

STOR-MOR MINI STORAGE

7600 NORTH ROCKWELL AVENUE | OKLAHOMA CITY, OK



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES



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SECTION 1

INVESTMENT OVERVIEW

OFFERING SUMMARY

STOR-MOR MINI STORAGE
7600 NORTH ROCKWELL AVENUE, OKLAHOMA CITY, OK

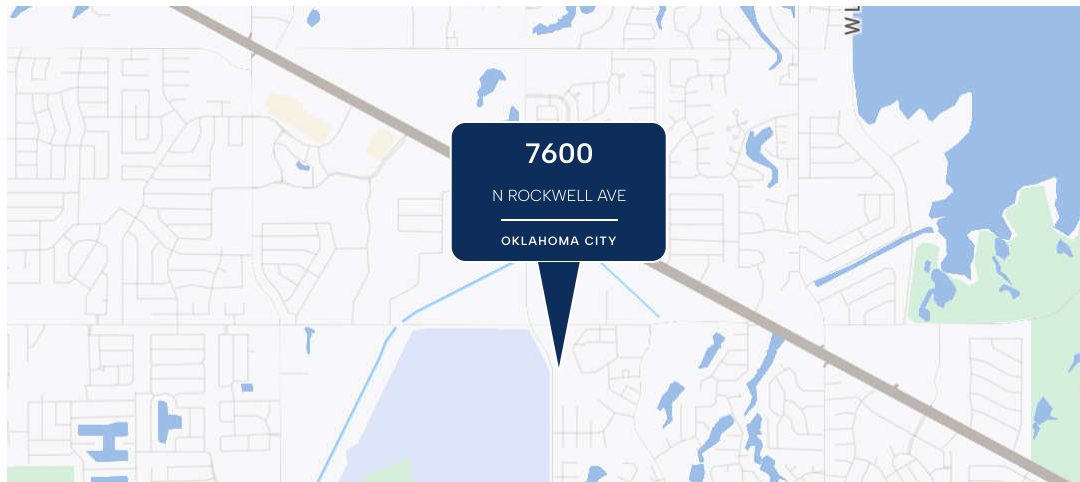
PURCHASE PRICE	\$4,900,000
PRICE PER RENTABLE SQUARE FOOT	\$104.48
CURRENT PHYSICAL OCCUPANCY	72.20%
CURRENT ECONOMIC OCCUPANCY	39.00%
CURRENT CAP RATE	0.89%
ADJUSTED CURRENT CAP RATE	1.82%
YEAR 1 CAP RATE	5.99%
YEAR 2 CAP RATE	7.14%
YEAR 3 CAP RATE	7.42%
YEAR 4 CAP RATE	7.71%
NET RENTABLE SQUARE FEET	46,900
LOT SIZE	3.49
YEAR BUILT/RENOVATED	1998



INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present Stor-Mor Self Storage, a self-storage renovation opportunity located at 7600 North Rockwell Avenue, Oklahoma City, OK. This property comprises 363 units across 46,900 NRSF and sits on a 3.49-acre lot. Constructed in 1998, the facility presents a significant value-add opportunity to stabilize operations through professional management and lease-up. The property is currently 72.2% physically occupied, but with economic occupancy at just 39.0%, there is a clear path to improving revenue through better management, optimized pricing, and leasing up vacant units. Projected NOI growth from \$43,660 currently to \$349,858 in Year 2 highlights the upside potential for this asset.

The investment offers a compelling return profile with an IRR of 8.9% and an equity multiple of 1.53x over a 5-year hold period. Additionally, the property's physical advantage as the newest facility among its primary competitive set provides a strong foundation for capturing market share and further enhancing its value. The local market serves a robust tenant base in Oklahoma City, where the subject property operates as the largest facility among its immediate competitors. With an entry cap rate of 0.89% expanding to a projected 5.99% in Year 1, this offering presents a unique opportunity to capitalize on the underperformance of the current operation and realize strong returns through strategic management, operational upgrades, and targeted leasing efforts.



INVESTMENT HIGHLIGHTS



Offered at \$4.9M (\$104.48/SF), the business plan projects increasing NOI to \$293,707 in Year 1 and \$349,858 in Year 2, achieving a 7.14% cap rate and a 5-year levered IRR of 8.9% for investors.



Operating at 72.2% physical and 39% economic occupancy. This 33.2% gap offers massive upside through professional management, leasing vacant units, and optimizing rental rates.



Built in 1998, the 46,900 SF facility is the newest and largest among its primary competitors, which were constructed between 1974 and 1981.



The property features direct frontage on N. Rockwell Avenue (15,000 VPD) and is 0.5 miles from Northwest Expressway (45,289 VPD). This highly visible commercial pocket sees over 60,000 combined daily vehicles, providing exceptional exposure and convenient access for local customers.



Developers have platted nearly 6,000 new residential lots within a two-mile radius. This impending wave of household formation, alongside a dense base of 200,000 residents, will drive strong storage demand.



SATURATION STUDY

STOR-MOR MINI STORAGE | 7600 North Rockwell Avenue, Oklahoma City, OK

Facility Name	Full Address	Distance (Miles)	Has Climate Control	NRSF 1-Mile	NRSF 3-Mile	NRSF 5-Mile
Stor-Mor Mini Storage	7600 N Rockwell Ave, Oklahoma City, OK 73132	-	No	46,900	-	-
Storelocal Storage	7000 W Wilshire Blvd, Oklahoma City, OK 73132	0.18	No	44,174	-	-
U-Haul Moving & Storage	6500 Northwest Expy, Oklahoma City, OK 73132	0.49	Yes	30,499	-	-
American Self-Storage	13330 North Rockwell Avenue Oklahoma City, City, OK 73142	0.58	Yes	55,165	-	-
Securcare Self Storage	8600 Roxbury Blvd, Oklahoma City, OK 73132	0.70	Yes	25,940	-	-
American Self Storage #10	6800 NW 63rd St, Bethany, OK 73008	0.89	No	33,027	-	-
U-Stor Self Storage Bethany, OK	5920 N Rockwell Ave, Bethany, OK 73008	1.26	No	-	57,073	-
Extra Space Storage	9111 N Macarthur Blvd, Oklahoma City, OK 73132	1.30	Yes	-	121,025	-
Gatekeeper Self Storage	8701 N Council Rd, Oklahoma City, OK 73132	1.41	Yes	-	103,204	-
Public Storage	5801 W Britton Rd, Oklahoma City, OK 73132	1.53	Yes	-	64,953	-
Braden Group Storage	8125 W Britton Rd, Oklahoma City, OK 73132	1.76	No	-	7,127	-
Extra Space Storage	4641 NW 63rd St, Oklahoma City, OK 73132	1.89	Yes	-	48,100	-
Morningstar Storage	7100 NW 50th St, Bethany, OK 73008	1.90	Yes	-	59,998	-
Eagle Crest Mini Storage	10400 N Council Rd, Oklahoma City, OK 73162	2.18	No	-	15,143	-
Primo Self Storage	8521 Northwest Expy, Oklahoma City, OK 73162	2.27	No	-	22,644	-
American Self Storage #11	7801 W Hefner Rd, Oklahoma City, OK 73162	2.44	No	-	50,595	-
Securcare Self Storage	7829 W Hefner Rd, Oklahoma City, OK 73162	2.46	Yes	-	110,506	-
Payless Self Storage	8921 Northwest Expy, Oklahoma City, OK 73162	2.76	Yes	-	86,574	-
Sentry Self Storage	4711 N Meridian Ave, Oklahoma City, OK 73112	2.79	No	-	18,207	-
Quikstor Storage	5300 NW 44th St, Warr Acres, OK 73122	2.82	No	-	1,097	-
Extra Closet Self-Storage	5980 NW 36th St, Oklahoma City, OK 73122	2.96	No	-	33,861	-
County Line Self Storage & U-Haul	9155 Northwest Expy, Yukon, OK 73099	3.02	Yes	-	-	126,843
Extra Space Storage	7124 NW 122nd St, Oklahoma City, OK 73142	3.08	Yes	-	-	38,871
Public Storage	6814 NW 122nd St, Oklahoma City, OK 73162	3.10	Yes	-	-	98,555
Eagle Crest II Mini Storage	3415 N Macarthur Blvd #323, Warr Acres, OK 73122	3.12	Yes	-	-	60,429
U-Stor Self Storage	4100 N Meridian Ave, Oklahoma City, OK 73112	3.13	No	-	-	100,559
Extra Space Storage	4317 NW 39th St, Oklahoma City, OK 73112	3.34	Yes	-	-	52,466
Public Storage	8040 NW 122nd St, Oklahoma City, OK 73142	3.35	No	-	-	48,416
Morningstar Storage	12520 N Macarthur Blvd, Oklahoma City, OK 73142	3.49	Yes	-	-	51,474
KO Storage	7133 NW 23rd St, Bethany, OK 73008	3.80	Yes	-	-	34,942
U-Haul Moving & Storage	2425 N Macarthur Blvd, Oklahoma City, OK 73127	3.86	Yes	-	-	52,672
Public Storage	2900 NW Grand Blvd, Oklahoma City, OK 73116	3.91	Yes	-	-	61,163
Nantucket Self Store	3240 W Britton Rd, Oklahoma City, OK 73120	3.92	No	-	-	2,899
American Self Storage #12	13330 N Rockwell Ave, Oklahoma City, OK 73142	3.95	No	-	-	92,454
Lakehurst Climate Control Storage	9227 N May Ave, Oklahoma City, OK 73120	4.04	Yes	-	-	15,590
Extra Space Storage	6438 W Memorial Rd, Oklahoma City, OK 73142	4.14	Yes	-	-	19,300
23rd Street Self Storage	4820 NW 23rd St, Oklahoma City, OK 73127	4.14	Yes	-	-	50,264
Extra Space Storage	2828 NW 62nd St, Oklahoma City, OK 73112	4.20	Yes	-	-	58,908
Public Storage	10221 W Highway 66 St, Yukon, OK 73099	4.38	Yes	-	-	137,900
Extra Space Storage	11033 Quail Creek Rd, Oklahoma City, OK 73120	4.46	Yes	-	-	60,953
Pak N Stor Storage	1424 N Rockwell Ave, Oklahoma City, OK 73127	4.47	No	-	-	21,957
American Self Storage #26	4515 NW 16th St, Oklahoma City, OK 73127	4.70	No	-	-	20,651
Ann Arbor Storage	1210 North Ann Arbor Avenue Oklahoma City, City, OK 73127	4.91	No	-	-	10,016

POPULATION	1-MILE	10,663	3-MILES	76,760	5 MILES	199,625
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Total Existing Supply	235,705	1,035,812	2,253,094
SQ FT Per Person	22.10	13.49	11.29

SECTION 2

FINANCIAL
ANALYSIS

UNIT MIX

NON- CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 10.0	36	50	1,800	\$50.00	\$1,800	\$21,600
10.0 x 10.0	120	100	12,000	\$100.00	\$12,000	\$144,000
10.0 x 15.0	100	150	15,000	\$150.00	\$15,000	\$180,000
10.0 x 20.0	83	200	16,600	\$200.00	\$16,600	\$199,200
10.0 x 30.0	5	300	1,500	\$300.00	\$1,500	\$18,000
TOTAL Non-Climate Controlled (NCC):	344	136	46,900	\$136.34	\$46,900	\$562,800

UNCOVERED PARKING

10.0 x 15.0	10	-	-	\$45.00	\$450	\$5,400
10.0 x 20.0	6	-	-	\$50.00	\$300	\$3,600
10.0 x 30.0	1	-	-	\$75.00	\$75	\$900
10.0 x 50.0	2	-	-	\$100.00	\$200	\$2,400
TOTAL Uncovered Parking:	19	-	-	\$53.95	\$1,025	\$12,300
GRAND TOTAL	363	129	46,900	\$132.02	\$47,925	\$575,100

INCOME AND EXPENSES

(\$ Actual)	CURRENT		ADJUSTED CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4	
Gross Potential Rent	\$575,100		\$575,100		\$575,100		\$575,100		\$592,353		\$610,124	
Physical Vacancy	(159,878)	27.8%	(159,878)	27.8%	(57,510)	10.0%	(43,133)	7.5%	(44,426)	7.5%	(45,759)	7.5%
Economic Vacancy	(190,930)	33.2%	(190,930)	33.2%	(86,265)	15.0%	(43,133)	7.5%	(44,426)	7.5%	(45,759)	7.5%
Total Vacancy	(350,808)		(350,808)		(143,775)		(86,265)		(88,853)		(91,519)	
Vacancy %	61.0%		61.0%		25.0%		15.0%		15.0%		15.0%	
Effective Rental Income	\$224,292		\$224,292		\$431,325		\$488,835		\$503,500		\$518,605	
Late, Letter, & NSF Fees	5,245		5,245		8,195		9,288		9,567		9,853	
Tenant Insurance	0		0		11,467		15,714		18,333		20,952	
Interest Income	6,350		6,350		6,477		6,607		6,739		6,874	
Total Other Income	\$11,595		\$11,595		\$26,140		\$31,609		\$34,639		\$37,680	
Effective Gross Income (EGI)	\$235,887		\$235,887		\$457,465		\$520,444		\$538,139		\$556,285	
Property Taxes	24,740		24,740		25,235		25,739		26,254		26,779	
Insurance	20,778		20,778		21,194		21,617		22,050		22,491	
Utilities & Trash	11,001		11,001		11,221		11,445		11,674		11,908	
Repairs & Maintenance	35,439		7,000		7,140		7,283		7,428		7,577	
Advertising	15,153		2,500		2,550		2,601		2,653		2,706	
Salaries, Taxes, & Benefits	43,718		43,718		44,592		45,484		46,394		47,322	
Management Fee	11,794		11,794		22,873		26,022		26,907		27,814	
Office Supplies & Postage	8,583		8,583		8,755		8,930		9,108		9,291	
Bank & Credit Card Fees	8,545		3,774		7,319		8,327		8,610		8,901	
Telephone & Internet	4,980		4,980		5,080		5,181		5,285		5,391	
Landscaping	7,496		7,646		7,799		7,955		8,114		8,277	
Total Expenses	\$192,228		\$146,515		\$163,758		\$170,586		\$174,478		\$178,455	
% of EGI	81.5%		62.1%		35.8%		32.8%		32.4%		32.1%	
Net Operating Income (NOI)	\$43,660		\$89,373		\$293,707		\$349,858		\$363,660		\$377,829	
Operating Margin %	18.5%		37.9%		64.2%		67.2%		67.6%		67.9%	

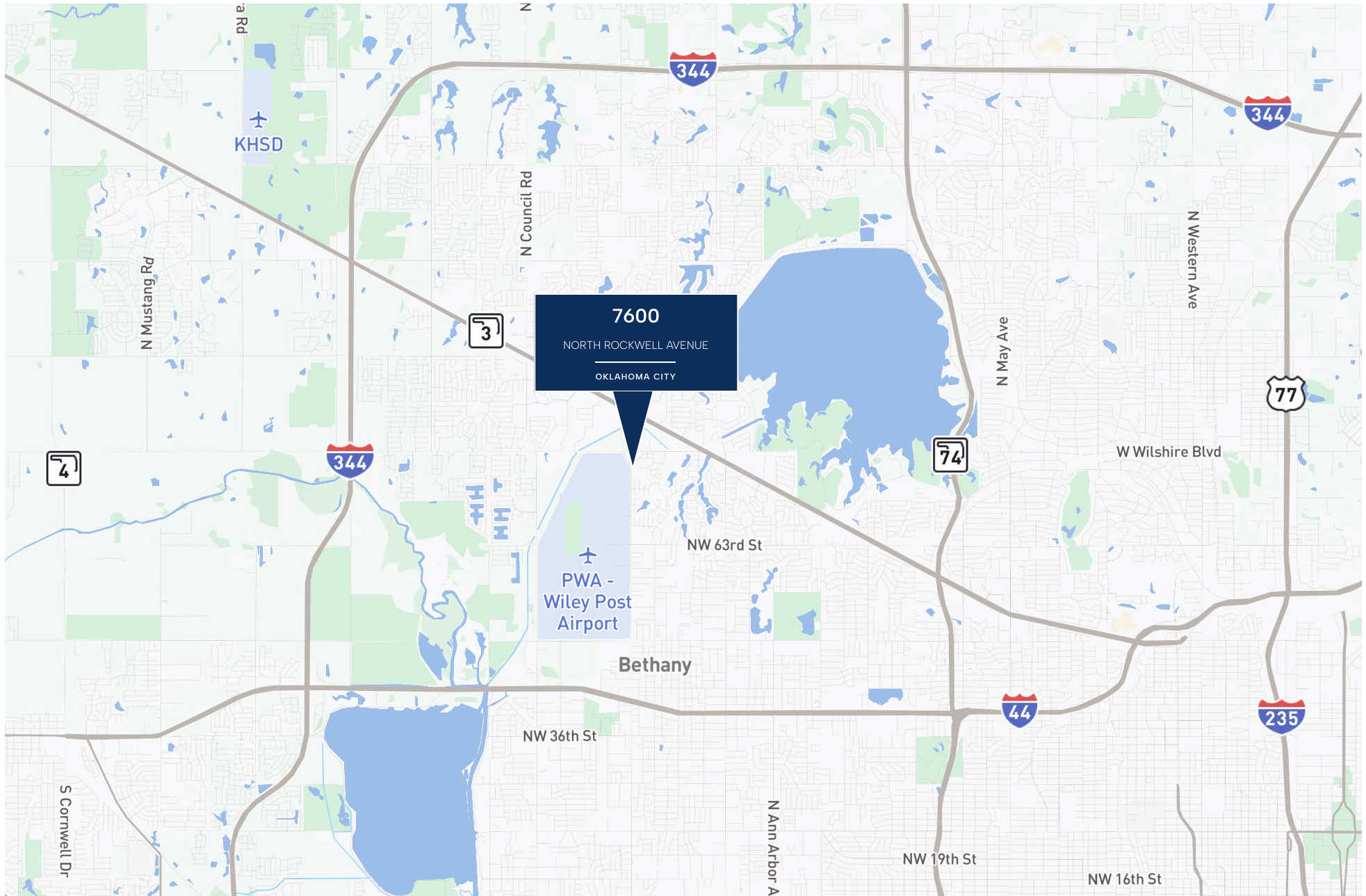


SECTION 3

PROPERTY
INFORMATION

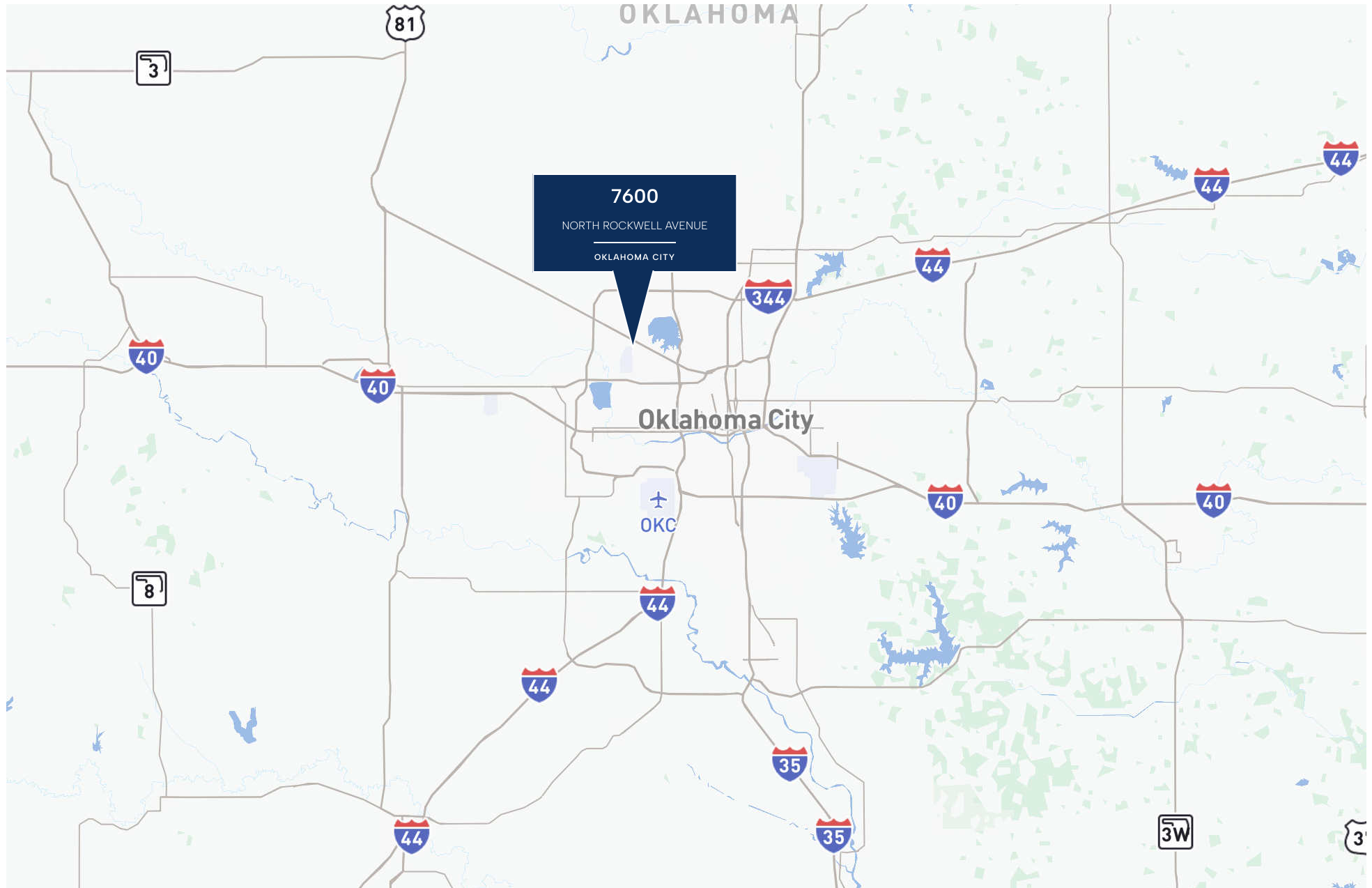
LOCAL MAP

7600 NORTH ROCKWELL AVENUE, OKLAHOMA CITY, OK



REGIONAL MAP |

7600 N ROCKWELL AVE, OKLAHOMA CITY, OK



STOR-MOR MINI STORAGE
7600 NORTH ROCKWELL AVENUE
OKLAHOMA CITY, OK

N ROCKWELL AVE

KENTISH DR

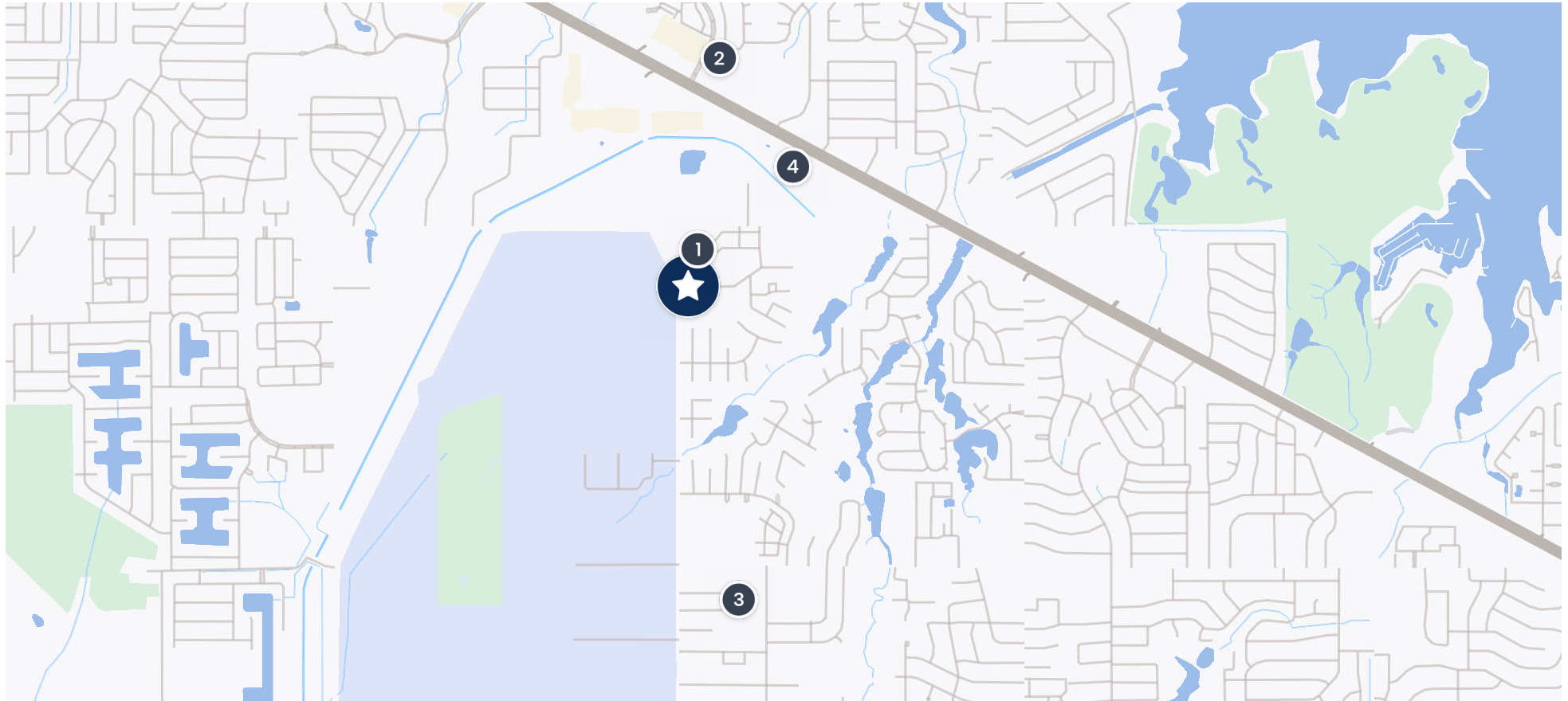




SECTION 4

RENT
COMPARABLES

RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	Stor-Mor Mini Storage	7600 N Rockwell Ave, Oklahoma City, OK 73132	\$1.00
1	Storelocal Storage	7000 W Wilshire Blvd, Oklahoma City, OK 73132	\$0.53
2	SecurCare Self Storage	8600 Roxbury Blvd, Oklahoma City, OK 73132	\$0.65
3	American Self Storage #10	6800 NW 63rd St, Bethany, OK 73008	\$0.64
4	U-Haul Moving & Storage	6500 Northwest Expy, Oklahoma City, OK 73132	\$1.06

RENT COMPARABLES



Stor-Mor Mini Storage

7600 N Rockwell Ave,
Oklahoma City, OK
73132

Storelocal Storage

7000 W Wilshire Blvd,
Oklahoma City, OK
73132

SecurCare Self Storage

8600 Roxbury Blvd,
Oklahoma City, OK
73132

American Self Storage #10

6800 NW 63rd St,
Bethany, OK
73008

U-Haul Moving & Storage

6500 Northwest Expy,
Oklahoma City, OK
73132

Unit Type	Rent	Rent/SF
5x10 NCC	\$50	\$1.00
10x10 NCC	\$100	\$1.00
10x15 NCC	\$150	\$1.00
10x20 NCC	\$200	\$1.00
Average:	\$1.00	

Unit Type	Rent	Rent/SF
5x10 NCC	\$30	\$0.60
10x10 NCC	\$45	\$0.45
10x15 NCC	\$73	\$0.49
10x20 NCC	\$114	\$0.57
Average:	\$0.53	

Unit Type	Rent	Rent/SF
5x10 NCC	\$37	\$0.74
10x10 NCC	\$73	\$0.73
10x15 NCC	\$96	\$0.64
10x20 NCC	\$96	\$0.48
Average:	\$0.65	

Unit Type	Rent	Rent/SF
5x10 NCC	\$25	\$0.50
10x10 NCC	\$63	\$0.63
10x15 NCC	\$130	\$0.87
10x20 NCC	\$115	\$0.58
Average:	\$0.64	

Unit Type	Rent	Rent/SF
5x10 NCC	\$65	\$1.30
10x10 NCC	\$100	\$1.00
10x15 NCC	\$--	\$--
10x20 NCC	\$175	\$0.88
Average	\$1.06	



SECTION 5

MARKET
ANALYSIS

WELCOME TO OKLAHOMA CITY, OK



Oklahoma City offers a dynamic, business-friendly environment with an exceptional quality of life. Located south of the Northwest Expressway, the property at 7600 North Rockwell Avenue sits on a major commercial corridor handling over 70,000 vehicles daily. The area boasts strong demographics, featuring a population exceeding 76,760 and an average household income of \$80,563. Residents are near major retail centers and key employers like INTEGRIS Health. Economic growth is supported by the \$2.7 billion 2025 GO Bond program, funding infrastructure investments and resurfacing along North Rockwell Avenue to enhance accessibility and drive long-term demand.

MARKET HIGHLIGHTS



DENSE POPULATION

Within a 3-mile radius, the area supports 76,760 residents and 32,310 households. The strong economic profile features an average household income of \$80,563, driving storage demand.



MAJOR REGIONAL EMPLOYERS

The corridor provides access to major employers like INTEGRIS Health, Mercy Hospital, and Hobby Lobby, which collectively employ over 22,500 local professionals.



FUNDED GROWTH

Oklahoma City's \$2.7 billion GO Bond and \$1.35 billion in street improvements will fund the arterial resurfacing of North Rockwell Avenue, ensuring long-term site accessibility.



HIGH TRAFFIC ACCESS

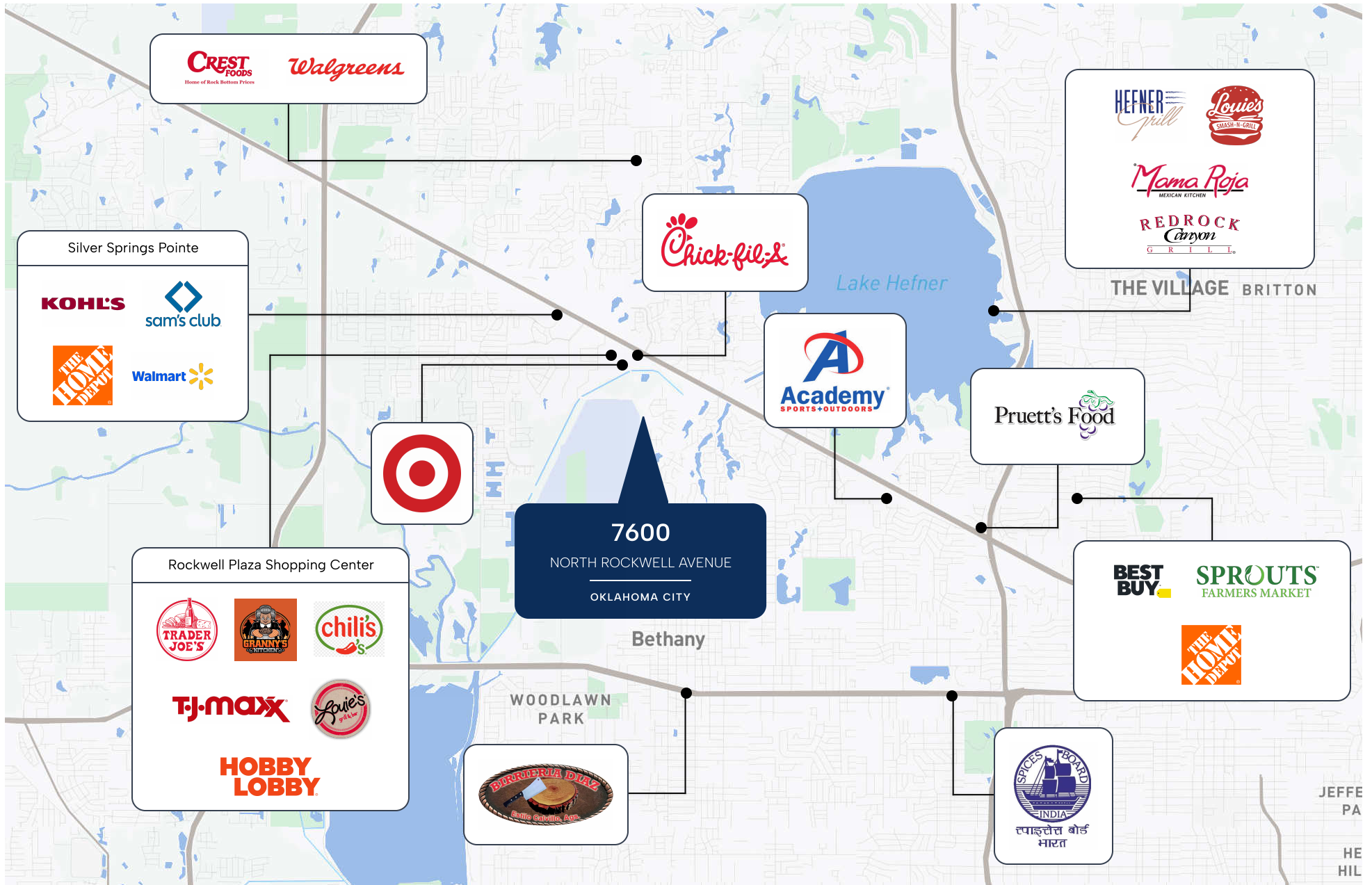
Positioned near Northwest Expressway and North Rockwell Avenue, the site captures heavy commuter traffic of 70,000 vehicles per day.



NEARBY AMENITIES

Located 0.5 miles from major retailers like Home Depot and Kohl's, and near Lake Hefner, the facility benefits from high visibility and recreational storage demand drivers.

AMENITIES MAP



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2024 Total Population	10,663	76,760	199,625
2024 Population Density	5,938.0	3,314.9	2,773.2
2020-2024 Growth	226	1,455	5,288
2020-2024 Average Annual Growth	75	485	1,763
2029 Total Population	11,107	79,927	208,589
2029 Population Density	6,185	3,452	2,898
2024-2029 Projected Population Growth	444	3,167	8,964
2024-2029 Projected Average Annual Growth	89	633	1,793
2020 Population	10,437	75,305	194,337
2010 Total Population	10,086	72,012	176,331
2000 Population	10,756	69,772	169,946

Household Income	1 MILE	3 MILE	5 MILE
2024 Average Household Income	\$ 59,195	\$ 80,563	\$ 86,669
2024 Aggregate Household Income	\$ 270,283,024	\$ 2,603,004,462	\$ 7,542,014,650
2024 Median Household Income	\$ 41,656	\$ 64,920	\$ 68,349
2024 Per Capita Income	\$ 25,496	\$ 34,321	\$ 38,125
2029 Aggregate Household Income	\$ 319,773,799	\$ 3,088,859,070	\$ 8,914,526,730
2029 Average Household Income	\$ 66,165	\$ 90,325	\$ 96,446
2029 Median Household Income	\$ 47,654	\$ 72,596	\$ 76,316
2029 Per Capita Income	\$ 28,955	\$ 39,101	\$ 43,120

Households	1 MILE	3 MILE	5 MILE
2024 Households	4,566	32,310	87,021
2020-2024 Growth	233	1,609	5,011
2020-2024 Average Annual Growth	78	536	1,670
2029 Households	4,833	34,197	92,430
2024-2029 Growth	267	1,887	5,409
2024-2029 Average Annual Growth	53	377	1,082
2020 Households	4,333	30,701	82,010



11,107

2029 Total Population
1 MILE



3,452

2029 Population Density
3 MILE



\$66,165

2029 Avg HH Income
1 MILE



\$43,120

2029 Per Capita Income
5 MILE



4,566

2024 Households
1 MILE



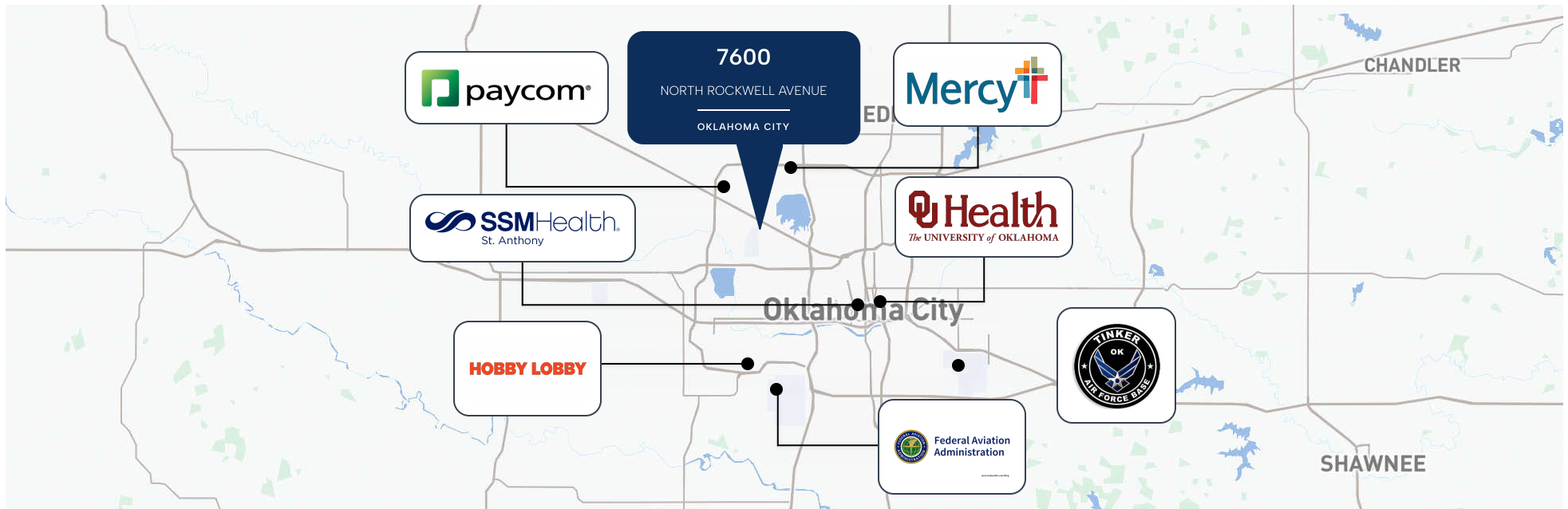
267

2024-2029 Growth
1 MILE

MAJOR EMPLOYERS

Oklahoma City's economy is anchored by a significant concentration of government and military employment, providing a stable and resilient foundation. Tinker Air Force Base, the state's largest single-site employer, generates consistent demand for housing and local services, while the FAA Logistics Center further strengthens this non-cyclical employment base. The market benefits from a robust healthcare sector, with major systems such as Mercy Hospital, SSM Health St. Anthony, and OU Health employing thousands across the region. Complementing these sectors, major corporate employers including Hobby Lobby and Paycom contribute to a diversified private-sector presence, reinforcing the city's economic stability and long-term investment appeal.

Employer	Industry	Employees
Tinker Air Force Base	Government/Military	26,000
Hobby Lobby	Retail	6,500
Mercy Hospital Oklahoma City	Healthcare	6,000
FAA Mike Monroney Aeronautical Center	Government/Aerospace	5,150
SSM Health St. Anthony Hospital	Healthcare	5,000
University of Oklahoma Health Sciences Center	Education/Healthcare	5,000
Paycom	Technology	2,200

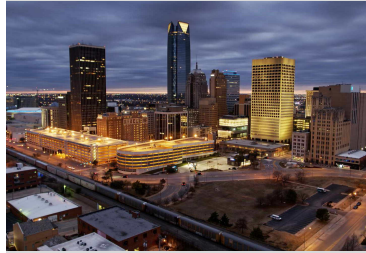


MAJOR DEVELOPMENTS



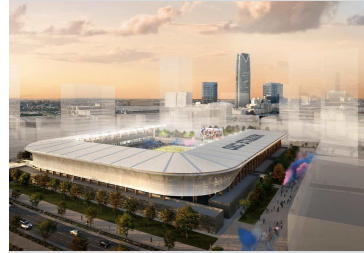
New Oklahoma City
Arena

Construction is commencing on a state-of-the-art downtown arena. This venue will serve as the permanent home for the Oklahoma City Thunder and a premier destination for global entertainment. The project is a central investment in the city's long-term urban vitality.



Legends Tower & The
Boardwalk at Bricktown

This massive mixed-use project in the Bricktown district is currently in its initial construction phases. The development is centered on the proposed Legends Tower, designed to be the tallest skyscraper in the United States, and will integrate luxury hotels with extensive residential units.



MAPS 4 Multipurpose
Stadium

Groundbreaking is occurring this spring for a dedicated outdoor stadium south of Bricktown. The venue will host professional soccer and community events, featuring a modern canopy design and programmable LED lighting. The project is intended to catalyze further redevelopment in the downtown periphery.



OKANA Resort & Indoor
Waterpark

This expansive riverfront resort is in its final stages of preparation, with the outdoor waterpark scheduled to open in May 2026. The destination features a significant indoor waterpark and a luxury hotel, establishing a unique tourism anchor for the region.



OAK Mixed-Use
Development

Located in Northwest Oklahoma City, this "urban village" has recently completed its flagship retail and dining phases. The development combines luxury residential units and a boutique hotel with a walkable, experience-driven retail center and a central community park.



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STOR-MOR MINI STORAGE
7600 North Rockwell Avenue | Oklahoma City, OK

GRANDSTONE
STORAGE INVESTMENT SALES