



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

CUBESMART SELF STORAGE

14545 EAST COLONIAL DR,
ORLANDO, FL



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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SECTION 1

INVESTMENT OVERVIEW

CUBESMART SELF STORAGE



OFFERING SUMMARY

CUBESMART SELF STORAGE | 14545 EAST COLONIAL DRIVE, ORLANDO, FL

PURCHASE PRICE	\$13,900,000
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PRICE PER RENTABLE SQUARE FOOT	\$204.98
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CURRENT PHYSICAL OCCUPANCY	80.60%
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CURRENT ECONOMIC OCCUPANCY	37.69%
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CURRENT CAP RATE	1.26%
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YEAR 1 CAP RATE	4.74%
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YEAR 2 CAP RATE	6.57%
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YEAR 3 CAP RATE	6.79%
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YEAR 4 CAP RATE	7.01%
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YEAR 5 CAP RATE	7.24%
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NET RENTABLE SQUARE FEET	67,810
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LOT SIZE	1.42
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YEAR BUILT/RENOVATED	2023
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Grandstone Investment Sales is pleased to exclusively present for sale this newly constructed, Class A self-storage facility located in Orlando, FL. Delivered in 2023, the three-story property comprises 67,875 rentable square feet across 701 climate-controlled units and 15 non-climate-controlled units, offering tenants modern amenities including keyless access, contactless renting, and professional on-site management.

Strategically positioned along East Colonial Drive (SR 50), the property benefits from excellent visibility with traffic counts exceeding 39,500 vehicles per day. The site sits on 1.42 acres in Orange County, just minutes from the University of Central Florida, and is surrounded by dense residential growth and strong retail demand drivers, including numerous new multifamily developments in the pipeline.

The facility is currently 80.6% physically occupied and 37.69% economically occupied, providing investors with significant upside through lease-up and revenue management. Supported by robust demographics, the trade area boasts 95,000 residents within 3 miles and 184,000 residents within 5 miles, with median household incomes of \$81,960 and \$85,213, respectively. Population growth is projected to outpace national averages, with a 10%+ increase within 5 miles by 2030.

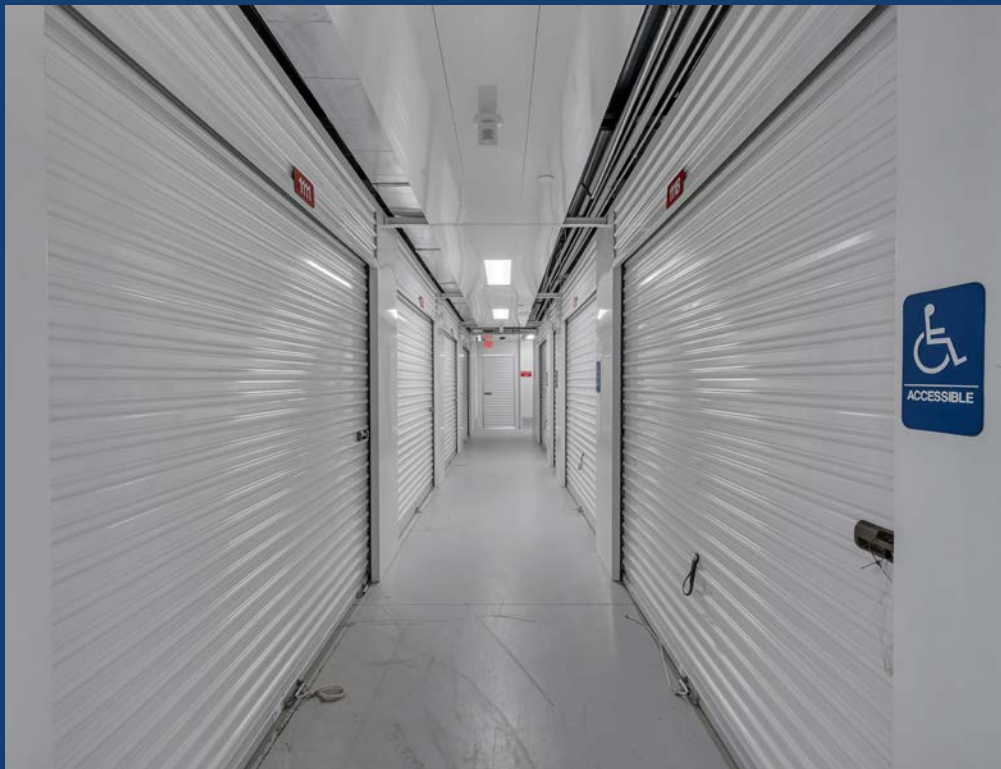
With Orlando ranking among the fastest-growing metros in the U.S. and limited new supply in the immediate corridor, this property offers investors a unique opportunity to acquire a best-in-class, lease-up asset in a supply-constrained market with long-term upside potential.

INVESTMENT HIGHLIGHTS

- PURCHASE PRICE: \$13,900,000
- PRICE P/SF: \$204.78
- PHYSICAL OCCUPANCY: 80.6%
- ECONOMIC OCCUPANCY: 37.69%
- NRSF: 67,875 SF
- TOTAL UNITS: 716 701 CLIMATE-CONTROLLED / 15 NON-CLIMATE-CONTROLLED
- ACREAGE: 1.42 ACRES
- TRAFFIC COUNTS: 39,500+ VEHICLES PER DAY ON EAST COLONIAL DRIVE
- DEMOGRAPHICS (3-MILE RADIUS): 95,000 RESIDENTS | \$81,960 MEDIAN HOUSEHOLD INCOME
- DEMOGRAPHICS (5-MILE RADIUS): 184,000 RESIDENTS | \$85,213 MEDIAN HOUSEHOLD INCOME
- PROJECTED GROWTH: 10%+ INCREASE IN POPULATION WITHIN 5 MILES BY 2030
- SURROUNDINGS: DENSE RESIDENTIAL AREA WITH OVER 5,000 NEW MULTIFAMILY DEVELOPMENTS



PROPERTY IMAGES



CUBESMART SELF STORAGE | 14545 EAST COLONIAL DRIVE, ORLANDO, FL

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
CubeSmart Self Storage	14545 E Colonial Dr, Orlando, FL 32826	★	Yes	67,810	-	-
Extra Space Storage	14916 Old Cheney Hwy, Orlando, FL 32828	0.29	Yes	88,501	-	-
Compass Self Storage	14120 E Colonial Dr, Orlando, FL 32826	0.44	Yes	78,305	-	-
Extra Space Storage	12709 E Colonial Dr, Orlando, FL 32826	1.26	Yes	-	72,645	-
Extra Space Storage	12280 E Colonial Dr, Orlando, FL 32826	1.75	Yes	-	78,303	-
Extra Space Storage	15551 Golden Isle Blvd, Orlando, FL 32828	1.83	Yes	-	61,021	-
CubeSmart Self Storage	16864 Old Cheney Hwy, Orlando, FL 32833	2.24	No	-	76,010	-
Self-Storage at U-Haul	11815 E Colonial Dr, Orlando, FL 32826	2.29	Yes	-	31,617	-
Public Storage	1851 N Alafaya Trail, Orlando, FL 32826	2.31	Yes	-	70,929	-
Public Storage	3145 N Alafaya Trail, Orlando, FL 32826	2.65	Yes	-	83,000	-
Extra Space Storage	342 Woodland Lake Drive, Orlando, FL 32828	2.84	Yes	-	80,421	-
Extra Space Storage	11971 Lake Underhill Rd, Orlando, FL 32825	2.94	Yes	-	81,278	-
Monster Self Storage McCulloch Rd	4989 N Tanner Rd, Orlando, FL 32826	3.14	Yes	-	-	117,336
CubeSmart Self Storage	1910 S Alafaya Trail, Orlando, FL 32828	3.27	Yes	-	-	76,836
Extra Space Storage	11583 University Blvd, Orlando, FL 32817	3.74	Yes	-	-	70,986
Extra Space Storage	10959 Lake Underhill Rd, Orlando, FL 32825	3.90	Yes	-	-	75,867
Public Storage	10280 E Colonial Dr, Orlando, FL 32817	4.17	Yes	-	-	83,983
Cubesmart Self Storage	3651 Alafaya Trail, Oviedo, FL 32765	4.20	Yes	-	-	61,972
Extra Space Storage	11071 University Blvd, Orlando, FL 32817	4.22	Yes	-	-	72,293
Extra Space Storage	9001 Eastmar Commons Blvd, Orlando, FL 32825	4.80	Yes	-	-	72,915
County Road 419 Self-Storage Facility	1901 County Rd 419, Oviedo, FL 32766	4.83	No	-	-	90,000
Public Storage	10053 Lake Underhill Rd, Orlando, FL 32825	4.83	Yes	-	-	61,616
TOTAL EXISTING SUPPLY				234,616	869,840	1,653,644
2023 POPULATION 1-MILE 8,494 3-MILE 96,058 5-MILE 194,840				27.62	9.06	8.49
SQ FT PER PERSON						

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
The Oaks at Hancock Palm	1628 Hancock Lone Palm Rd	Orlando	11	\$4,300,000	Conceptual	0.66
The Grow	E Colonial Dr & Lake Pickett Rd	Orlando	1200	\$1,000,000,000	Pre-Construction/Negotiated	0.86
The Palms at Waterford	1231 Hancock Lone Palm Rd	Orlando	76	\$30,000,000	Award	0.93
Waterford Lakes Multifamily	12400 E Colonial Dr	Orlando	265	\$50,400,000	Under Construction	1.58
The Cottages at Alafaya – Burlington Student Housing	12151 E Colonial Dr	Orlando	151	\$75,000,000	Under Construction	2.04
Science Drive Student Housing Project	12175 Science Dr	Orlando	191	\$95,500,000	Under Construction	2.30
Fifty South Student Housing	11731 E Colonial Dr	Orlando	166	\$50,000,000	Under Construction	2.50
Uncommon Orlando – Student Living	2820 N Alafaya Trail	Orlando	252	\$60,000,000	Pre-Construction/Negotiated	2.63
Solace at Corner Lake	Lake Pickett Rd	Alafaya	47	\$18,400,000	Pre-Construction/Negotiated	2.82
University of Central Florida Housing & Parking Garage 1	4000 Central Florida Blvd	Orlando		\$25,000,000	Conceptual	2.99
University of Central Florida Student Housing	4000 Central Florida Blvd	Orlando		\$51,000,000	Conceptual	2.99
UCF Jewish Student Center (Chabad)	N Alafaya Trail	Alafaya		\$3,000,000	Award	3.39
East Colonial Drive Multi-Family Development	10850 E Colonial Dr	Orlando		\$3,000,000	Conceptual	3.57
Rouse Road Subdivision	2735 Rouse Rd	Orlando	41	\$15,500,000	Under Construction	3.60
Rouse Road Townhomes	2460 Rouse Rd	Orlando	39	\$14,700,000	Pre-Construction/Negotiated	3.64
Eden Alafaya	2900 Northampton Ave	Orlando	250	\$75,000,000	Design	3.76
Alafaya Apartments Development	2900 Northampton Ave	Orlando	250	\$47,500,000	Design	3.76
Stoneybrook East Golf Club Homes	2900 Northampton Ave	Orlando	125	\$48,900,000	Conceptual	3.76
Sterling Quadrangle	3833 Quadrangle Blvd	Orlando	217	\$55,000,000	Under Construction	3.97
Avalon Park Town Center	Avalon Lake Dr & Avalon Park E Blvd	Orlando		\$10,000,000	Occupancy	4.00
Quadrangle PD Student Housing	Data Ct	Orlando	289	\$121,000,000	Final Planning	4.03
Red Ember Estates	Old Lockwood Rd & Bellefield Cove	Oviedo	76	\$29,000,000	Award	4.14
Fieldstream Village	10601 Lake Underhill Rd	Orlando	1500	\$300,000,000	Conceptual	4.35
Legacy Pointe at UCF	Old Lockwood Rd	Oviedo	284	\$100,000,000	Under Construction	4.37
College Park Residential Subdivision	Lockwood Blvd & Old Lockwood Rd	Oviedo	14	\$5,500,000	Conceptual	4.55
Hideaway Cove Phase 3	Simmons Rd	Oviedo	35	\$13,000,000	Pre-Construction/Negotiated	4.77
Avia Bowen Residence / Orlando	10617 Satinwood Cir	Orlando		\$1,400,000	Post-Bid	4.77

TOTAL NUMBER OF UNITS 5,479

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
5.0 x 5.0	56	25	1,400	\$96.00	\$5,376	\$64,512	\$111.29	\$74,787
5.0 x 5.0	26	25	650	\$104.00	\$2,704	\$32,448	\$120.56	\$37,616
5.0 x 5.0	1	25	25	\$112.00	\$112	\$1,344	\$129.84	\$1,558
5.0 x 10.0	114	50	5,700	\$109.00	\$12,426	\$149,112	\$126.36	\$172,862
5.0 x 10.0	70	50	3,500	\$118.00	\$8,260	\$99,120	\$136.79	\$114,907
5.0 x 10.0	6	50	300	\$135.00	\$810	\$9,720	\$156.50	\$11,268
12.0 x 5.0	1	60	60	\$152.00	\$152	\$1,824	\$176.21	\$2,115
5.0 x 15.0	53	75	3,975	\$120.00	\$6,360	\$76,320	\$139.11	\$88,476
5.0 x 15.0	27	75	2,025	\$129.00	\$3,483	\$41,796	\$149.55	\$48,453
5.0 x 15.0	3	75	225	\$167.00	\$501	\$6,012	\$193.60	\$6,970
10.0 x 10.0	136	100	13,600	\$154.00	\$20,944	\$251,328	\$178.53	\$291,358
10.0 x 10.0	49	100	4,900	\$166.00	\$8,134	\$97,608	\$192.44	\$113,154
10.0 x 10.0	13	100	1,300	\$189.00	\$2,457	\$29,484	\$219.10	\$34,180
10.0 x 12.0	3	120	360	\$216.00	\$648	\$7,776	\$250.40	\$9,015
10.0 x 15.0	17	150	2,550	\$222.00	\$3,774	\$45,288	\$257.36	\$52,501
10.0 x 15.0	2	150	300	\$263.00	\$526	\$6,312	\$304.89	\$7,317
10.0 x 15.0	15	150	2,250	\$273.00	\$4,095	\$49,140	\$316.48	\$56,967
15.0 x 10.0	1	150	150	\$299.00	\$299	\$3,588	\$346.62	\$4,159
10.0 x 17.0	2	170	340	\$321.00	\$642	\$7,704	\$372.13	\$8,931
10.0 x 20.0	30	200	6,000	\$238.00	\$7,140	\$85,680	\$275.91	\$99,327
10.0 x 20.0	62	200	12,400	\$353.00	\$21,886	\$262,632	\$409.22	\$304,462
10.0 x 20.0	14	200	2,800	\$381.00	\$5,334	\$64,008	\$441.68	\$74,203
TOTAL CC:	716	95	67,810	\$167.76	\$120,113	\$1,441,356	\$194.47	\$1,670,927

NON-CLIMATE CONTROLLED (NCC):

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 20.0	15	200	3,000	\$270.00	\$4,050	\$48,600	\$313.00	\$56,341
TOTAL NCC:	15	200	3,000	\$270.00	\$4,050	\$48,600	\$313.00	\$56,341

GRAND TOTAL

716

95

67,810

\$167.76

\$120,113

\$1,441,356

\$194.47

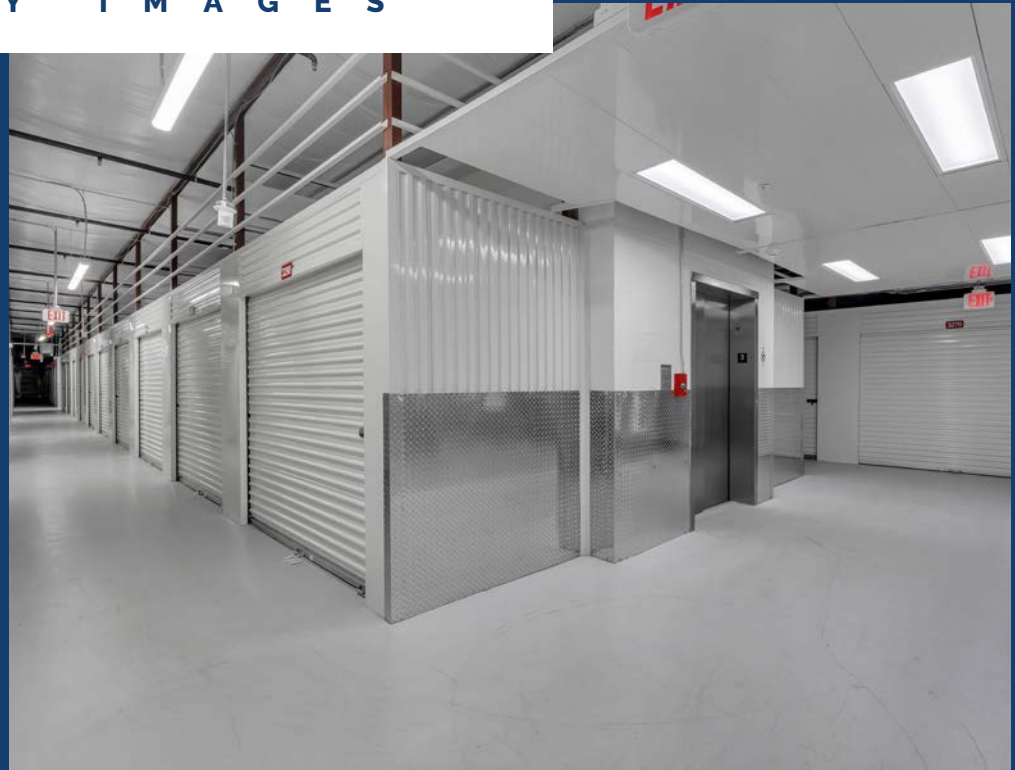
\$1,670,927

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	\$1,441,356		\$1,484,597		\$1,529,135		\$1,575,009		\$1,622,259		\$1,670,927	
PHYSICAL VACANCY	(279,623)	19.4%	(148,460)	10.0%	(114,685)	7.5%	(118,126)	7.5%	(121,669)	7.5%	(125,319)	7.5%
ECONOMIC VACANCY	(618,433)	42.9%	(296,919)	20.0%	(114,685)	7.5%	(118,126)	7.5%	(121,669)	7.5%	(125,319)	7.5%
TOTAL VACANCY	(898,056)		(445,379)		(229,370)		(236,251)		(243,339)		(250,639)	
VACANCY %	62.3%		30.0%		15.0%		15.0%		15.0%		15.0%	
EFFECTIVE RENTAL INCOME	\$543,300		\$1,039,218		\$1,299,764		\$1,338,757		\$1,378,920		\$1,420,288	
LATE, LETTER, & NSF FEES	16,654		31,856		39,842		41,037		42,269		43,537	
ADMINISTRATION FEES	15,196		15,500		15,810		16,126		16,449		16,778	
TENANT INSURANCE	29,319		40,211		41,328		41,328		41,328		41,328	
MERCHANDISE SALES, NET	6,038		6,159		6,282		6,408		6,536		6,666	
TOTAL OTHER INCOME	\$67,207		\$93,725		\$103,262		\$104,899		\$106,580		\$108,308	
EFFECTIVE GROSS INCOME (EGI)	\$610,507		\$1,132,942		\$1,403,026		\$1,443,656		\$1,485,501		\$1,528,596	
PROPERTY TAXES	142,496		175,000		178,500		182,070		185,711		189,426	
INSURANCE	40,593		41,405		42,233		43,078		43,939		44,818	
UTILITIES & TRASH	27,504		28,054		28,615		29,187		29,771		30,367	
REPAIRS & MAINTENANCE	21,673		22,106		22,549		23,000		23,460		23,929	
ADVERTISING	52,882		30,000		20,000		20,400		20,808		21,224	
SALARIES, TAXES, & BENEFITS	74,452		75,941		77,460		79,009		80,589		82,201	
MANAGEMENT FEE	28,399		56,647		70,151		72,183		74,275		76,430	
OFFICE SUPPLIES & POSTAGE	14,157		14,440		14,729		15,024		15,324		15,630	
BANK & CREDIT CARD FEES	9,343		18,127		22,448		23,098		23,768		24,458	
TELEPHONE & INTERNET	2,843		2,900		2,958		3,017		3,077		3,139	
LANDSCAPING	20,630		10,000		10,200		10,404		10,612		10,824	
TOTAL EXPENSES	\$434,972		\$474,621		\$489,843		\$500,470		\$511,335		\$522,445	
% OF EGI	71.2%		41.9%		34.9%		34.7%		34.4%		34.2%	
NET OPERATING INCOME (NOI)	\$175,535		\$658,322		\$913,183		\$943,186		\$974,166		\$1,006,151	
OPERATING MARGIN %	28.8%		58.1%		65.1%		65.3%		65.6%		65.8%	

1. RE Taxes are based on current assessed value of \$8,850,252
 2. Rental based on July 2025 annualized; Other income based on T-12 actual
 3. Expenses based on T-12 actual

PROPERTY IMAGES



S E C T I O N 3

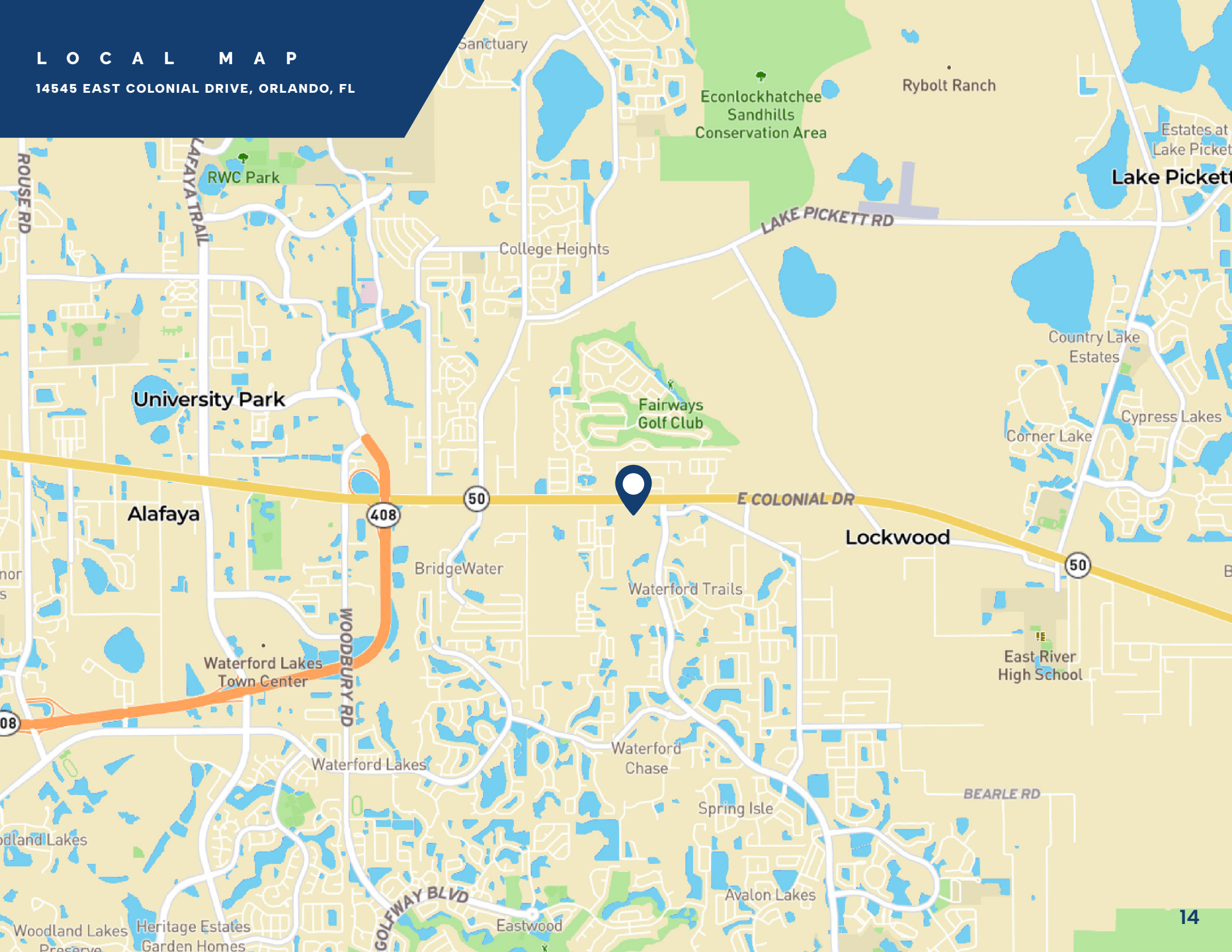
PROPERTY INFORMATION

CUBESMART SELF STORAGE



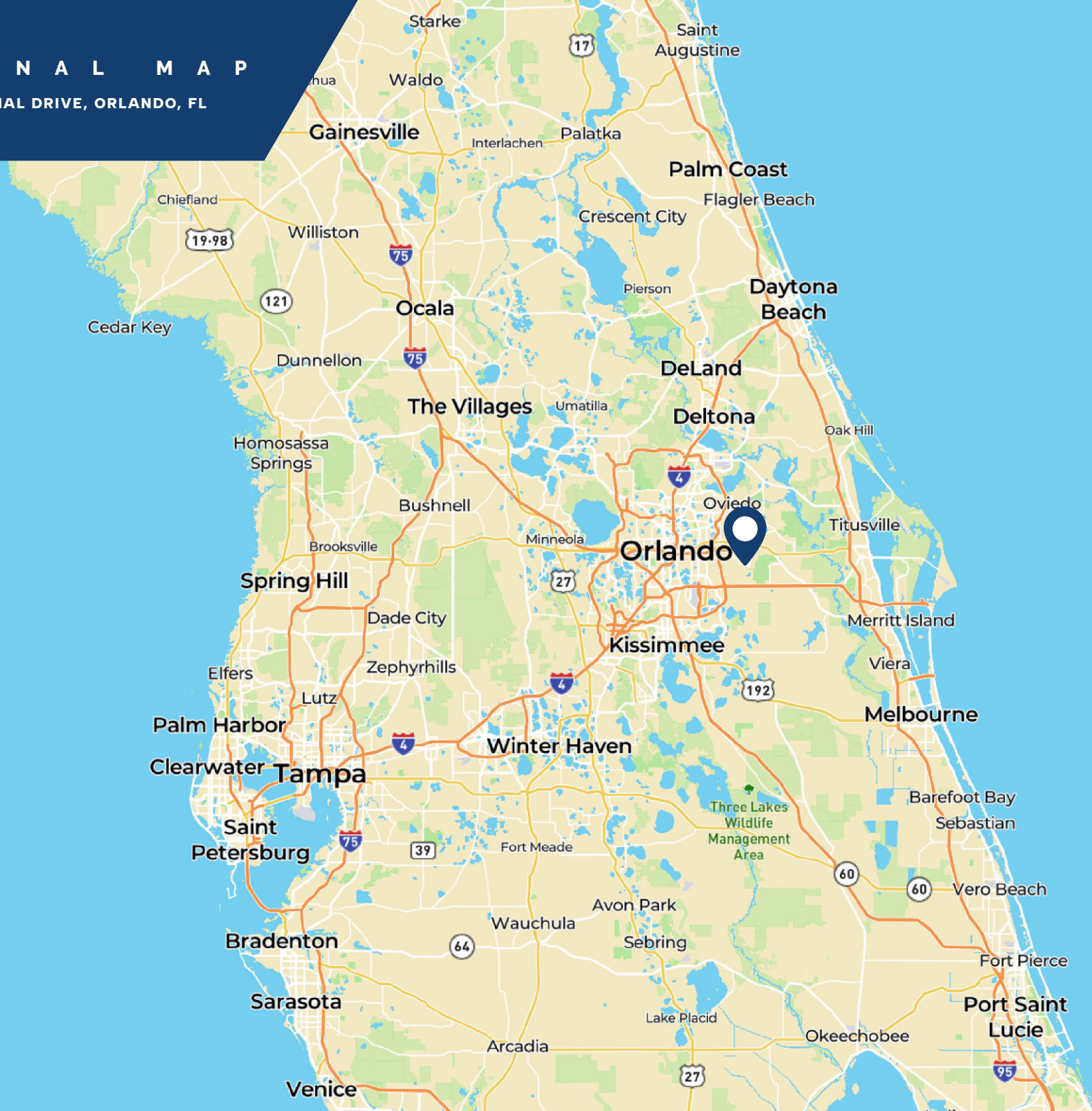
LOCAL MAP

14545 EAST COLONIAL DRIVE, ORLANDO, FL



REGIONAL MAP

14545 EAST COLONIAL DRIVE, ORLANDO, FL



PARCEL OUTLINE

14545 EAST COLONIAL DRIVE, ORLANDO, FL



SMITH ST

BELL ST

SMITH ST

O'Reilly
Auto Parts

50

50

E COLONIAL DR

50

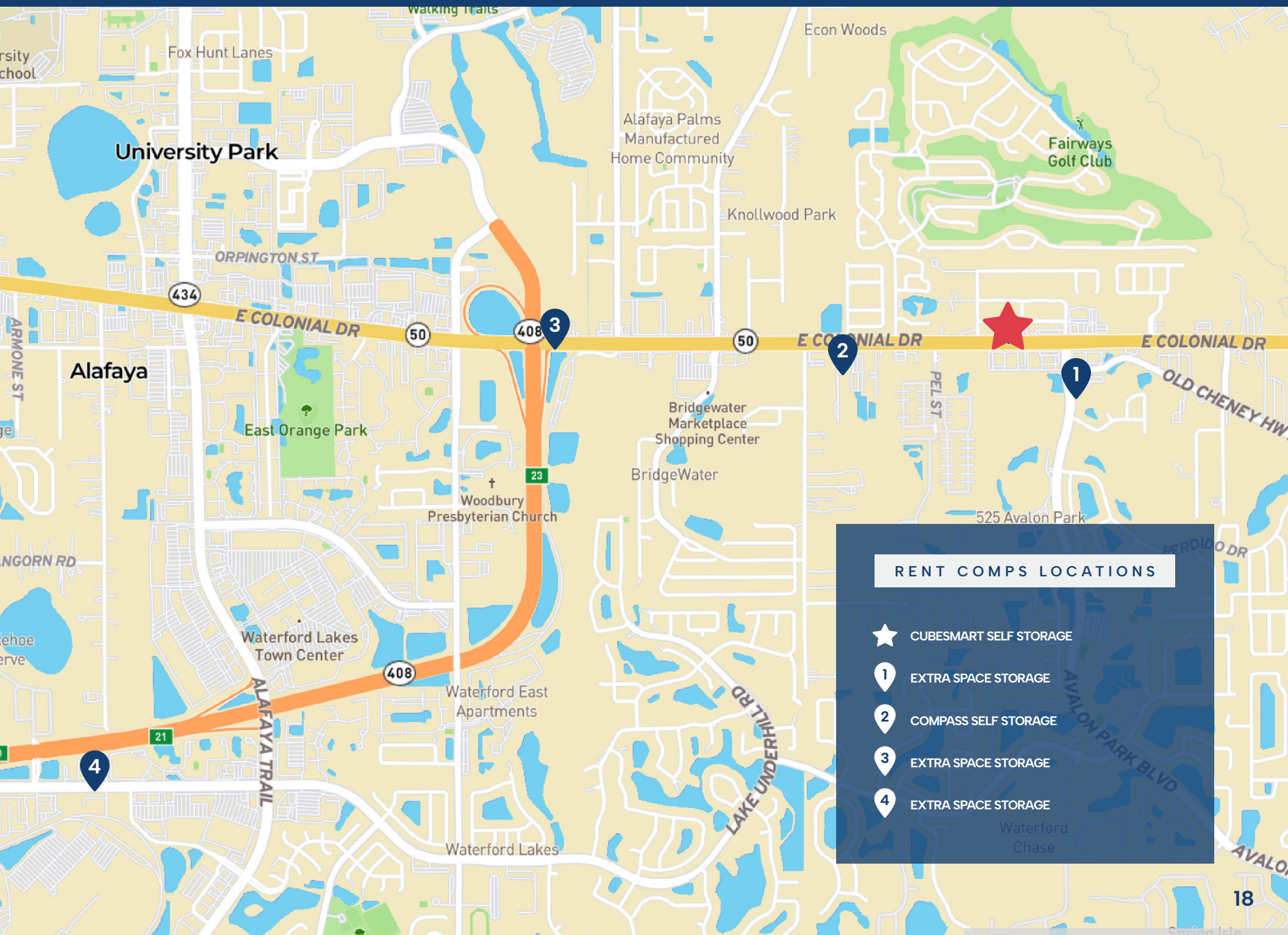
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SECTION 4

RENT COMPARABLES

CUBESMART SELF STORAGE





RENT COMPS LOCATIONS

- ★ CUBESMART SELF STORAGE
- 1 EXTRA SPACE STORAGE
- 2 COMPASS SELF STORAGE
- 3 EXTRA SPACE STORAGE
- 4 EXTRA SPACE STORAGE



CubeSmart Self Storage

14545 E Colonial Dr,
Orlando, FL 32826

NSRF	67,810
YEAR BUILT	2023
DISTANCE	★

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$135	\$2.70
5X10 CC	\$98	\$1.96
5X10 CC	\$84	\$1.68
5X10 CC	\$115	\$2.30
AVERAGE:		\$2.08

1



Extra Space Storage

14916 Old Cheney Hwy,
Orlando, FL 32828

NSRF	88,501
YEAR BUILT	2018
DISTANCE	0.3

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$71	\$1.42
10X10 CC	\$189	\$1.89
10X10 CC	\$123	\$1.23
10X10 CC	\$181	\$1.81
AVERAGE:		\$1.60

2



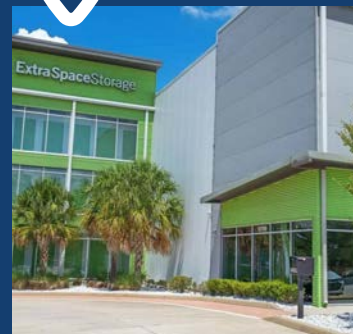
Compass Self Storage

14120 E Colonial Dr,
Orlando, FL 32826

NSRF	78,305
YEAR BUILT	2007
DISTANCE	0.4

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
10X10 CC	\$194	\$1.94
10X10 CC	\$166	\$1.66
10X15 CC	\$273	\$1.82
10X15 CC	\$234	\$1.56
AVERAGE:		\$1.66

3



Extra Space Storage

12709 E Colonial Dr,
Orlando, FL 32826

NSRF	72,645
YEAR BUILT	2018
DISTANCE	1.3

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
10X15 CC	\$269	\$1.79
10X15 CC	\$252	\$1.68
10X15 CC	\$234	\$1.56
10X20 CC	\$381	\$1.91
AVERAGE:		\$1.89

4



Extra Space Storage

11971 Lake Underhill Rd,
Orlando, FL 32825

NSRF	81,278
YEAR BUILT	2003
DISTANCE	2.9

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
10X20 CC	\$--	\$--
10X20 CC	\$269	\$1.35
10X20 CC	\$326	\$1.63
10X20 CC	\$219	\$1.24
AVERAGE:		\$1.43

SECTION 5

DEMOGRAPHIC ANALYSIS

CUBESMART SELF STORAGE



WELCOME TO

Orlando, FL



ECONOMIC DRIVERS



CONSTRUCTION & REAL ESTATE

Rapid population growth fuels demand for housing, commercial properties, and infrastructure, driving steady building activity.



TOURISM & HOSPITALITY

Theme parks, resorts, and conventions draw millions of visitors yearly, generating jobs and major revenue.



AEROSPACE & AVIATION

Proximity to Kennedy Space Center supports aerospace engineering, defense contracting, and aviation-related businesses and jobs.



HEALTHCARE & LIFE SCIENCES

Hospitals, research centers, and biotech firms create careers in medicine, nursing, research, and support services.



EDUCATION & RESEARCH

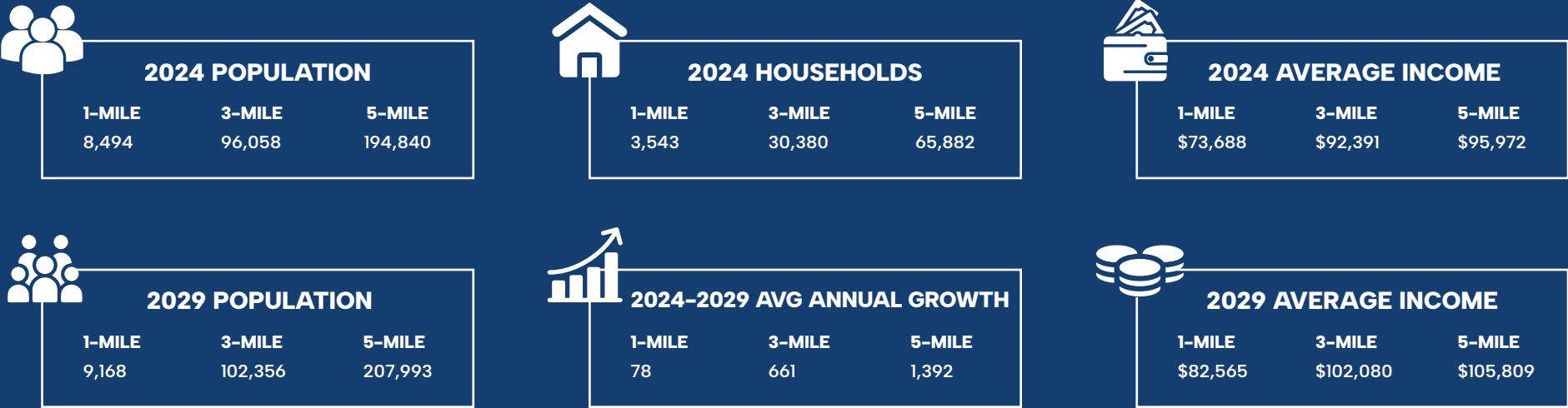
The University of Central Florida and other institutions foster workforce training, innovation, and strong local talent pipelines.



TECHNOLOGY & INNOVATION

Simulation, aerospace, defense, and digital media industries thrive, making Orlando a leader in high-tech development.

Orlando, Florida is a major hub for tourism and hospitality, with world-famous attractions like Walt Disney World and Universal Studios creating thousands of jobs. The city also has a growing technology sector, especially in simulation and digital media. Healthcare and education provide many employment opportunities through large institutions like AdventHealth and the University of Central Florida. In recent years, Orlando has also seen strong growth in construction and aerospace industries, expanding career options beyond tourism.



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

CUBESMART SELF STORAGE

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GRANDSTONE
STORAGE INVESTMENT SALES

