



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

SARDIS MINI STORAGE

23720 NORTH SARDIS ROAD,
SARDIS, AR



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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S E C T I O N 1

INVESTMENT OVERVIEW

SARDIS MINI STORAGE



OFFERING SUMMARY

SARDIS MINI STORAGE | 23720 NORTH SARDIS ROAD, SARDIS, AR

PURCHASE PRICE	\$1,950,000
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PRICE PER RENTABLE SQUARE FOOT	\$63.59
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CURRENT PHYSICAL OCCUPANCY	88.29%
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CURRENT ECONOMIC OCCUPANCY	54.49%
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CURRENT CAP RATE	3.72%
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YEAR 1 CAP RATE	8.12%
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YEAR 2 CAP RATE	8.52%
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YEAR 3 CAP RATE	8.93%
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YEAR 4 CAP RATE	9.30%
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YEAR 5 CAP RATE	9.68%
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NET RENTABLE SQUARE FEET	30,664
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LOT SIZE	4.06
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YEAR BUILT/RENOVATED	1996 – 2018
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Sardis Mini Storage is a 30,664 net rentable square foot self-storage facility comprising 255 units with 88% physical occupancy. The property is strategically positioned along a key growth corridor, with the rapidly expanding communities of Bauxite and Alexander to the west and Hensley to the east. The market is notably undersupplied, with just 5.49 NRSF per capita within a three-mile radius and 4.36 NRSF per capita within a five-mile radius, which includes approximately 19,500 residents. Well priced at \$64 per square foot, the facility offers meaningful upside & includes additional acreage for expansion.

INVESTMENT HIGHLIGHTS

- 30,664 NET RENTABLE SQUARE FOOT SELF-STORAGE FACILITY COMPRISING 255 UNITS
- CURRENTLY 88% PHYSICALLY OCCUPIED
- STRATEGICALLY LOCATED ALONG A KEY GROWTH CORRIDOR BETWEEN BAUXITE AND ALEXANDER TO THE WEST AND HENSLEY TO THE EAST
- UNDERSUPPLIED MARKET WITH 4.36 NRSF PER CAPITA WITHIN A FIVE-MILE RADIUS
- 4.36 NRSF PER CAPITA WITHIN A FIVE-MILE RADIUS, SERVING APPROXIMATELY 19,500 RESIDENTS
- ATTRACTIVELY PRICED AT \$64 PER SQUARE FOOT
- INCLUDES ADDITIONAL ACREAGE FOR FUTURE EXPANSION



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

COUNTY	SALINE
NON CLIMATE UNITS	247
COVERED PARKING	4
UNCOVERED PARKING SPACES	4
TOTAL NUMBER OF UNITS	255
UNIT SIZES	5X10, 10X10, 10X20
NRSF	30,664
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	4.06
# OF BUILDINGS	11
YEAR BUILT	1996–2018
ZONING	IN COUNTY, NO ZONING
PARCEL NUMBER	001-02612-001
# OF STORIES	1
FOUNDATION	GRAVEL
EXTERIOR	METAL
ROOF TYPE	METAL
FENCING TYPE	CHAIN LINK
# OF ENTRIES	1
TYPE OF GATE	KEYPAD, GATED ENTRY
MANAGEMENT SOFTWARE	EASY STORAGE SOLUTIONS
SECURITY SYSTEMS	BRINKS BUSINESS SOLUTIONS
FLOOD ZONE	ZONE X
SIGNAGE	PYLON



TOTAL NUMBER OF UNITS

255

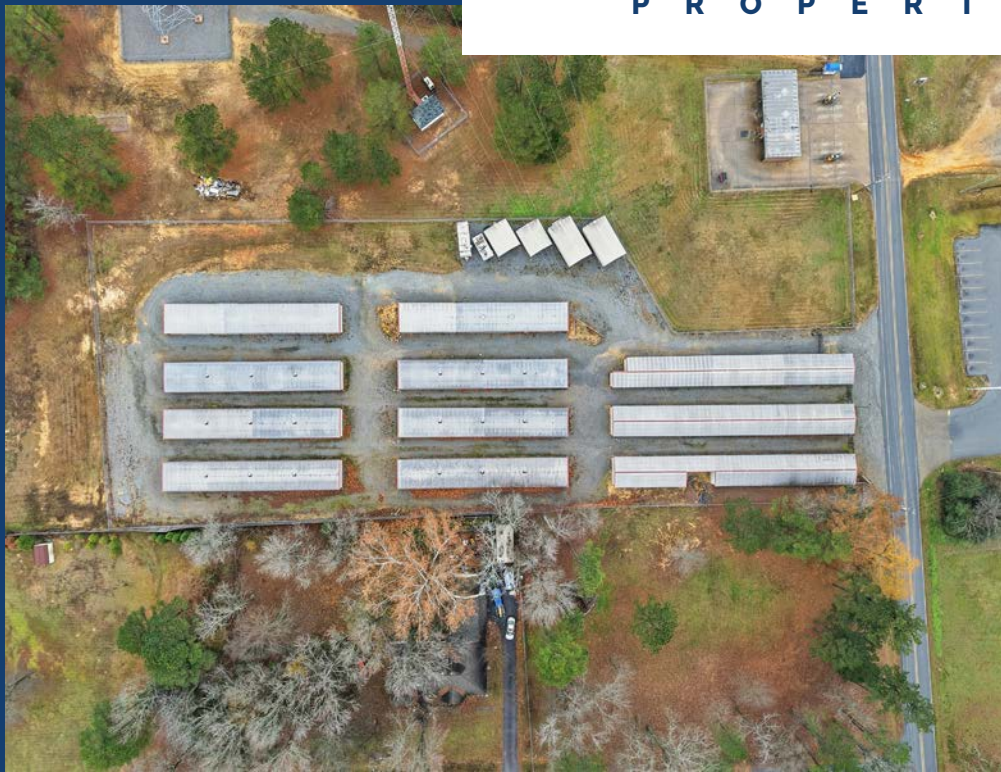
NET RENTABLE SQUARE FEET

30,664

UNIT SIZES

5X10-
10X20

PROPERTY IMAGES



SARDIS MINI STORAGE | 23720 NORTH SARDIS ROAD, SARDIS, AR

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Sardis Mini Storage	23720 N Sardis Rd, Mabelvale, AR 72103	★	No	30,664	-	-
Arkansas Storage Centers	5321 Carl Moren Rd, Hensley, AR 72065	3.90	No	-	-	54,150
TOTAL EXISTING SUPPLY				30,664	30,664	84,814
SQ FT PER PERSON				18.17	5.49	4.36

2023 POPULATION | 1-MILE 1,688 | 3-MILE 5,582 | 5-MILE 19,469

10 MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
The Village at Whisper Valley	12899 Village Run Parkway	Alexander	355	\$20,000,000	Post-Bid	5.74
Jacobs Corner Subdivision	Rudolph Road and Hilldale Road	Bryant	11	\$4,000,000	Award	6.23
The Villages at Magnolia Lane	To Be Determined	Bryant	188	\$74,000,000	Award	6.23
Kensington Place Phase 3	To Be Determined	Bryant	75	\$29,000,000	Final Planning	6.23
Grace Village Phase 3	Kindness Court	Bryant	22	\$9,000,000	Award	6.23
Lombard Heights	To Be Determined	Bryant	123	\$48,000,000	Under Construction	6.23
Hurricane Gardens Phase 2 / Bryant	To Be Determined	Bryant	17	\$7,000,000	Conceptual	6.23
Kensington Place Phase 2 Subdivision / Bryant	To Be Determined	Bryant	37	\$15,000,000	Pre-Construction/Negotiated	6.23
Stoneybrook Phase 6	To Be Determined	Bryant	23	\$9,000,000	Conceptual	6.23
Grace Village Phase 2B	To Be Determined	Bryant	12	\$5,000,000	Under Construction	6.23
Market Place Subdivision	To Be Determined	Bryant		\$5,000,000	Conceptual	6.23
Hilldale Crossing Phase 3	To Be Determined	Bryant		\$1,000,000	Award	6.23
Reynolds Road Duplexes / Bryant	910 N Reynolds Rd	Bryant		\$800,000	Conceptual	6.64
Autumn Hills Estates	Shobe Rd	Bryant	66	\$26,000,000	Award	6.70
Subdivision - Big Oak Addition - Lot 18	Ethel Dr	Bryant		\$72,000,000	Final Planning	7.30
Pikewood Subdivision Duplex	Lavern St	Bryant	2	\$1,000,000	Conceptual	7.43
Legacy Woods	8800 Hwy 5 N	Bryant	78	\$30,500,000	Award	7.98
Olde Salem Township Phase 2	To Be Determined	Bryant	35	\$14,000,000	Conceptual	8.08
Marketplace East Subdivision Phase 1	To Be Determined	Bryant		\$1,000,000	Conceptual	8.08
Diamond Estates Subdivision Phase 1	To Be Determined	Bryant	51	\$20,000,000	Conceptual	8.08
Hilltop Landing Subdivision	Miller Rd & Hilltop Rd	Bryant	165	\$40,000,000	Award	8.08
Hilltop Manor	Hilltop Road and Miller Road	Bryant	208	\$81,000,000	Conceptual	8.08
Creeside Addition Phase 2	To Be Determined	Bryant	42	\$16,000,000	Design	8.08
Starlight Village	Mt Carmel Rd	Bryant	101	\$40,000,000	Award	8.20
Pinnacle Point at Bryant	Woody Dr	Alexander		\$22,000,000	Under Construction	8.28
Springhill Estates Homes	4214 Springhill Rd	Bryant		\$4,000,000	Pre-Construction/Negotiated	9.07
New Construction of 1 Residential Structure - Electrical Services and HVAC Services	7819 Moore Dr	Little Rock		\$800,000	Post-Bid	9.24
Roman Heights Phase 1	Lombard Rd	Alexander	30	\$8,500,000	Award	9.43
TOTAL NUMBER OF UNITS			1,641			

S E C T I O N 2

FINANCIAL ANALYSIS

SARDIS MINI STORAGE



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
5.0 x 10.0	52	50	2,600	\$50.00	\$2,600	\$31,200	\$56.28	\$35,116
10.0 x 10.0	126	100	12,600	\$80.00	\$10,080	\$120,960	\$90.04	\$136,142
10.0 x 20.0	69	200	13,800	\$100.00	\$6,900	\$82,800	\$112.55	\$93,192
TOTAL NCC:	247	117	29,000	\$79.27	\$19,580	\$234,960	\$89.22	\$264,450

COVERED 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
16.0 x 21.0	2	336	672	\$40.00	\$80	\$960	\$45.02	\$1,080
16.0 x 31.0	2	496	992	\$80.00	\$160	\$1,920	\$90.04	\$2,161
TOTAL Covered Parking:	4	416	1,664	\$60.00	\$240	\$2,880	\$67.53	\$3,241

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
10.0 x 20.0	3	-	-	\$30.00	\$90	\$1,080	\$33.77	\$1,216
10.0 x 20.0	1	-	-	\$40.00	\$40	\$480	\$45.02	\$540
TOTAL Uncovered Parking:	4	-	-	\$32.50	\$130	\$1,560	\$36.58	\$1,756

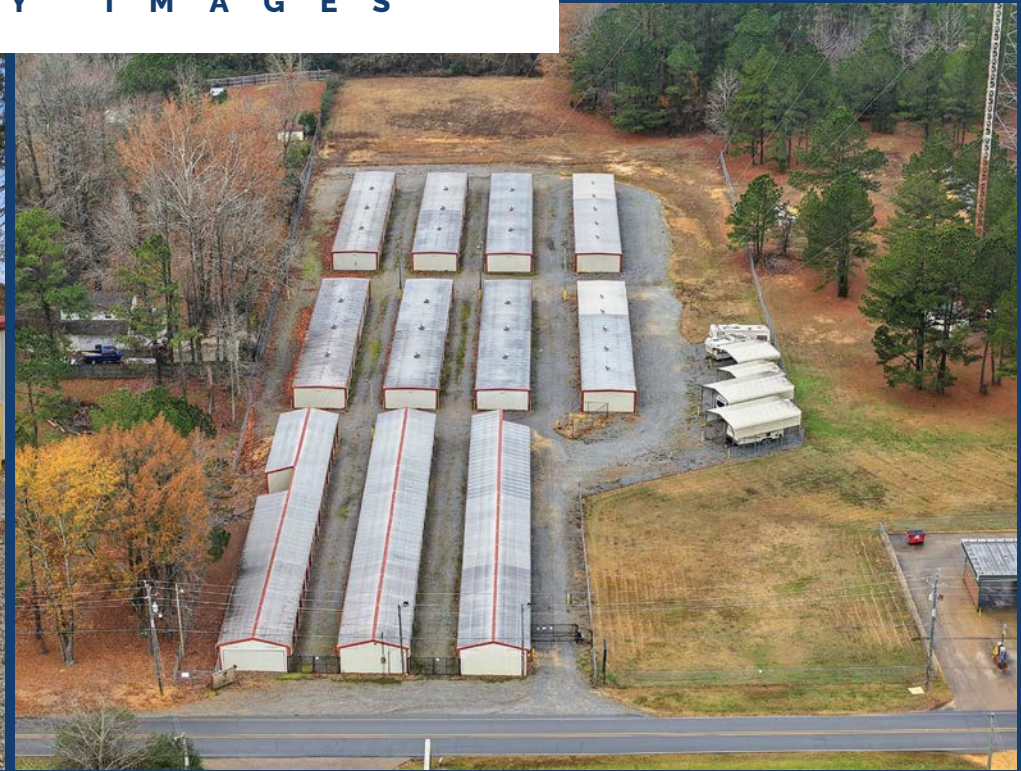
GRAND TOTAL	255	120	30,664	\$78.24	\$19,950	\$239,400	\$88.05	\$269,447
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I N C O M E & E X P E N S E S

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$239,400		\$239,400		\$246,582		\$253,979		\$261,599		\$269,447	
PHYSICAL VACANCY	(28,034)	11.7%	(11,970)	5.0%	(12,329)	5.0%	(12,699)	5.0%	(13,080)	5.0%	(13,472)	5.0%
ECONOMIC VACANCY	(80,924)	33.8%	(11,970)	5.0%	(12,329)	5.0%	(12,699)	5.0%	(13,080)	5.0%	(13,472)	5.0%
TOTAL VACANCY	(108,958)		(23,940)		(24,658)		(25,398)		(26,160)		(26,945)	
VACANCY %	45.5%		10.0%		10.0%		10.0%		10.0%		10.0%	
EFFECTIVE RENTAL INCOME	\$130,442		\$215,460		\$221,924		\$228,582		\$235,439		\$242,502	
LATE, LETTER, & NSF FEES	5,260		8,688		8,949		9,217		9,494		9,779	
TENANT INSURANCE	0		5,669		8,503		11,337		13,227		15,116	
OTHER INCOME	352		359		366		373		381		388	
TOTAL OTHER INCOME	\$5,612		\$14,716		\$17,818		\$20,928		\$23,102		\$25,283	
EFFECTIVE GROSS INCOME (EGI)	\$136,054		\$230,176		\$239,742		\$249,509		\$258,540		\$267,786	
PROPERTY TAXES	7,888		9,071		9,252		9,437		9,626		9,819	
INSURANCE	14,075		14,357		14,644		14,937		15,235		15,540	
UTILITIES & TRASH	3,195		3,258		3,324		3,390		3,458		3,527	
REPAIRS & MAINTENANCE	4,500		4,590		4,682		4,775		4,871		4,968	
ADVERTISING	2,500		2,550		2,601		2,653		2,706		2,760	
SALARIES, TAXES, & BENEFITS	15,000		15,300		15,606		15,918		16,236		16,561	
MANAGEMENT FEE	6,803		11,509		11,987		12,475		12,927		13,389	
OFFICE SUPPLIES & POSTAGE	3,071		3,133		3,195		3,259		3,325		3,391	
BANK & CREDIT CARD FEES	2,177		3,683		3,836		3,992		4,137		4,285	
TELEPHONE & INTERNET	1,261		1,286		1,312		1,338		1,365		1,392	
LANDSCAPING	3,000		3,060		3,121		3,184		3,247		3,312	
TOTAL EXPENSES	\$63,469		\$71,797		\$73,560		\$75,360		\$77,133		\$78,945	
% OF EGI	46.7%		31.2%		30.7%		30.2%		29.8%		29.5%	
NET OPERATING INCOME (NOI)	\$72,585		\$158,379		\$166,181		\$174,150		\$181,407		\$188,841	
OPERATING MARGIN %	53.3%		68.8%		69.3%		69.8%		70.2%		70.5%	

1. RE Taxes are based on the current assessed value of \$152,840; Taxes increased 15% to hedge risk of reassessment
2. Income based on 2025 actual. 3. Expenses based on industry standard; Insurance, Utilities, Internet, Office Supplies based on owner estimates
4. A management fee is added to expenses based on 5% of the gross income

P R O P E R T Y I M A G E S



SECTION 3

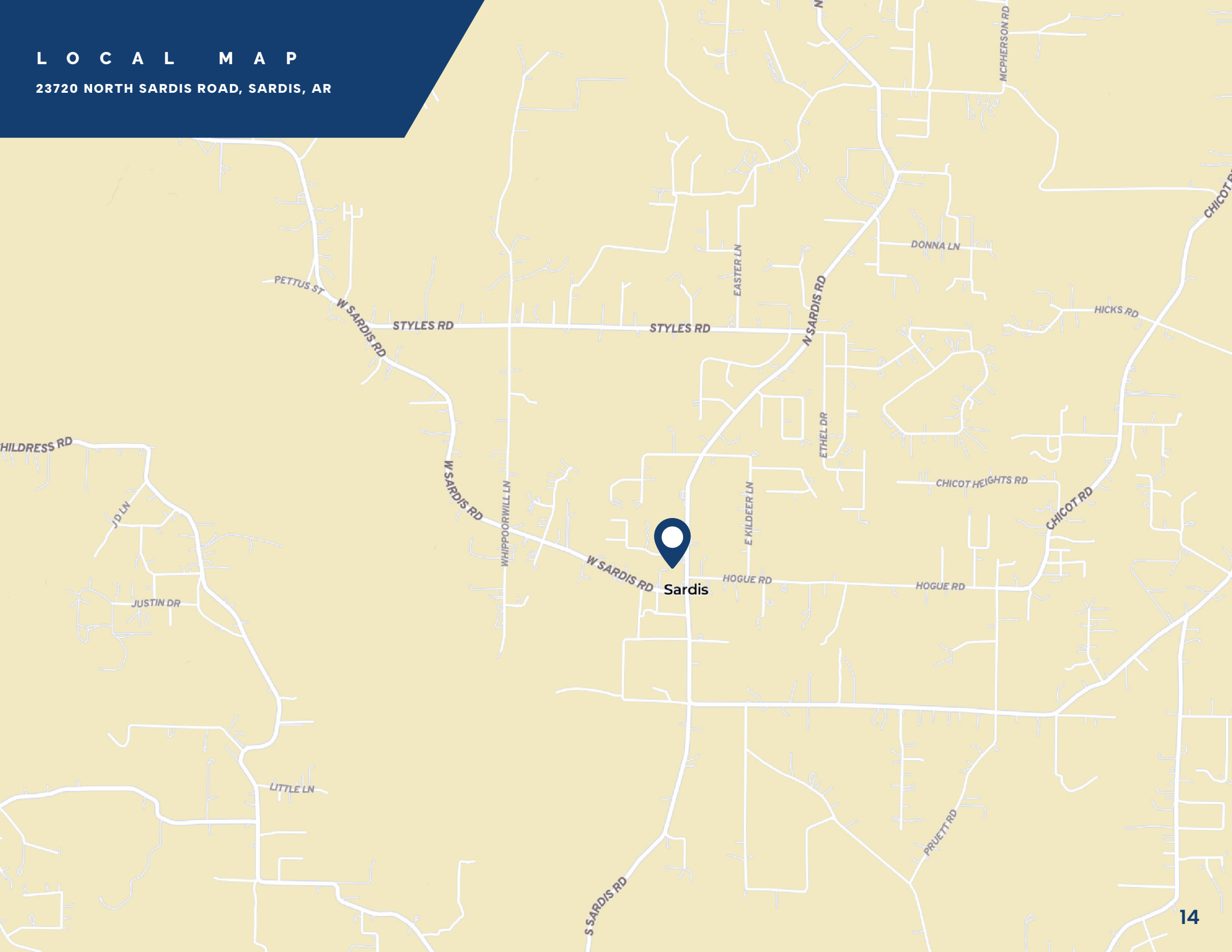
PROPERTY INFORMATION

SARDIS MINI STORAGE



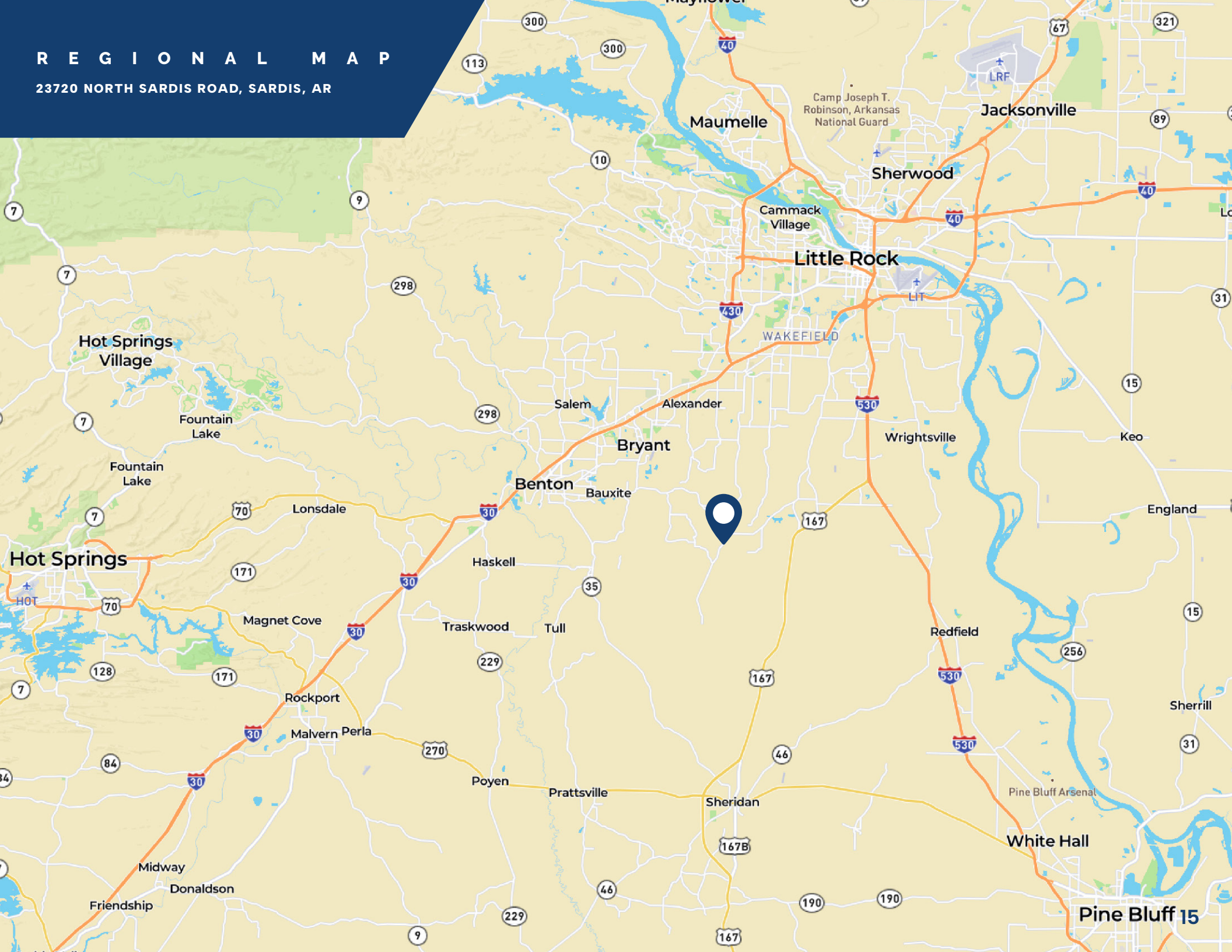
LOCAL MAP

23720 NORTH SARDIS ROAD, SARDIS, AR



REGIONAL MAP

23720 NORTH SARDIS ROAD, SARDIS, AR



PARCEL OUTLINE

23720 NORTH SARDIS ROAD, SARDIS, AR

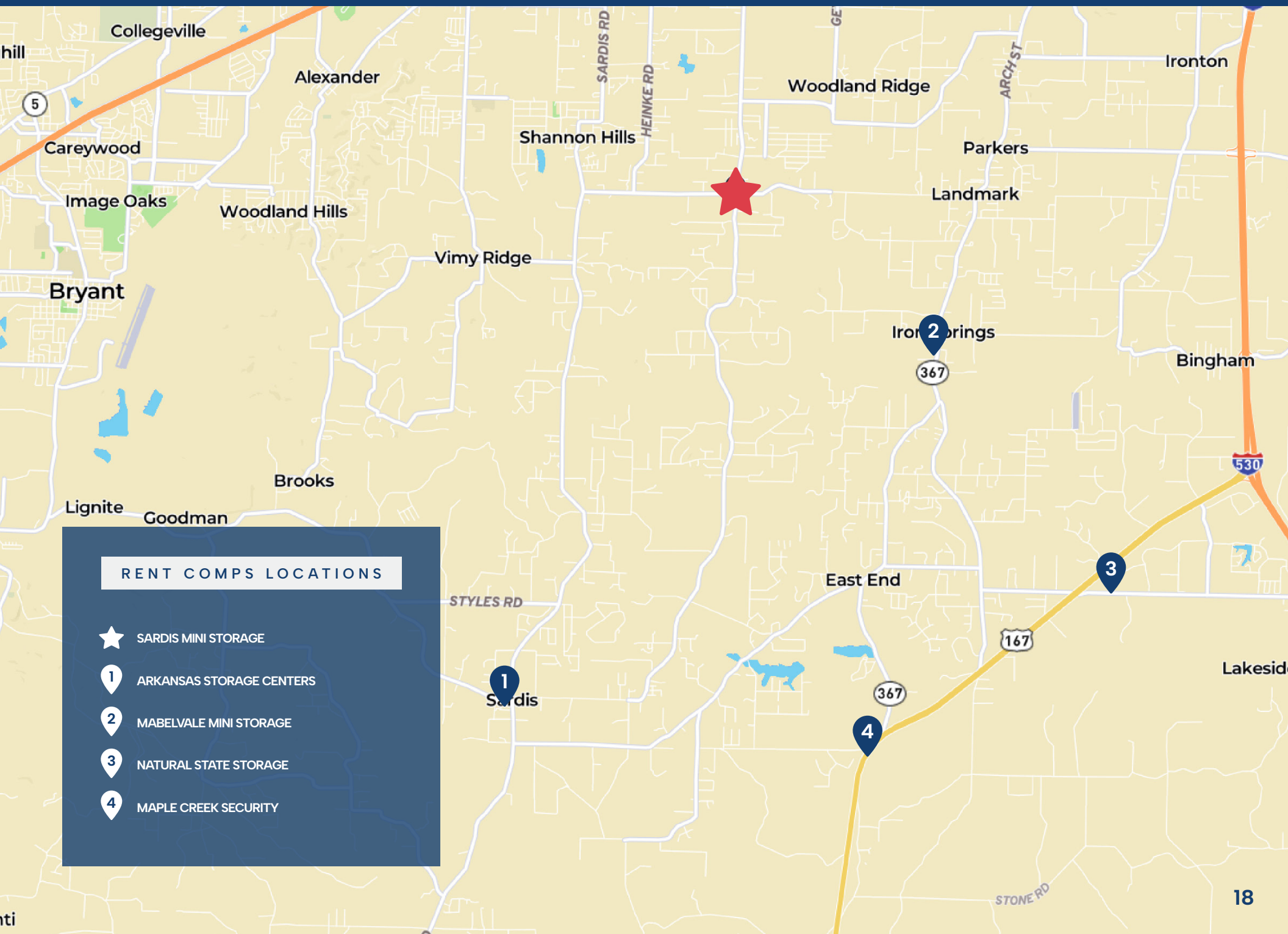


S E C T I O N 4

RENT COMPARABLES

SARDIS MINI STORAGE





RENT COMPS LOCATIONS

- ★ SARDIS MINI STORAGE
- 1 ARKANSAS STORAGE CENTERS
- 2 MABELVALE MINI STORAGE
- 3 NATURAL STATE STORAGE
- 4 MAPLE CREEK SECURITY



Sardis Mini Storage

23720 N Sardis Rd,
Mabelvale, AR 72103

NSRF 30,664
YEAR BUILT 2000-2004
DISTANCE ★

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$50	\$1.00
10X10 NCC	\$80	\$0.80
10X15 NCC	\$--	\$--
10X20 NCC	\$100	\$0.50
AVERAGE:		\$0.77

1



Arkansas Storage Centers

5321 Carl Moren Rd,
Hensley, AR 72065

NSRF 54,150
YEAR BUILT 2024
DISTANCE 3.9

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$58	\$1.16
10X10 NCC	\$63	\$0.63
10X15 NCC	\$69	\$0.46
10X20 NCC	\$98	\$0.49
AVERAGE:		\$0.69

2



Mabelvale Mini Storage

15016 Chicot Rd,
Mabelvale, AR 72103

NSRF 12,274
YEAR BUILT -
DISTANCE 5.9

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$24	\$0.48
10X10 NCC	\$39	\$0.39
10X15 NCC	\$84	\$0.56
10X20 NCC	\$139	\$0.70
AVERAGE:		\$0.53

3



Natural State Storage

18204 Arch St, Little Rock,
AR 72206

NSRF 33,615
YEAR BUILT 2024
DISTANCE 5.9

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$59	\$1.18
10X10 NCC	\$69	\$0.69
10X15 NCC	\$89	\$0.59
10X20 NCC	\$99	\$0.50
AVERAGE:		\$0.74

4



Maple Creek Security

Storage 1000 Firehouse Rd,
Hensley, AR 72065

NSRF 7,853
YEAR BUILT -
DISTANCE 6.6

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$50	\$1.00
10X10 NCC	\$75	\$0.75
10X15 NCC	\$90	\$0.60
10X20 NCC	\$100	\$0.50
AVERAGE:		\$0.71

S E C T I O N 5

DEMOGRAPHIC ANALYSIS

SARDIS MINI STORAGE



WELCOME TO

Sardis, AR



ECONOMIC DRIVERS



HEALTHCARE & SOCIAL SERVICES

Healthcare providers, clinics, and caregiving services in the region offer steady employment and long-term career opportunities.



RETAIL & CONSUMER SERVICES

Retail stores, grocery outlets, and service businesses support local employment and meet daily needs of residents.



EDUCATION & PUBLIC SERVICES

Schools and public-sector employers provide stable jobs in education, administration, and community support roles.



CONSTRUCTION & SKILLED TRADES

Residential development and infrastructure projects create demand for construction workers, contractors, and skilled trade professionals.



TRANSPORTATION & LOGISTICS

Regional transportation routes and logistics services support jobs in warehousing, delivery, utilities, and distribution.



PROFESSIONAL & BUSINESS SERVICES

Office-based, professional, and management roles in nearby employment centers support the local workforce through regional commuting.

Sardis is a small unincorporated community in Saline County, Arkansas, and is part of the Little Rock–North Little Rock metropolitan area. Because of its size, many residents work in nearby communities and access employment opportunities throughout Saline County, including jobs in healthcare, retail, construction, education, and services. The area benefits from a relatively low cost of living, which can make commuting to nearby employment centers more affordable. Proximity to the larger Little Rock metro also provides access to a wider range of professional, industrial, and service-based jobs.



2024 POPULATION

1-MILE	3-MILE	5-MILE
1,688	5,582	19,469



2024 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
616	2,111	7,444



2024 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$69,325	\$86,764	\$93,700



2029 POPULATION

1-MILE	3-MILE	5-MILE
1,767	5,844	20,378



2024-29 ANNUAL AVG GROWTH

1-MILE	3-MILE	5-MILE
21	62	227



2029 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$79,213	\$98,205	\$106,369



SARDIS MINI STORAGE

EXCLUSIVELY LISTED BY:



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GRANDSTONE
STORAGE INVESTMENT SALES

