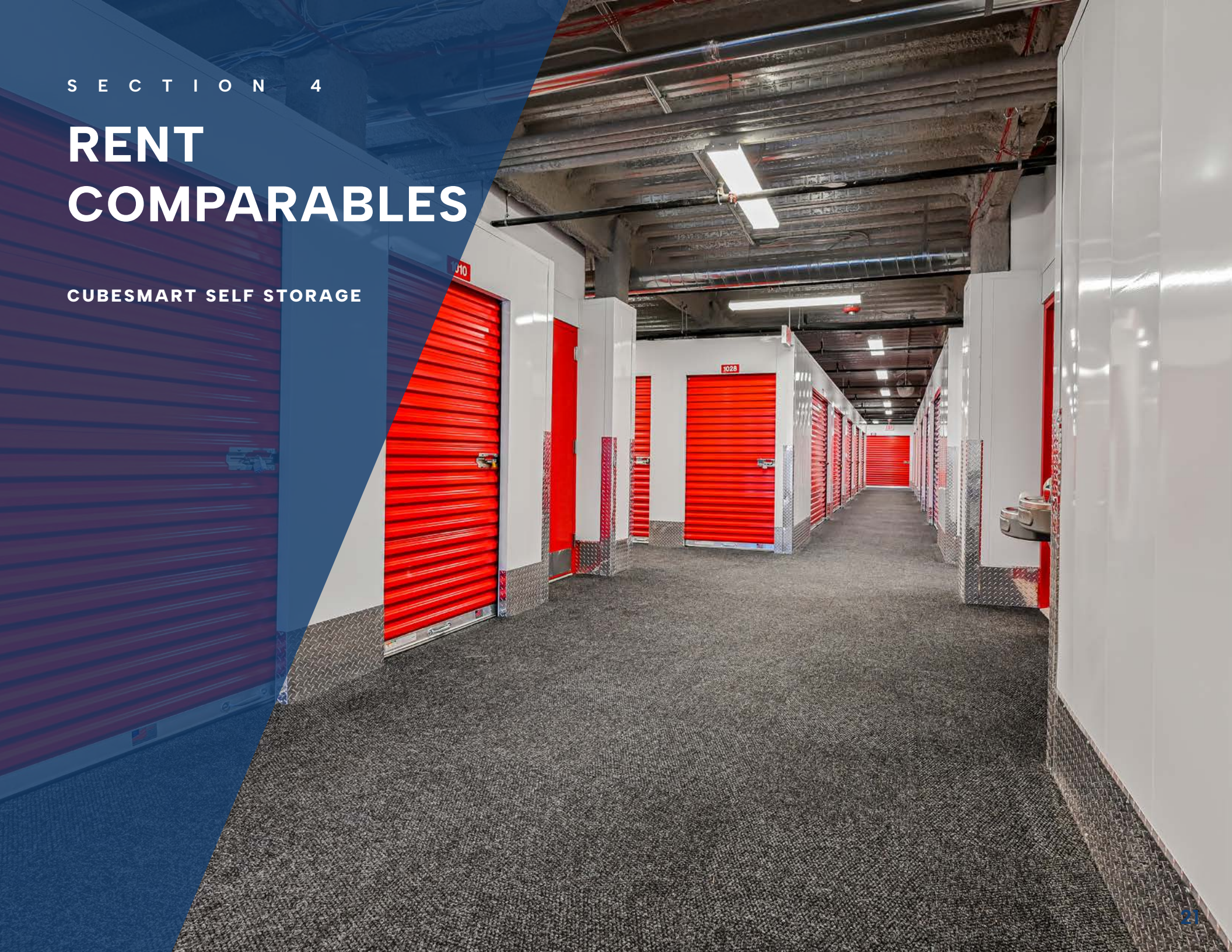
150 FAIRCHILD AVE, PLAINVIEW, NY 11803



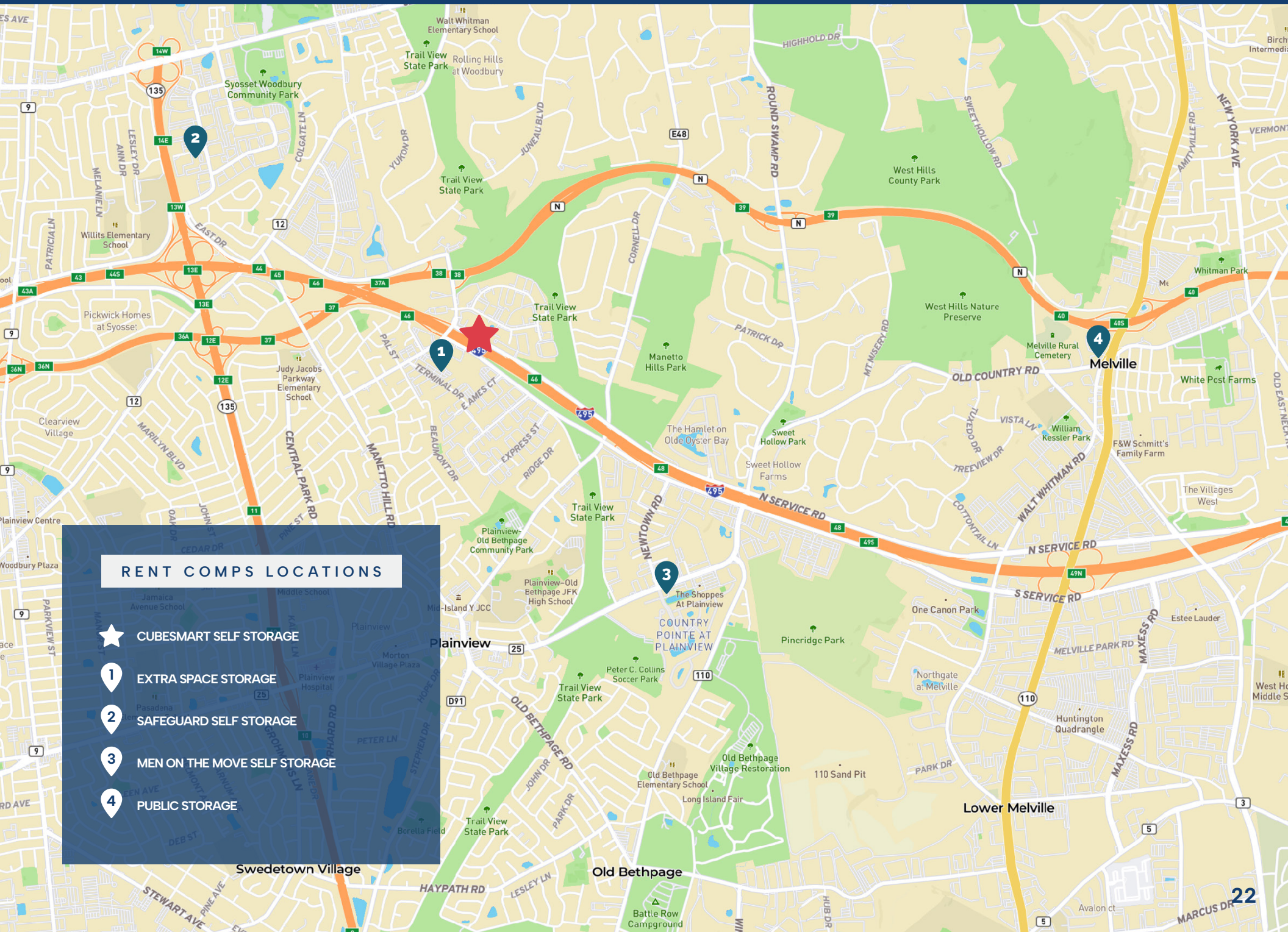
S E C T I O N 4

RENT COMPARABLES

CUBESMART SELF STORAGE



RENT COMPS MAP





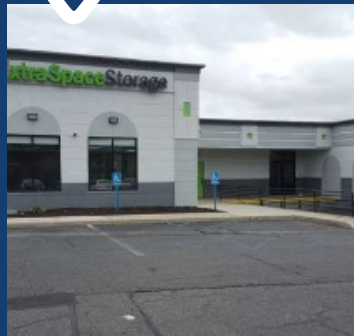
CubeSmart Self Storage

150 Fairchild Ave,
Plainview, NY 11803

NSRF 94,729
YEAR BUILT 2020
DISTANCE ★

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$108	\$2.16
10X10 CC	\$168	\$1.68
10X15 CC	\$294	\$1.96
10X20 CC	\$403	\$2.02
AVERAGE:		\$1.95

1



Extra Space Storage

151 Sunnyside Blvd,
Plainview, NY 11803

NSRF 68,586
YEAR BUILT 1957
DISTANCE 0.2

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$123	\$2.46
10X10 CC	\$195	\$1.95
10X15 CC	\$393	\$2.62
10X20 CC	\$516	\$2.58
AVERAGE:		\$2.40

2



SafeGuard Self Storage

1522 Old Country Rd,
Plainview, NY 11803

NSRF 63,448
YEAR BUILT 2020
DISTANCE 1.3

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$135	\$2.70
10X10 CC	\$268	\$2.68
10X15 CC	\$482	\$3.21
10X20 CC	\$803	\$4.02
AVERAGE:		\$3.15

3



Men On The Move Self Storage

150 Crossways Park Dr W,
Woodbury, NY

NSRF 125,640
YEAR BUILT 2018-2024
DISTANCE 1.5

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$95	\$1.90
10X10 CC	\$199	\$1.99
10X15 CC	\$249	\$1.66
10X20 CC	\$449	\$2.25
AVERAGE:		\$1.95

4



Public Storage

965 Walt Whitman Rd,
Melville, NY 11747

NSRF 89,054
YEAR BUILT 1992
DISTANCE 2.5

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$115	\$2.30
10X10 CC	\$224	\$2.24
10X15 CC	\$252	\$1.68
10X20 CC	\$360	\$1.80
AVERAGE:		\$2.01

SECTION 5

DEMOGRAPHIC ANALYSIS

CUBESMART SELF STORAGE



WELCOME TO Plainview, NY



ECONOMIC DRIVERS



MANUFACTURING

Local employers include firms like Veeco Instruments and Aeroflex (now Cobham), reflecting strong employment in high-tech manufacturing



TOURISM & HOSPITALITY

Plainview's suburban location near NYC and local amenities supports a sizable workforce in retail trade and food services, aided by a currently high number of job openings in these areas



FINANCE & INSURANCE

About 12% of the workforce is employed in financial activities—significantly higher than the national average



HEALTHCARE & SOCIAL ASSISTANCE

Accounting for around 13–14% of jobs, this is another major local employment sector.



EDUCATION

With over 20% of the workforce employed in educational services—nearly double the national average—schools and related enterprises form a major employment sector.



SCIENTIFIC & TECHNICAL SERVICES

This sector employs more than 15% of residents, a notably high concentration compared to national levels

Plainview, New York is a suburban hamlet in Nassau County with a population of about 27,100 as of the 2020 census. It supports a robust local economy with around 13,200 residents employed across key industries such as education, professional and technical services, and health care. The unemployment rate is low—around 3.5%—reflecting a high employment rate of over 96%. Job-seekers can find thousands of openings in Plainview, with major local employers including Veeco, Aeroflex (now Cobham), Trader Joe's, Planet Fitness, and Catholic Health.



2024 POPULATION

1-MILE	3-MILE	5-MILE
8,991	81,215	232,372



2024 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
3,369	28,622	79,910



2024 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$224,456	\$196,903	\$190,004



2029 POPULATION

1-MILE	3-MILE	5-MILE
9,190	82,988	237,449



2024-2029 AVG ANNUAL GROWTH

1-MILE	3-MILE	5-MILE
38	300	762



2028 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$237,658	\$214,495	\$205,902



CUBESMART SELF STORAGE

EXCLUSIVELY LISTED BY:



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CEO & Founder | Headquarters

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LEAD AGENT

B

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GRANDSTONE
STORAGE INVESTMENT SALES

