

BACKYARD STATE STORAGE PORTFOLIO

167 MAIN STREET, SAEGERTOWN, PA
13211 CONNEAUT LAKE ROAD, CONNEAUT LAKE, PA



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES



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INVESTMENT
OVERVIEW



OFFERING SUMMARY

BACKYARD STATE STORAGE PORTFOLIO

167 MAIN STREET, SAEGERTOWN, PA | 13211 CONNEAUT LAKE ROAD, CONNEAUT LAKE, PA

\$12,000,000

PURCHASE PRICE

\$114.94

PRICE PER RENTABLE SF

88.85%

PHYSICAL OCCUPANCY

65.54%

ECONOMIC OCCUPANCY

7.83%

YEAR 2 CAP RATE

7.98%

YEAR 3 CAP RATE

8.14%

YEAR 4 CAP RATE

8.30%

YEAR 5 CAP RATE



5.55%

CURRENT CAP RATE



7.15%

YEAR 1 CAP RATE



105,225

NET RENTABLE SF

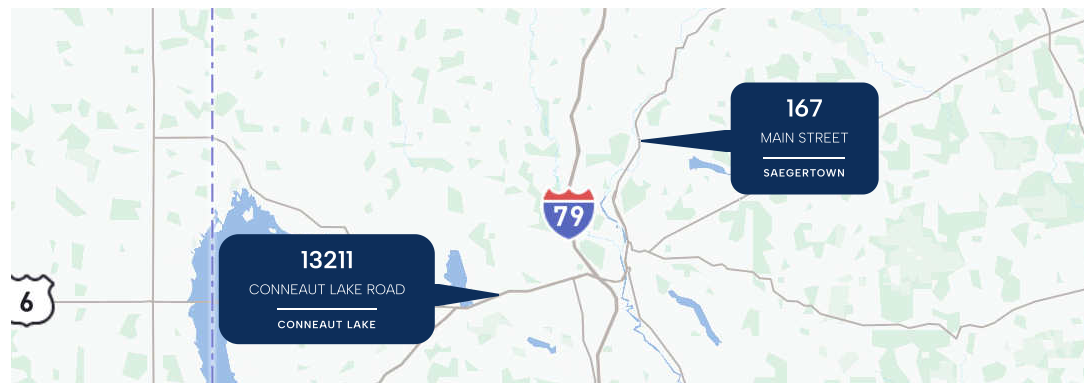
INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to present the Backyard State Storage Portfolio, comprising French Creek Storage (117 units, 30,925 NRSF, Saegertown, PA) and Backyard State Storage (449 units, 74,300 NRSF, Conneaut Lake, PA), totaling 566 units across 105,225 NRSF. The portfolio features substantial scale, diversified unit types, and strong operational upside, creating a compelling value-add opportunity.

Both properties exhibit high physical occupancy—94.39% at French Creek and 87.90% at Backyard State—while economic occupancy lags, creating immediate upside through disciplined revenue management, scheduled rent increases, mark-to-market rent adjustments on below-market units, improved tenant retention, and more efficient collections. Additional upside exists through continued occupancy stabilization, lease-up of remaining vacant units, and targeted rate optimization across underperforming segments.

The portfolio offers a strong income profile with a current blended cap rate of 5.55%, projected to expand to 8.30% by Year 5. Supported by \$1.34M in gross potential rent and a current net operating income of \$666K, the State Storage Portfolio demonstrates stable in-place cash flow alongside clearly identifiable near-term income growth drivers. NOI is projected to increase from \$857K in Year 1 to \$996K by Year 5, driven primarily by rent increases on existing tenants, occupancy gains at Backyard State Storage, and gradual conversion of economic occupancy into realized income.

Situated in resilient Pennsylvania markets with limited climate-controlled competition, this portfolio represents a rare opportunity to acquire high-quality self-storage assets with immediate cash flow stability and a defined path to enhanced income through rent growth, occupancy improvements, and operational efficiency gains.



INVESTMENT HIGHLIGHTS



IMMEDIATE REVENUE CAPTURE

Closing the 23% gap between physical and economic occupancy via online leasing platforms and automated management systems unlocks substantial trapped cash flow without requiring major structural changes.



RAPID NOI AND YIELD EXPANSION

Projected Year 1 NOI growth from \$857,440 to \$995,801 across the portfolio drives strong revenue momentum, expanding blended cap rates from 5.55% to over 7.83% by Year 2.



LEAN, SCALABLE OPERATIONS

The 25-mile proximity enables shared management, maintenance, and operational efficiency across the portfolio.



STRONG MARKET DEMOGRAPHICS

The portfolio is located in Western Pennsylvania markets with stable household growth, rising incomes, and strong self-storage demand, supported by limited climate-controlled supply.



PORTFOLIO STABILITY & UPSIDE

88.85% physical occupancy and 65.54% economic occupancy provide stable income with clear upside from below-market rents and market rent growth



STRONG RENTAL UPSIDE

Total rental income grows from \$882,683 to \$1,280,537 over the hold period, driven by sustained rent increases and declining economic vacancy, reflecting meaningful embedded mark-to-market



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PORTFOLIO
FINANCIAL
ANALYSIS



UNIT MIX & PRICING

Property	SF	Price	Price Per SF	Current Cap Rate	Year 1	Year 2	Year 3	Year 4	Year 5
French Creek Storage	30,925	\$2,150,000	\$69.52	560.00%	772.00%	855.00%	872.00%	888.00%	906.00%
Backyard State Storage - Conneaut Lake	74,300	\$9,850,000	\$132.57	554.00%	702.00%	768.00%	783.00%	798.00%	813.00%
Total	105,225	\$12,000,000	\$114.04	555.00%	715.00%	783.00%	798.00%	814.00%	830.00%

Combined Unit Mix:						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
French Creek Storage	117	264	30,925	\$213.88	\$25,024	\$300,288
Backyard State Storage - Conneaut Lake	449	165	74,300	\$194.24	\$87,212	\$1,046,544
TOTAL Combined Unit Mix:	566	186	105,225	\$198.30	\$112,236	\$1,346,832
GRAND TOTAL	566	186	105,225	\$198.30	\$112,236	\$1,346,832

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$1,346,832		\$1,373,769		\$1,401,244		\$1,429,269		\$1,457,854		\$1,487,011	
Physical Vacancy	(150,212)	11.2%	(122,062)	8.9%	(124,503)	8.9%	(126,993)	8.9%	(129,533)	8.9%	(132,124)	8.9%
Economic Vacancy	(313,937)	23.3%	(137,377)	10.0%	(70,062)	5.0%	(71,463)	5.0%	(72,893)	5.0%	(74,351)	5.0%
Total Vacancy	(464,149)		(259,439)		(194,566)		(198,457)		(202,426)		(206,475)	
Vacancy %	34.5%		18.9%		13.9%		13.9%		13.9%		13.9%	
Effective Rental Income	\$882,683		\$1,114,330		\$1,206,678		\$1,230,812		\$1,255,428		\$1,280,537	
Late, Letter, & NSF Fees	5,964		7,496		8,120		8,282		8,448		8,617	
Administration Fees	1,616		1,649		1,682		1,715		1,750		1,785	
Tenant Insurance	17,734		29,000		29,000		29,000		29,000		29,000	
Merchandise Sales, Net	119		121		124		126		129		131	
Sign Income	12,917		13,175		13,439		13,707		13,981		14,261	
Other Income	2,241		2,286		2,332		2,378		2,426		2,474	
Total Other Income	\$40,591		\$53,726		\$54,695		\$55,209		\$55,733		\$56,267	
Effective Gross Income (EGI)	\$923,274		\$1,168,056		\$1,261,373		\$1,286,021		\$1,311,161		\$1,336,804	
Property Taxes	34,414		43,017		43,877		44,755		45,650		46,563	
Insurance	22,342		22,789		23,245		23,710		24,184		24,668	
Utilities & Trash	73,071		74,532		76,023		77,543		79,094		80,676	
Repairs & Maintenance	14,386		14,674		14,967		15,267		15,572		15,884	
Advertising	6,000		6,120		6,242		6,367		6,495		6,624	
Salaries, Taxes, & Benefits	50,000		51,000		52,020		53,060		54,122		55,204	
Management Fee	22,961		58,403		63,069		64,301		65,558		66,840	
Office Supplies & Postage	7,017		7,158		7,301		7,447		7,596		7,748	
Bank & Credit Card Fees	13,091		18,689		20,182		20,576		20,979		21,389	
Telephone & Internet	4,800		4,896		4,994		5,094		5,196		5,300	
Landscaping	9,155		9,338		9,525		9,715		9,910		10,108	
Total Expenses	\$257,237		\$310,616		\$321,445		\$327,836		\$334,354		\$341,003	
% of EGI	27.9%		26.6%		25.5%		25.5%		25.5%		25.5%	
Net Operating Income (NOI)	\$666,037		\$857,440		\$939,928		\$958,185		\$976,807		\$995,801	
Operating Margin %	72.1%		73.4%		74.5%		74.5%		74.5%		74.5%	

Financial Footnotes:

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

03

MARKET
OVERVIEW



WELCOME TO

SAEGERTOWN, PA

Saegertown, Pennsylvania, is a charming, close-knit borough situated in Crawford County, along the banks of the French Creek. Located approximately 90 miles north of Pittsburgh and a short distance from the regional hub of Meadville, Saegertown is home to about 1,000 residents. The community's economy is diversified, leveraging both local small businesses and easy access to larger industrial and commercial sectors in surrounding municipalities. Known for its picturesque setting and tranquil atmosphere, Saegertown attracts residents and families seeking a quieter, more scenic alternative to larger cities. Local amenities and natural attractions, including the French Creek recreational corridor, support the community. The area is experiencing growing interest as it continues to develop its local economy and residential appeal.



MARKET HIGHLIGHTS



RESIDENTIAL CREATION

A powerful driver of local storage demand, the trade area serves a highly stable population. From 2020 to 2025, the 5-mile radius added 357 net new households, indicating significant residential formation and inward expansion.



PROXIMITY TO REGIONAL HUBS

Saegertown, situated just minutes from the larger city of Meadville, benefits from seamless access to a greater market area via Route 19, facilitating commuting, commerce, and broader economic activity.



STRONG AFFLUENCE

The local market features highly affluent multi-mile income pockets. Average household incomes within a 3-mile radius are projected to grow to \$93,416 by 2030, supporting sustained rental rate growth.



INSULATED DEMAND PROFILE

While regional raw population trends remain stable-to-flat, household creation is a primary engine of self-storage rental velocity, and Saegertown is well-positioned to serve this expanding demand without oversupply.



QUIET COMMUTER LIFESTYLE

Saegertown offers a scenic, relaxed quality of life, acting as a desirable residential enclave for professionals commuting to business centers in nearby towns, driving stable demand for essential services and housing.

WELCOME TO

CONNEAUT LAKE, PA

Conneaut Lake, Pennsylvania, is a scenic borough in Crawford County, known for its historic downtown and the picturesque Conneaut Lake, offering a close-knit, community-oriented lifestyle with convenient access to regional hubs. The area's population within a 3-mile radius is projected at approximately 3,493 residents by 2025, with a density of 182 people per square mile and modest growth trends through 2030. The local economy is supported by tourism, retail, and service-based businesses, while households demonstrate strong income characteristics, with an average household income of \$95,537, a median income of \$83,017, and per capita income of \$46,360 within the same radius. There are roughly 1,695 households, reflecting stability and gradual growth. Conneaut Lake continues to attract residents and visitors alike, drawn by its seasonal events, waterfront amenities, and natural attractions, making it a desirable location for both living and leisure while supported by a solid demographic and economic foundation.



MARKET HIGHLIGHTS



RESIDENTIAL GROWTH DRIVER

The figure 1,695 households came from the demographic data you provided in the earlier image/table you attached. It represents the total number of households within a 3-mile radius of Conneaut Lake as projected for 2025.



ACCESS TO REGIONAL HUBS

The borough's location provides direct access to nearby commercial centers and highways, enabling efficient connections to Meadville and other regional employment hubs, supporting commerce and economic activity.



AFFLUENT LOCAL MARKET

The local market includes high-income households by \$127,747 in 1 mile and vacation-home owners, creating strong support for premium storage offerings and sustainable rental rate growth.



INSULATED STORAGE DEMAND

The 3-mile radius population is projected to reach 3,493 by 2025, a 12-resident increase since 2020, with 1,695 households and an average income of \$95,537. Population growth and limited climate-controlled storage make Conneaut Lake well-placed to meet steady demand without oversupply.



SCENIC, COMMUNITY-ORIENTED LIFESTYLE

Conneaut Lake combines a relaxed small-town environment with waterfront and recreational amenities, attracting residents and seasonal visitors, which drives stable demand for storage and local services.

FRENCH CREEK STORAGE

167 MAIN STREET, SAEGERTOWN, PA

FRENCH CREEK STORAGE
Large & Small Climate Controlled Units
931-989-3353 • Frenchcreekstoragepa.com

OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

167 MAIN STREET
INVESTMENT
OVERVIEW



OFFERING SUMMARY

FRENCH CREEK STORAGE

167 MAIN STREET, SAEGERTOWN, PA

\$2,150,000

PURCHASE PRICE

\$69.52

PRICE PER RENTABLE SF

92.15%

PHYSICAL OCCUPANCY

65.93%

ECONOMIC OCCUPANCY

8.55%

YEAR 2 CAP RATE

8.72%

YEAR 3 CAP RATE

8.88%

YEAR 4 CAP RATE

9.06%

YEAR 5 CAP RATE



5.60%

CURRENT CAP RATE



7.72%

YEAR 1 CAP RATE



30,100

NET RENTABLE SF



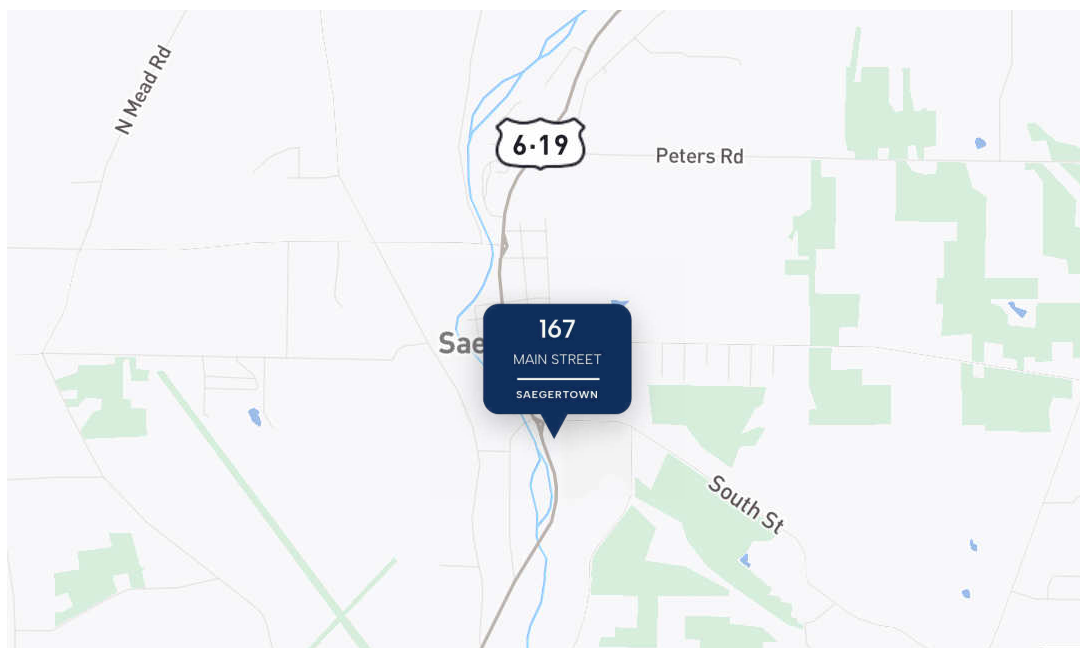
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LOT SIZE

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present French Creek Storage, a modern self-storage investment opportunity located at 167 Main Street, Saegertown, PA. This property comprises 30,100 net rentable square feet and sits on a 5.29-acre lot. The facility offers a strong foundation with a current physical occupancy of 92.15% and a current economic occupancy of 65.93%, providing a clear path to enhanced revenue through lease-up optimization, strategic pricing, and increased tenant demand. Offered at a purchase price of \$2,150,000, the property delivers an attractive 5.60% current cap rate, highlighting both yield and upside potential for investors.

The investment presents a compelling return profile, with a projected Year 1 cap rate of 7.72% and a Year 5 cap rate of 9.06%, driven by the property's stable occupancy, strong cash flow, and favorable financing structure. French Creek Storage benefits from an efficient layout and well-maintained condition, enabling opportunities to capture additional value through operational efficiencies and strategic management. With its expansive 5.29-acre footprint and high demand for self-storage in the local market, this offering provides a unique opportunity to acquire a high-performing asset with significant upside potential.



INVESTMENT HIGHLIGHTS



MODERN CONSTRUCTION PROFILE

French Creek Storage features a modern construction profile with a well-maintained facility, delivering a strong physical foundation and minimal immediate capital expenditure needs.



OPTIMIZED UNIT MIX

The property offers 99 climate-controlled units, 8 commercial units, and 10 uncovered parking spaces, providing diverse options and superior product variety to meet local demand.



STRONG LOCAL OCCUPANCY WITH LEASE-UP UPSIDE

The asset is currently 92.15% physically occupied, while economic occupancy of 65.93% highlights significant upside through lease-up and improved revenue realization.



SIGNIFICANT SCALE & INCOME EXPANSION POTENTIAL

With 30,925 NRSF on a 5.29-acre site, the property provides strong scale and flexibility to support higher occupancy, rent growth, and improved cash flow efficiency over the hold period.



ATTRACTIVE RETURN PROFILE DRIVEN BY INCOME GROWTH

The offering is projected to deliver a 5.60% entry cap rate, expanding to a 9.06% Year 5 cap rate, with a 18.9% levered IRR and 2.12x equity multiple, driven primarily by rent growth and occupancy stabilization.





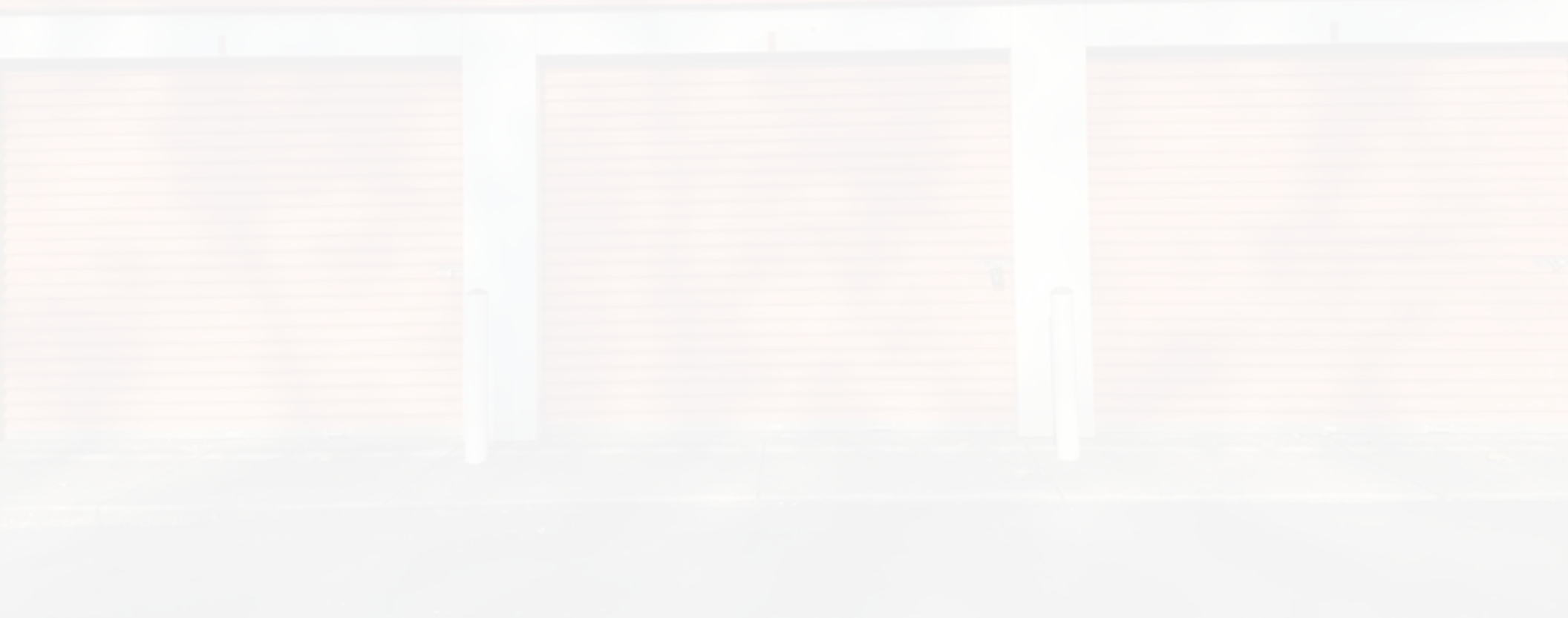




SATURATION STUDY

FRENCH CREEK STORAGE | 167 Main Street, Saegertown, PA

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 10-MIN	NRSF 20-MIN	NRSF 30-MIN
French Creek Storage	167 Main St, Saegertown, PA 16433	★	Yes	30,100	-	-
LocalStorage	21329 Pennsylvania 198 Saegertown, Saegertown, PA 16433	1.77	No	-	16,876	-
D J Hudson Self Storage	15390 S Mosiertown Rd, Meadville, PA 16335	3.13	No	-	-	3,152
Lucy's Rentals and Storage	751 Bessemer St, Meadville, PA 16335	4.76	Yes	-	-	22,198



POPULATION | 1-MILE | 1,424 | 3-MILES | 2,994 | 5 MILES | 17,357

TOTAL EXISTING SUPPLY	30,100	46,976	72,326
SQ FT PER PERSON	21.14	15.69	4.17

167 MAIN STREET
FINANCIAL
ANALYSIS



UNIT MIX

CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
8.0 x 7.0	1	56	56	\$75.00	\$75	\$900
8.0 x 8.0	2	64	128	\$94.00	\$188	\$2,256
9.0 x 8.0	6	72	432	\$95.00	\$570	\$6,840
11.0 x 7.0	11	77	847	\$89.00	\$979	\$11,748
11.0 x 8.0	2	88	176	\$97.00	\$194	\$2,328
11.0 x 9.0	7	99	693	\$99.00	\$693	\$8,316
10.0 x 10.0	3	100	300	\$109.00	\$327	\$3,924
9.0 x 12.0	1	108	108	\$112.00	\$112	\$1,344
11.0 x 10.0	4	110	440	\$109.00	\$436	\$5,232
12.0 x 10.0	3	120	360	\$119.00	\$357	\$4,284
11.0 x 11.0	4	121	484	\$118.00	\$472	\$5,664
12.0 x 11.0	1	132	132	\$134.00	\$134	\$1,608
12.0 x 11.0	3	132	396	\$149.00	\$447	\$5,364
13.0 x 11.0	2	143	286	\$142.00	\$284	\$3,408
19.0 x 8.0	1	152	152	\$149.00	\$149	\$1,788
10.0 x 16.0	3	160	480	\$148.00	\$444	\$5,328
20.0 x 8.0	1	160	160	\$156.00	\$156	\$1,872
12.0 x 14.0	1	168	168	\$158.00	\$158	\$1,896
14.0 x 12.0	1	168	168	\$189.00	\$189	\$2,268
12.0 x 15.0	3	180	540	\$169.00	\$507	\$6,084
19.0 x 10.0	2	190	380	\$174.00	\$348	\$4,176
22.0 x 9.0	1	198	198	\$198.00	\$198	\$2,376
21.0 x 10.0	5	210	1,050	\$205.00	\$1,025	\$12,300
22.0 x 12.0	1	264	264	\$238.00	\$238	\$2,856
12.0 x 22.0	1	264	264	\$275.00	\$275	\$3,300
29.0 x 10.0	1	290	290	\$235.00	\$235	\$2,820
10.0 x 29.0	1	290	290	\$450.00	\$450	\$5,400
30.0 x 10.0	2	300	600	\$232.00	\$464	\$5,568
22.0 x 15.0	1	330	330	\$265.00	\$265	\$3,180
25.0 x 25.0	1	625	625	\$275.00	\$275	\$3,300
19.0 x 43.0	1	817	817	\$300.00	\$300	\$3,600
TOTAL Climate Controlled (CC):	77	151	11,614	\$142.13	\$10,944	\$131,328
CLIMATE CONTROLLED (CC) EXPANSION						
5.0 x 5.0	11	25	275	\$47.00	\$517	\$6,204
5.0 x 10.0	11	50	550	\$94.00	\$1,034	\$12,408
TOTAL Climate Controlled (CC) Expansion:	22	38	825	\$70.50	\$1,551	\$18,612

UNIT MIX

COMMERCIAL UNITS:							
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	
Pet Groomer Suite	1	960	960	\$1,050.00	\$1,050	\$12,600	
S&H Smoke Shop	1	1,368	1,368	\$1,600.00	\$1,600	\$19,200	
Larry's	1	2,001	2,001	\$1,100.00	\$1,100	\$13,200	
Creeker's Cage	1	2,240	2,240	\$1,200.00	\$1,200	\$14,400	
French Creek Auto	1	2,400	2,400	\$1,600.00	\$1,600	\$19,200	
Saegertown Precision	1	2,500	2,500	\$2,100.00	\$2,100	\$25,200	
Myer's Sportsman's Connection	1	3,417	3,417	\$1,300.00	\$1,300	\$15,600	
Traveler's Café	1	3,600	3,600	\$1,500.00	\$1,500	\$18,000	
TOTAL Commerical Units:	8	2,311	18,486	\$1,431.25	\$11,450	\$137,400	
UNCOVERED PARKING:							
10.0 x 30.0	3	-	-	\$65.00	\$195	\$2,340	
10.0 x 40.0	3	-	-	\$50.00	\$150	\$1,800	
10.0 x 40.0	3	-	-	\$85.00	\$255	\$3,060	
10.0 x 50.0	1	-	-	\$479.00	\$479	\$5,748	
TOTAL Uncovered Parking:	10	-	-	\$107.90	\$1,079	\$12,948	
GRAND TOTAL	117	264	30,925	\$213.88	\$25,024	\$300,288	

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$300,288		\$306,294		\$312,420		\$318,668		\$325,041		\$331,542	
Physical Vacancy	(23,580)	7.9%	(15,315)	5.0%	(15,621)	5.0%	(15,933)	5.0%	(16,252)	5.0%	(16,577)	5.0%
Economic Vacancy	(78,735)	26.2%	(30,629)	10.0%	(15,621)	5.0%	(15,933)	5.0%	(16,252)	5.0%	(16,577)	5.0%
Total Vacancy	(102,315)		(45,944)		(31,242)		(31,867)		(32,504)		(33,154)	
Vacancy %	34.1%		15.0%		10.0%		10.0%		10.0%		10.0%	
Effective Rental Income	\$197,973		\$260,350		\$281,178		\$286,801		\$292,537		\$298,388	
Late, Letter, & NSF Fees	848		1,115		1,204		1,228		1,253		1,278	
Administration Fees	233		238		243		247		252		257	
Tenant Insurance	3,262		6,936		6,936		6,936		6,936		6,936	
Utilities Reimbursement	9,072		9,253		9,438		9,627		9,819		10,016	
Total Other Income	\$13,415		\$17,541		\$17,820		\$18,038		\$18,260		\$18,487	
Effective Gross Income (EGI)	\$211,388		\$277,891		\$298,998		\$304,839		\$310,797		\$316,875	
Property Taxes	7,590		9,488		9,677		9,871		10,068		10,270	
Insurance	3,525		3,596		3,667		3,741		3,816		3,892	
Utilities & Trash	42,370		43,217		44,082		44,963		45,863		46,780	
Repairs & Maintenance	4,963		5,062		5,163		5,266		5,372		5,479	
Advertising	1,000		1,020		1,040		1,061		1,082		1,104	
Salaries, Taxes, & Benefits	15,000		15,300		15,606		15,918		16,236		16,561	
Management Fee	600		13,895		14,950		15,242		15,540		15,844	
Office Supplies & Postage	3,992		4,072		4,154		4,237		4,321		4,408	
Bank & Credit Card Fees	339		4,446		4,784		4,877		4,973		5,070	
Telephone & Internet	2,400		2,448		2,497		2,547		2,598		2,650	
Landscaping & Snow Removal	9,155		9,338		9,525		9,715		9,910		10,108	
Total Expenses	\$90,934		\$111,882		\$115,145		\$117,439		\$119,779		\$122,165	
% of EGI	43.0%		40.3%		38.5%		38.5%		38.5%		38.6%	
Net Operating Income (NOI)	\$120,453		\$166,010		\$183,853		\$187,400		\$191,019		\$194,709	
Operating Margin %	57.0%		59.7%		61.5%		61.5%		61.5%		61.4%	

Financial Footnotes:

1. RE Taxes are based on the current assessed value of \$92,449; Taxes increased 25% to hedge risk of reassessment
2. Income based on Q1 2026 annualized
3. Expenses based on April 2025-March 2026; Salary, Telephone & Internet added to reflect industry standard
4. A management fee is added to expenses based on 5% of the gross income

ACQUISITION AND DISPOSITION

Purchase Price	Entry Cap Current	Levered Equity Multiple	Levered IRR	Purchase \$ / SF
\$2,250,000	5.35%	1.90x	15.9%	\$72.76
\$2,150,000	5.60%	2.12x	18.9%	\$69.52
\$2,050,000	5.88%	2.36x	22.0%	\$66.29

(\$ Actual)	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Purchase	(2,150,000)					
Closing costs (ex. Financing)	(32,250)					
Net Operating Income		166,010	183,853	187,400	191,019	194,709
Sale Price @ Year 5						2,600,000
Disposition Costs						(26,000)
Unlevered Cash Flows	(\$2,182,250)	\$166,010	\$183,853	\$187,400	\$191,019	\$2,768,709
Unlevered Cash on Cash %	--	7.6%	8.4%	8.6%	8.8%	126.9%
Unlevered Equity Multiple	--	0.08x	0.16x	0.25x	0.33x	1.60x
Unlevered IRR	11.3%					
Financing Costs	(32,250)					
Loan Funding / (Settlement)	1,505,000					(1,505,000)
Annual Debt Service		(97,825)	(97,825)	(97,825)	(97,825)	(97,825)
Loan DSCR		1.70x	1.88x	1.92x	1.95x	1.99x
Levered Cash Flows	(709,500)	68,185	86,028	89,575	93,194	1,165,884
Cash on Cash %	--	9.6%	12.1%	12.6%	13.1%	164.3%
Equity Multiple	--	0.10x	0.22x	0.34x	0.47x	2.12x
Levered IRR	18.9%					

Acquisition Assumptions

Purchase Price	\$2,150,000
Entry cap (Actuals)	5.60%
Entry cap (Proj. YR 1)	7.72%
Equity	\$709,500
Loan Amount	\$1,505,000
LTV	70.0%
Interest Rate	6.50%
Monthly Payment	\$8,152
Annual Payment	\$97,825

Disposition Assumptions

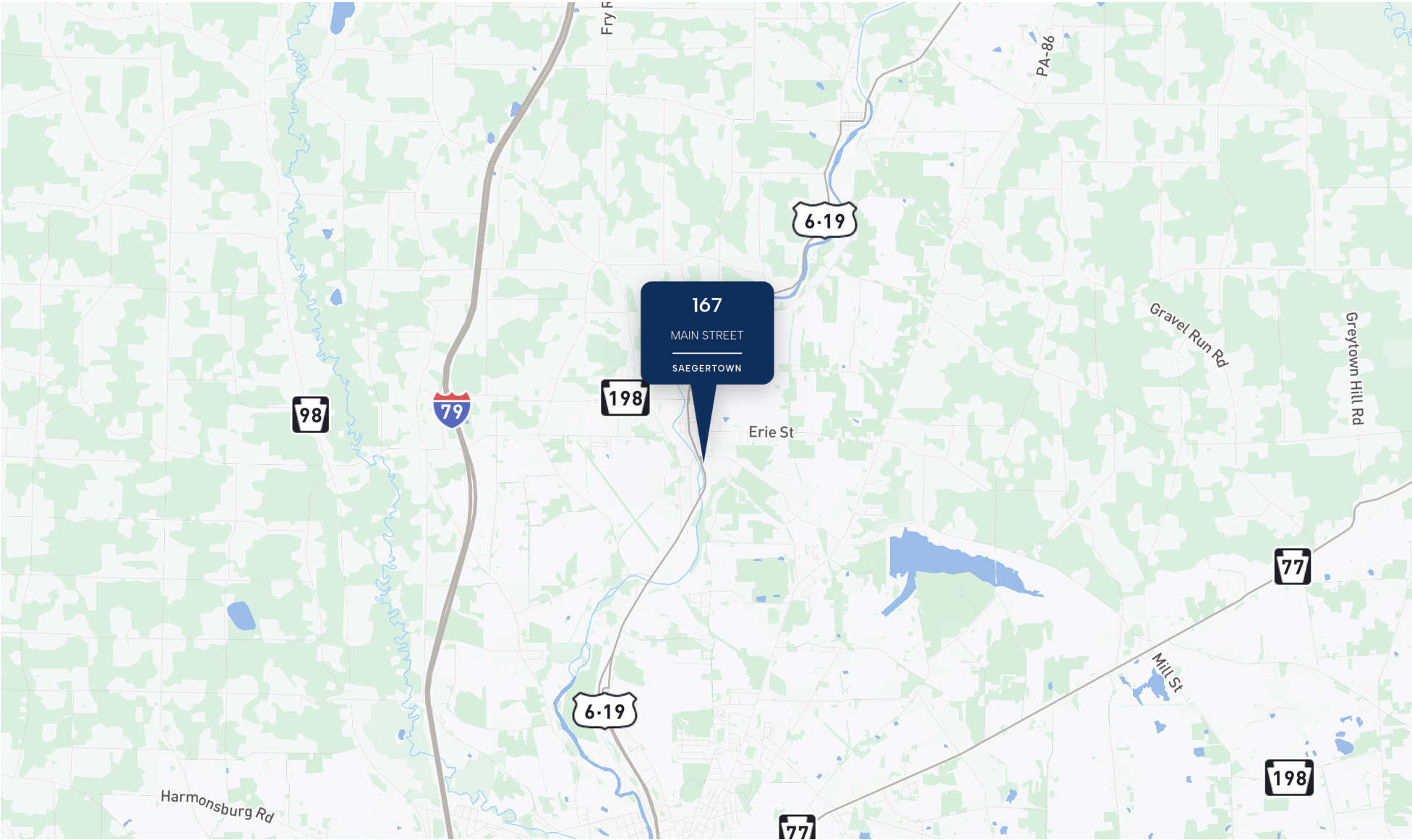
Disposition Price	\$2,600,000
Exit Cap (Proj. YR 5)	7.49%
Exit Cap (Proj. YR 5, Adj.)	6.88%
Disposition Costs	\$26,000
Loan Balance @ Exit	\$1,505,000
Net Proceeds After Sale	\$1,069,000
Unlevered IRR	11.3%
Levered IRR	18.9%
Equity Multiple	2.12x

167 MAIN STREET
PROPERTY
INFORMATION



LOCAL MAP

167 MAIN STREET, SAEGERTOWN, PA



REGIONAL MAP

167 MAIN STREET, SAEGERTOWN, PA



FRENCH CREEK STORAGE
167 MAIN STREET
SAEGERTOWN, PA

JORDAN DR

SOUTH ST

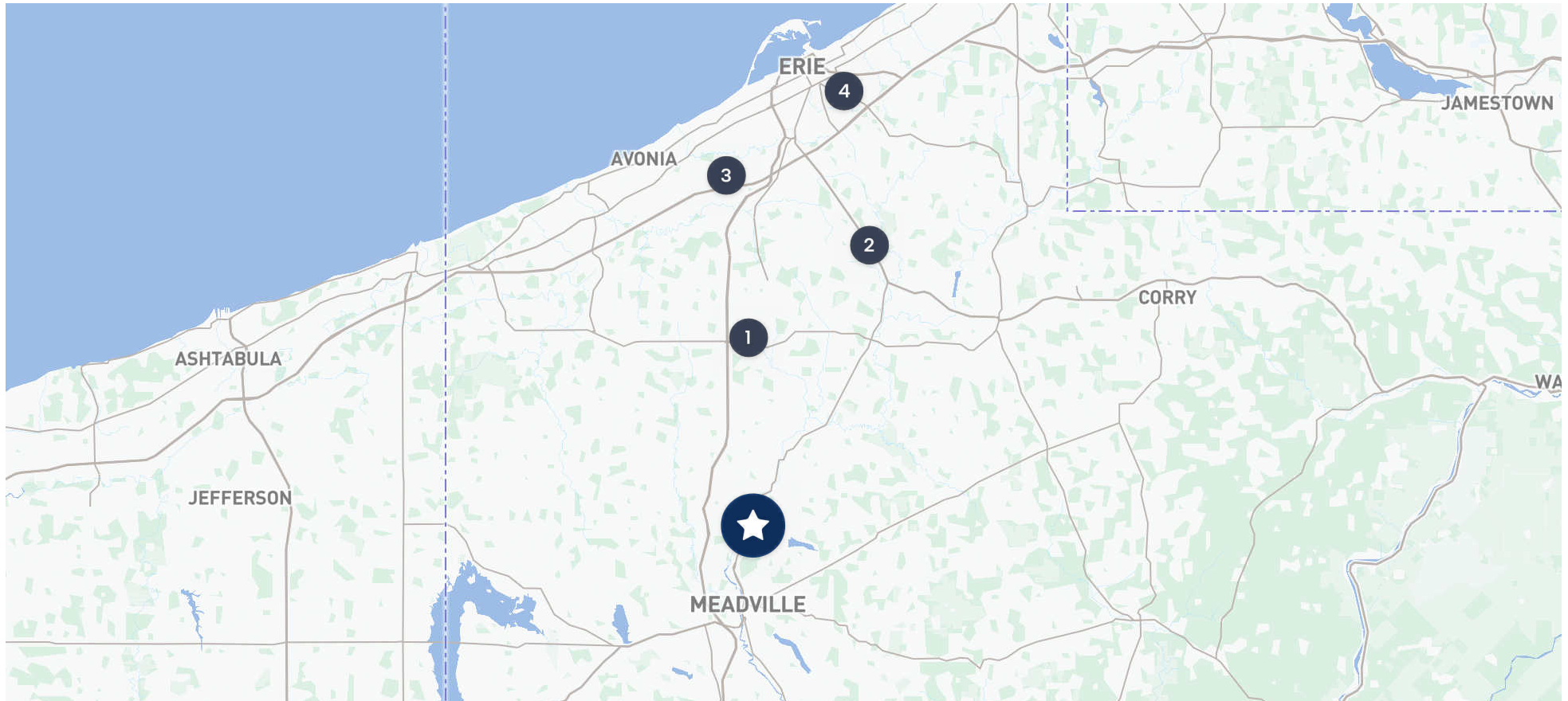


MAIN ST

167 MAIN STREET
RENT
COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE CC RENT/SF
★	FRENCH CREEK STORAGE	167 MAIN ST, SAEGERTOWN, PA 16433	\$1.07
1	Estok Properties Heated Self Storage	5450 Rte 6N, Edinboro, PA 16412	\$1.22
2	Bob's Storage	11517 Peach St, Waterford, PA 16441	\$0.67
3	Millfair Self Storage	6000 Sterrettania Rd, Fairview, PA 16415	\$1.53
4	U-Haul Moving & Storage	1320 E Grandview Blvd, Erie, PA 16504	\$1.54

RENT COMPARABLES



French Creek Storage

167 Main St,
Saegertown, PA 16433

Estok Properties Heated Self Storage

5450 Rte 6N, Edinboro,
PA 16412

Bob's Storage

11517 Peach St,
Waterford, PA 16441

Millfair Self Storage

6000 Sterrettania Rd,
Fairview, PA 16415

U-Haul Moving & Storage

1320 E Grandview Blvd,
Erie, PA 16504

Unit Type	Rent	Rent/SF
7x8 CC	\$75	\$1.34
10x10 CC	\$109	\$1.09
10x16 CC	\$148	\$0.93
10x19 CC	\$174	\$0.92
Average:	\$1.07	

Unit Type	Rent	Rent/SF
5x12 CC	\$85	\$1.42
9x12 CC	\$110	\$1.02
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:	\$1.22	

Unit Type	Rent	Rent/SF
5x8 CC	\$30	\$0.75
8x10 CC	\$55	\$0.69
8x15 CC	\$70	\$0.58
10x20 CC	\$--	\$--
Average:	\$0.67	

Unit Type	Rent	Rent/SF
5x10 CC	\$90	\$1.80
10x10 CC	\$129	\$1.29
10x15 CC	\$200	\$1.33
10x20 CC	\$339	\$1.70
Average:	\$1.53	

Unit Type	Rent	Rent/SF
5x10 CC	\$95	\$1.90
10x10 CC	\$140	\$1.40
10x15 CC	\$200	\$1.33
10x20 CC	\$--	\$--
Average:	\$1.54	

167 MAIN STREET
DEMOGRAPHIC
ANALYSIS



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2025 Total Population	1,424	2,994	17,357
2025 Population Density	303.8	137.4	144.9
2020–2025 Growth	-102	-89	-737
2020–2025 Average Annual Growth	-20	-18	-147
2030 Total Population	1,423	2,991	17,345
2030 Population Density	304	137	145
2025–2030 Projected Population Growth	-1	-3	-12
2025–2030 Projected Average Annual Growth	0	-1	-2
2020 Population	1,526	3,083	18,094
2010 Total Population	1,690	3,379	18,895
2000 Population	1,685	3,398	19,144

Household Income	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$ 78,693	\$ 84,400	\$ 81,399
2025 Aggregate Household Income	\$ 40,448,432	\$ 98,663,932	\$ 555,142,749
2025 Median Household Income	\$ 70,133	\$ 76,946	\$ 61,839
2025 Per Capita Income	\$ 31,939	\$ 34,635	\$ 33,813
2030 Aggregate Household Income	\$ 45,549,012	\$ 109,670,720	\$ 639,792,418
2030 Average Household Income	\$ 88,273	\$ 93,416	\$ 93,359
2030 Median Household Income	\$ 77,027	\$ 84,454	\$ 67,938
2030 Per Capita Income	\$ 36,177	\$ 38,650	\$ 38,881

Households	1 MILE	3 MILE	5 MILE
2025 Households	514	1,169	6,820
2020–2025 Growth	273	296	357
2020–2025 Average Annual Growth	55	59	71
2030 Households	516	1,174	6,853
2025–2030 Growth	2	5	33
2025–2030 Average Annual Growth	0	1	7
2020 Households	241	873	6,463



304

2030 Total Population
1 MILE



1424

2025 Total Population
1 MILE



\$93,359

2030 Avg HH Income
5 MILE



\$81,399

2025 Avg HH Income
5 MILE



516

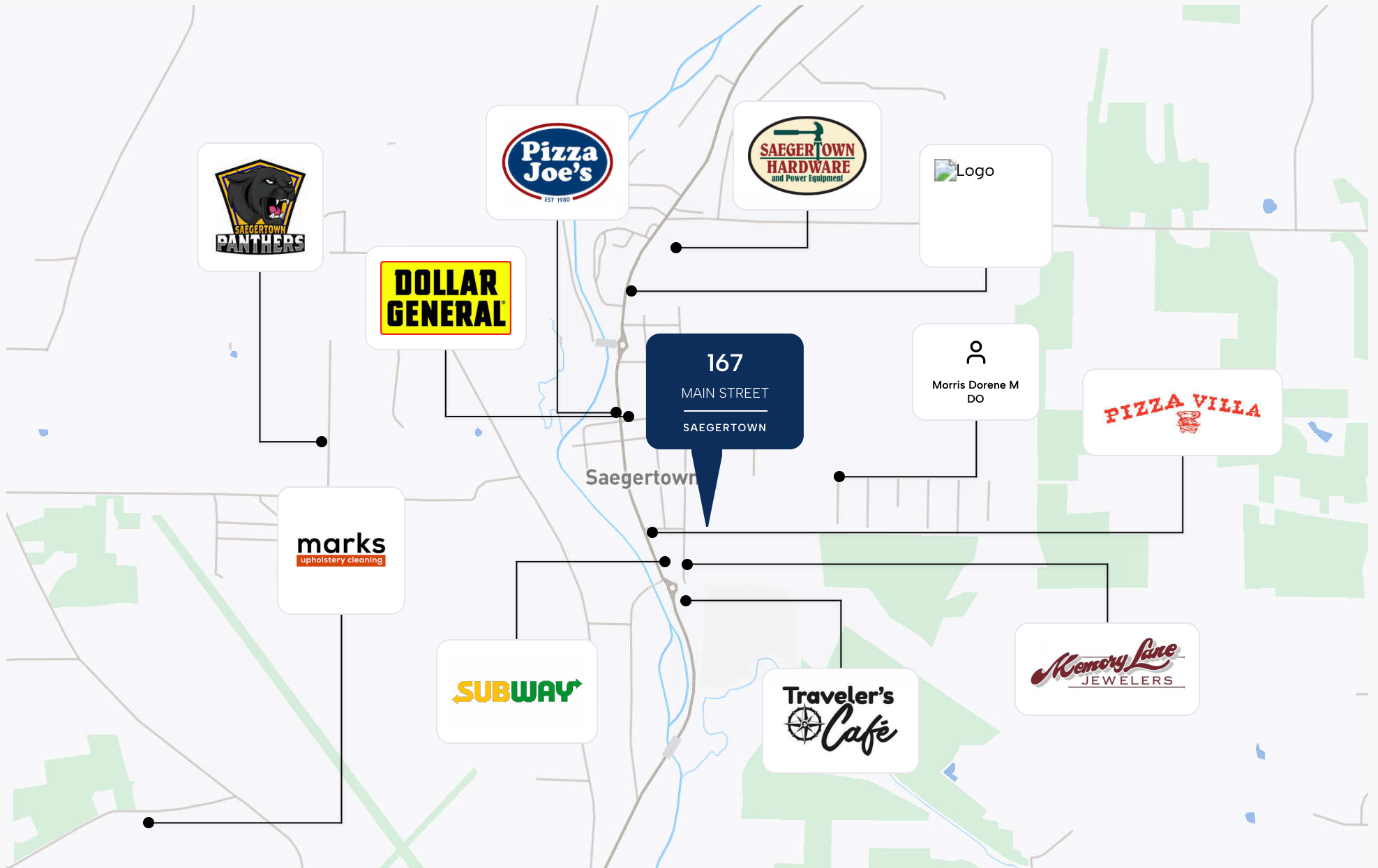
2030 Households
1 MILE



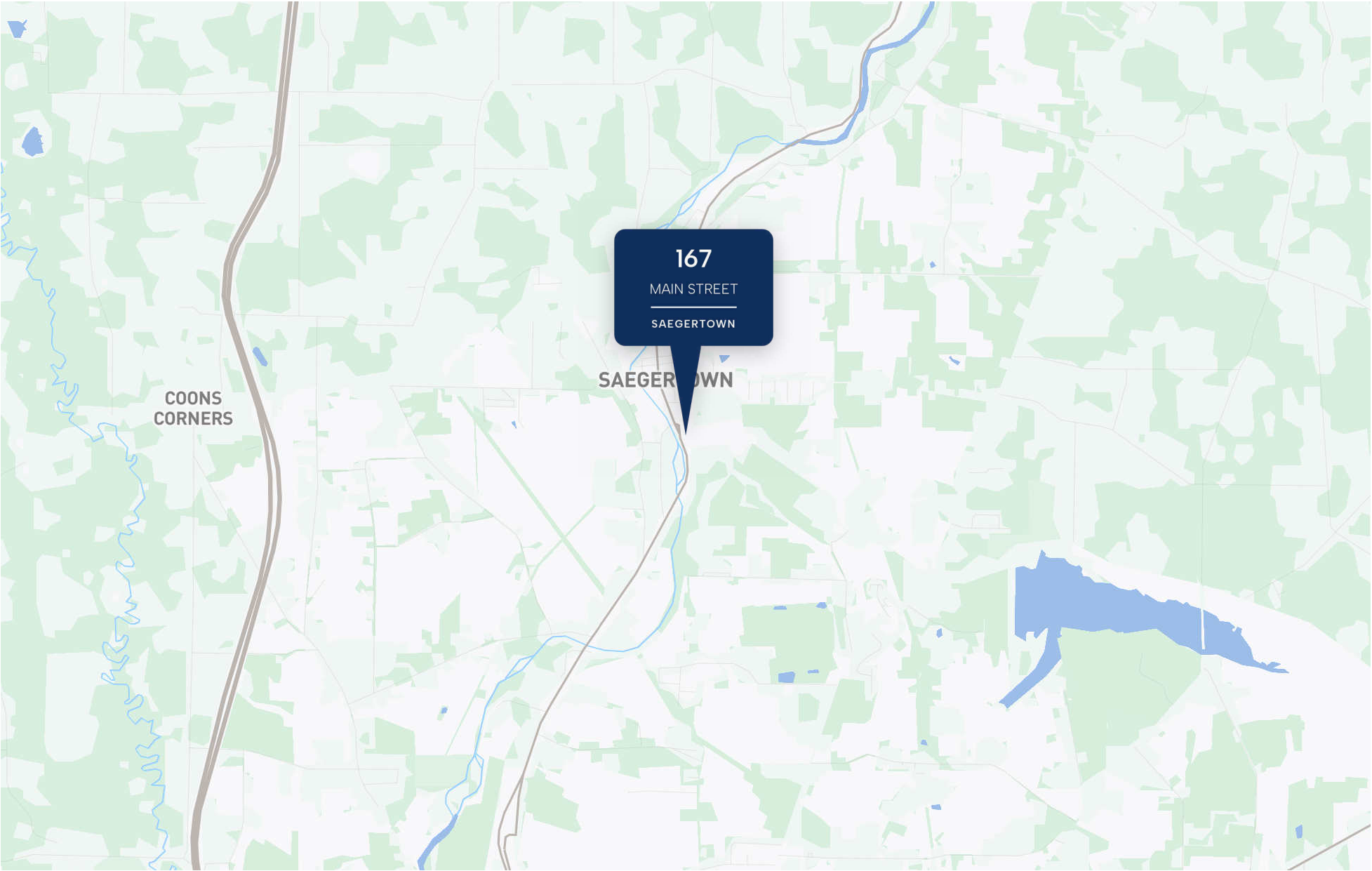
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2025–2030 Growth
1 MILE

AMENITIES MAP



TRANSPORTATION MAP



MAJOR EMPLOYERS

Saegertown, PA benefits significantly from its close proximity to major healthcare, manufacturing, and educational employers centered in the neighboring regional hub of Meadville and broader Crawford County. Anchored by the Meadville Medical Center healthcare network, the region also acts as a critical precision manufacturing corridor, hosting industry giants like tool manufacturer Channellock Inc., Acutec Precision Aerospace, and Vitro Flat Glass. This resilient, production-driven employment base fuels stable employment, steady commuter patterns, and consistent, long-term regional demand for housing, services, and self-storage solutions.

Employer Name	Industry	Employees
Meadville Medical Center	Healthcare System	1,500+
State & Local Government	Government & Administration	1,200+
Wal-Mart Associates Inc.	Retail & Logistics	900+
Acutec Precision Aerospace	Aerospace Manufacturing	500+
Crawford Central School District	Education & Administration	500+
Allegheny College	Higher Education	450+
Vitro Meadville Flat Glass	Industrial Manufacturing	400+
Channellock Inc.	Hand Tool Manufacturing	350+



MAJOR DEVELOPMENTS



Meadville Medical Center Expansion

A primary regional healthcare provider, just 10 minutes south of Saegertown, has seen multiple campus expansions. This growth drives population stabilization and medical professional demand, fueling an insulated need for high-quality, professional services like self-storage.



Precision Manufacturing Corridor

Saegertown is part of a critical precision manufacturing corridor. Key industry players like Channellock Inc. and Lord Corporation are headquartered nearby, offering consistent, high-wage jobs and attracting a stable commuter population to the area.



Regional Logistics and Hub Development

Located 11 miles south, Meadville is a growing hub for distribution. New investments from major carriers like UPS and Amazon in logistics and fulfillment facilities are driving significant secondary job creation and regional business support services.



Allegheny College Institutional Investment

Anchoring regional culture, Allegheny College (12 miles south) continues to invest in new academic and research facilities. This stability attracts a high-quality workforce and creates a permanent demand base for regional housing and commercial amenities.



Regional Infrastructure & Bridge Upgrades

Planned PennDOT investments, including critical bridge and roadway improvements along key routes connecting Saegertown to larger job centers, enhance regional connectivity.



BACKYARD STATE STORAGE

13211 CONNEAUT LAKE ROAD, CONNEAUT LAKE, PA



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

13211 CONNEAUT
LAKE RD

INVESTMENT
OVERVIEW



OFFERING SUMMARY

BACKYARD STATE STORAGE

13211 CONNEAUT LAKE RD, CONNEAUT LAKE, PA 16316

\$9,850,000

PURCHASE PRICE

\$132.57

PRICE PER RENTABLE SF

87.90%

PHYSICAL OCCUPANCY

65.43%

ECONOMIC OCCUPANCY

7.68%

YEAR 2 CAP RATE

7.83%

YEAR 3 CAP RATE

7.98%

YEAR 4 CAP RATE

8.13%

YEAR 5 CAP RATE



5.54%

CURRENT CAP RATE



7.02%

YEAR 1 CAP RATE



74,300

NET RENTABLE SF



6.03

LOT SIZE



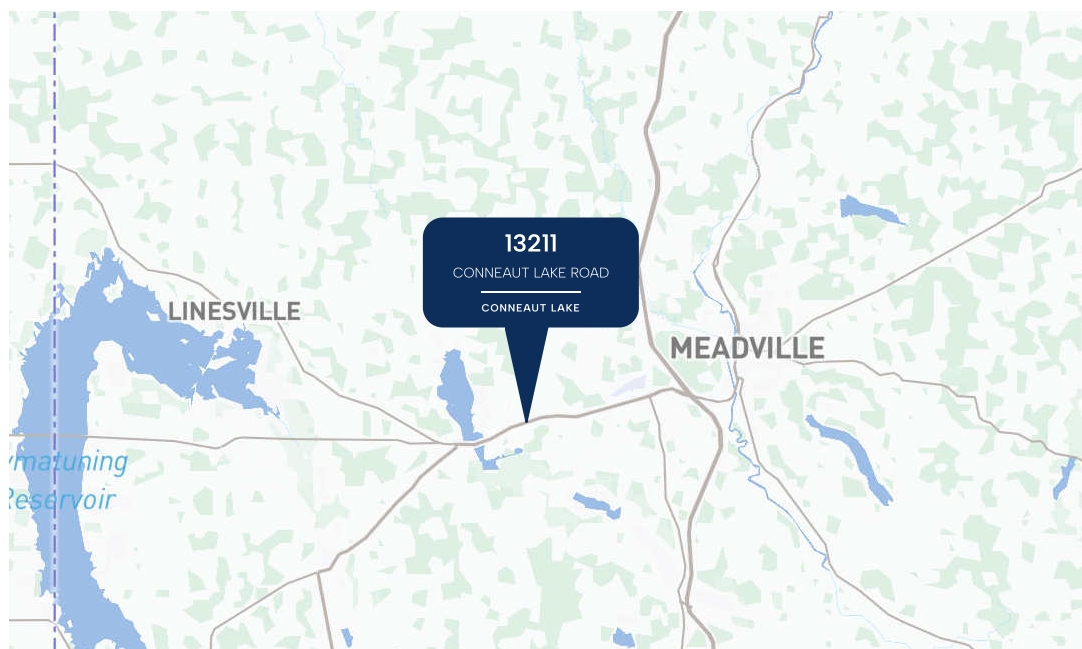
2019

YEAR BUILT/RENOVATED

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present Backyard State Storage, a self-storage investment opportunity located at 13211 Conneaut Lake Rd, Conneaut Lake, PA 16316. This property comprises 74,300 NRSF and sits on a 6.03-acre lot. Currently, the facility is under-managed, with physical occupancy at 87.9% and economic occupancy at just 65.43%, presenting a clear opportunity for operational improvements, enhanced tenant management, and optimized pricing to drive increased revenue. Projected NOI growth from \$691,431 in Year 1 to \$801,092 in Year 5 highlights the upside potential for this asset.

The investment offers a compelling return profile with a levered IRR of 16.5% and an equity multiple of 1.97x over a 5-year hold period. Additionally, the property's 6.03-acre lot provides ample space for future development or the addition of premium services, such as climate-controlled units, further enhancing its long-term value. The local market, while moderately rural, serves a population of 10,194 within a 5-mile radius, with average household incomes of \$83,015, supporting sustained demand. With an entry cap rate of 5.54, this offering represents a unique opportunity to capitalize on the underperformance of the current operation and realize strong returns through strategic management, operational upgrades, and potential future expansion.



INVESTMENT HIGHLIGHTS



STRONG MARKET DEMOGRAPHICS

Located in Western PA, Backyard State Storage benefits from a 5-mile population of 10,194, with an average household income of \$83,015 and median household income of \$70,855. These factors provide a stable base of demand for self-storage and support long-term growth potential.



SIGNIFICANT INCOME UPSIDE WITH CLEAR NOI GROWTH PATH

The asset shows a clear income opportunity driven by a wide gap between physical occupancy (87.9%) and economic occupancy (65.4%), indicating immediate revenue leakage and upside; as it stabilizes, NOI is projected to increase from ~\$545K to ~\$801K+, reflecting direct income expansion and value creation.



EXPANSION POTENTIAL

The 6.03-acre lot provides ample room for additional storage units or premium services, such as climate-controlled units, further enhancing the asset's value.



ATTRACTIVE RETURN PROFILE

Projected levered IRR of 16.5% and equity multiple of 1.97x over a 5-year hold period highlights strong potential returns for investors.



LEAN AND SCALABLE OPERATIONS

Efficient management is possible due to the property's well-organized layout and size, supporting streamlined operations, cost-effective oversight, and scalability for future expansion.













SATURATION STUDY

BACKYARD STATE STORAGE | 13211 Conneaut Lake Rd, Conneaut Lake, PA

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 10-MIN	NRSF 20-MIN	NRSF 30-MIN
Backyard State Storage	13211 Conneaut Lake Rd, Conneaut Lake, PA 16316	★	Yes	74,300	-	-
LocalStorage	11207 Kingzett Dr, Conneaut Lake, PA 16316	2.77	No	-	16,807	-
Affordable Self Storage	PA-285, Conneaut Lake, PA 16316	2.90	No	-	10,231	-
Mailliard Aluminum & Self Storage	10362 Ellis Rd, Conneaut Lake, PA 16316	3.18	No	-	-	5,336
11563 PA-618 Self Storage	11563 PA-618, Conneaut Lake, PA 16316	3.21	No	-	-	7,500
LocalStorage	17208 Conneaut Lake Rd Ste A, Meadville, PA 16335	4.09	No	-	-	20,618

POPULATION | 1-MILE | 1,065 | 3-MILES | 3,493 | 5 MILES | 10,194

TOTAL EXISTING SUPPLY	74,300	101,338	134,792
SQ FT PER PERSON	69.77	29.01	13.22

13211 CONNEAUT
LAKE RD

FINANCIAL ANALYSIS



UNIT MIX

CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 10.0	11	50	550	\$102.00	\$1,122	\$13,464
10.0 x 10.0	25	100	2,500	\$154.00	\$3,850	\$46,200
10x10 Climate Loft	8	100	800	\$189.00	\$1,512	\$18,144
10.0 x 15.0	16	150	2,400	\$176.00	\$2,816	\$33,792
10.0 x 20.0	29	200	5,800	\$204.00	\$5,916	\$70,992
10x20 Climate Loft	18	200	3,600	\$349.00	\$6,282	\$75,384
10.0 x 30.0	2	300	600	\$334.00	\$668	\$8,016
10x30 Climate Loft	3	300	900	\$389.00	\$1,167	\$14,004
10.0 x 30.0	3	300	900	\$399.00	\$1,197	\$14,364
TOTAL Climate Controlled (CC):	115	157	18,050	\$213.30	\$24,530	\$294,360

NON-CLIMATE CONTROLLED (NCC):

5.0 x 10.0	51	50	2550	\$94.00	\$4,794	\$57,528
10.0 x 10.0	73	100	7,300	\$134.00	\$9,782	\$117,384
10x10 Loft	10	100	1,000	\$189.00	\$1,890	\$22,680
10.0 x 15.0	61	150	9,150	\$149.00	\$9,089	\$109,068
10x15 Loft	27	150	4,050	\$224.00	\$6,048	\$72,576
10.0 x 20.0	59	200	11,800	\$194.00	\$11,446	\$137,352
10x20 Loft	18	200	3,600	\$314.00	\$5,652	\$67,824
12.0 x 25.0	9	300	2,700	\$199.00	\$1,791	\$21,492
12.0 x 25.0	1	300	300	\$224.00	\$224	\$2,688
10.0 x 30.0	2	300	600	\$239.00	\$478	\$5,736
12.0 x 25.0	2	300	600	\$269.00	\$538	\$6,456
10x30 Loft	1	300	300	\$399.00	\$399	\$4,788
12x50 Loft	3	600	1,800	\$599.00	\$1,797	\$21,564
12x50 Loft	1	600	600	\$649.00	\$649	\$7,788
TOTAL Non-Climate Controlled (NCC):	318	146	46,350	\$171.63	\$54,577	\$654,924

UNIT MIX

MISC						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
Contractor Unit	8	600	4800	\$429.00	\$3,432	\$41,184
Contractor Unit	2	600	1200	\$599.00	\$1,198	\$14,376
Barber Shop	1	600	600	\$750.00	\$750	\$9,000
Commercial Space	1	1,200	1,200	\$850.00	\$850	\$10,200
Rental House	1	2,100	2,100	\$1,650.00	\$1,650	\$19,800
TOTAL Miscellaneous:	13	762	9,900	\$606.15	\$7,880	\$94,560
UNCOVERED PARKING						
10.0 x 30.0	3	-	-	\$75.00	\$225	\$2,700
TOTAL Uncovered Parking:	3	-	-	\$75.00	\$225	\$2,700
GRAND TOTAL	449	165	74,300	\$194.24	\$87,212	\$1,046,544

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$1,046,544		\$1,067,475		\$1,088,824		\$1,110,601		\$1,132,813		\$1,155,469	
Physical Vacancy	(126,632)	12.1%	(106,747)	10.0%	(108,882)	10.0%	(111,060)	10.0%	(113,281)	10.0%	(115,547)	10.0%
Economic Vacancy	(235,202)	22.5%	(106,747)	10.0%	(54,441)	5.0%	(55,530)	5.0%	(56,641)	5.0%	(57,773)	5.0%
Total Vacancy	(361,834)		(213,495)		(163,324)		(166,590)		(169,922)		(173,320)	
Vacancy %	34.6%		20.0%		15.0%		15.0%		15.0%		15.0%	
Effective Rental Income	\$684,710		\$853,980		\$925,501		\$944,011		\$962,891		\$982,149	
Late, Letter, & NSF Fees	5,117		6,381		6,916		7,054		7,195		7,339	
Administration Fees	1,383		1,411		1,439		1,468		1,497		1,527	
Tenant Insurance	14,471		22,064		22,064		22,064		22,064		22,064	
Merchandise Sales, Net	119		121		124		126		129		131	
Utility Reimbursements	3,845		3,922		4,000		4,080		4,162		4,245	
Other Income	2,241		2,286		2,332		2,378		2,426		2,474	
Total Other Income	\$27,176		\$36,185		\$36,874		\$37,170		\$37,473		\$37,781	
Effective Gross Income (EGI)	\$711,886		\$890,165		\$962,375		\$981,181		\$1,000,364		\$1,019,930	
Property Taxes	26,824		33,530		34,200		34,884		35,582		36,293	
Insurance	18,817		19,194		19,578		19,969		20,368		20,776	
Utilities & Trash	30,701		31,315		31,941		32,580		33,232		33,896	
Repairs & Maintenance	9,423		9,612		9,804		10,000		10,200		10,404	
Advertising	5,000		5,100		5,202		5,306		5,412		5,520	
Salaries, Taxes, & Benefits	35,000		35,700		36,414		37,142		37,885		38,643	
Management Fee	22,361		44,508		48,119		49,059		50,018		50,996	
Office Supplies & Postage	3,025		3,085		3,147		3,210		3,274		3,340	
Bank & Credit Card Fees	12,752		14,243		15,398		15,699		16,006		16,319	
Telephone & Internet	2,400		2,448		2,497		2,547		2,598		2,650	
Total Expenses	\$166,303		\$198,734		\$206,300		\$210,397		\$214,575		\$218,838	
% of EGI	23.4%		22.3%		21.4%		21.4%		21.4%		21.5%	
Net Operating Income (NOI)	\$545,583		\$691,431		\$756,075		\$770,785		\$785,788		\$801,092	
Operating Margin %	76.6%		77.7%		78.6%		78.6%		78.6%		78.5%	

Financial Footnotes:

1. RE Taxes are based on the current assessed value of \$458,772
2. Income based on Q1 2026 annualized
3. Expenses based on March 2025–March 2026; Advertising, Salary, Telephone & Internet added to reflect industry standard
4. A management fee is added to expenses based on 5% of the gross income

ACQUISITION AND DISPOSITION

Purchase Price	Entry Cap Current	Levered Equity Multiple	Levered IRR	Purchase \$ / SF
\$9,950,000	5.48%	1.92x	15.8%	\$133.92
\$9,850,000	5.54%	1.97x	16.5%	\$132.57
\$9,750,000	5.60%	2.02x	17.1%	\$131.22

(\$ Actual)	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Purchase	(9,850,000)					
Closing costs (ex. Financing)	(147,750)					
Net Operating Income		691,431	756,075	770,785	785,788	801,092
Sale Price @ Year 5						11,860,000
Disposition Costs						(118,600)
Unlevered Cash Flows	(\$9,997,750)	\$691,431	\$756,075	\$770,785	\$785,788	\$12,542,492
Unlevered Cash on Cash %	--	6.9%	7.6%	7.7%	7.9%	125.5%
Unlevered Equity Multiple	--	0.07x	0.14x	0.22x	0.30x	1.56x
Unlevered IRR	10.4%					
Financing Costs	(147,750)					
Loan Funding / (Settlement)	6,895,000					(6,895,000)
Annual Debt Service		(448,175)	(448,175)	(448,175)	(448,175)	(448,175)
Loan DSCR		1.54x	1.69x	1.72x	1.75x	1.79x
Levered Cash Flows	(3,250,500)	243,256	307,900	322,610	337,613	5,199,317
Cash on Cash %	--	7.5%	9.5%	9.9%	10.4%	160.0%
Equity Multiple	--	0.07x	0.17x	0.27x	0.37x	1.97x
Levered IRR	16.5%					

Acquisition Assumptions	
Purchase Price	\$9,850,000
Entry cap (Actuals)	5.54%
Entry cap (Proj. YR 1)	7.02%
Equity	\$3,250,500
Loan Amount	\$6,895,000
LTV	70.0%
Interest Rate	6.50%
Monthly Payment	\$37,348
Annual Payment	\$448,175

Disposition Assumptions	
Disposition Price	\$11,860,000
Exit Cap (Proj. YR 5)	6.75%
Exit Cap (Proj. YR 5, Adj.)	6.06%
Disposition Costs	\$118,600
Loan Balance @ Exit	\$6,895,000
Net Proceeds After Sale	\$4,846,400
Unlevered IRR	10.4%
Levered IRR	16.5%
Equity Multiple	1.97x

13211 CONNEAUT
LAKE RD

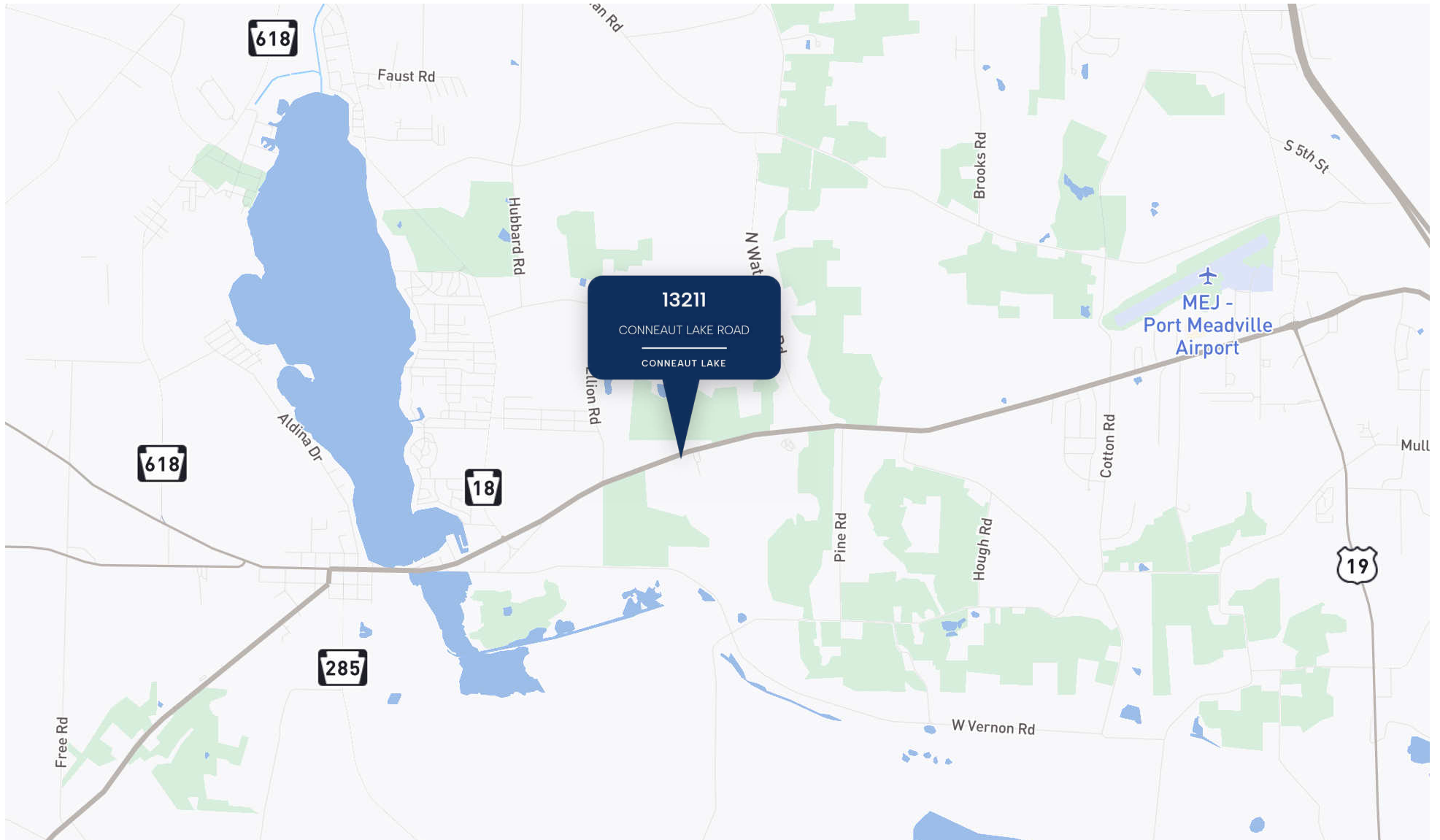
PROPERTY INFORMATION





LOCAL MAP

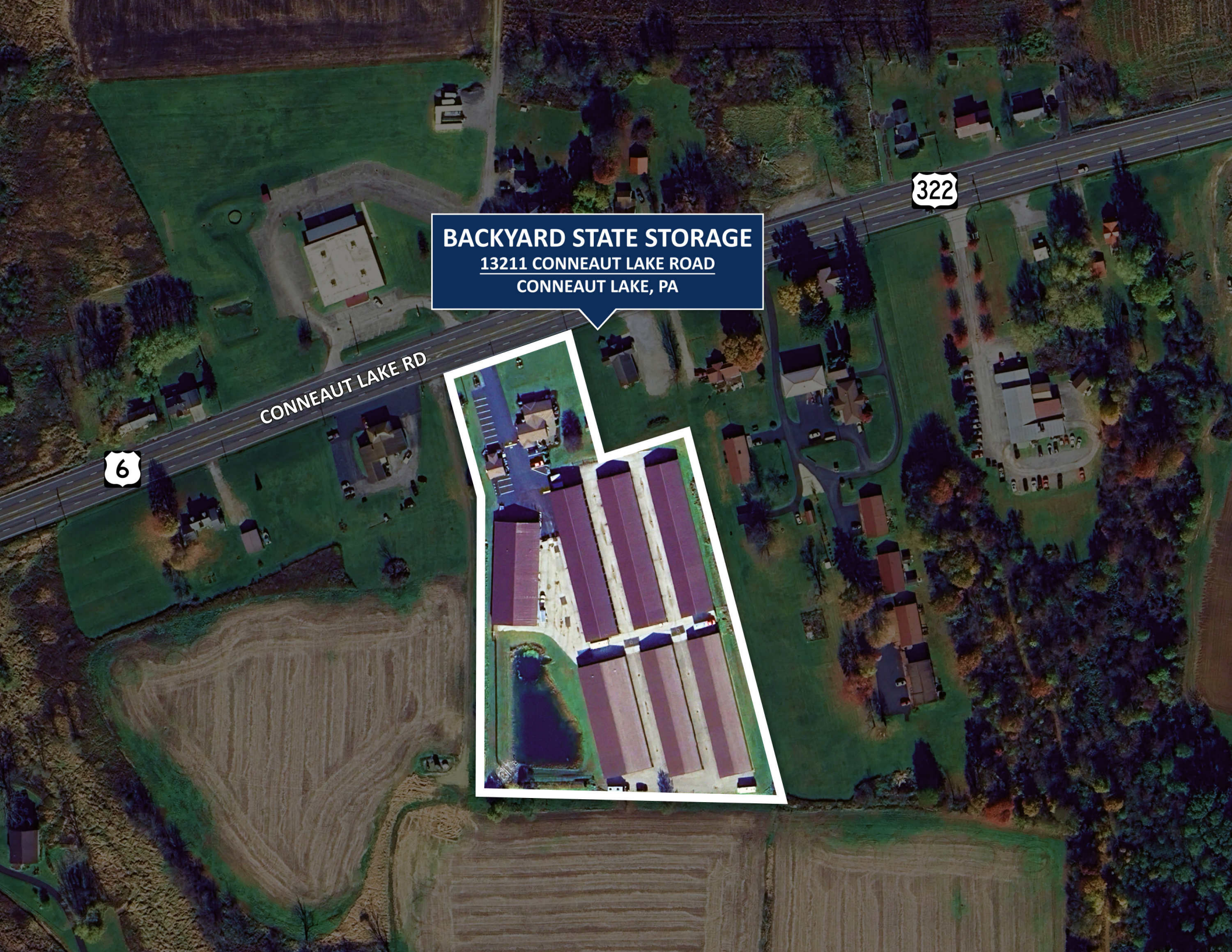
13211 CONNEAUT LAKE ROAD, CONNEAUT LAKE, PA



REGIONAL MAP

13211 CONNEAUT LAKE ROAD, CONNEAUT LAKE, PA





BACKYARD STATE STORAGE
13211 CONNEAUT LAKE ROAD
CONNEAUT LAKE, PA

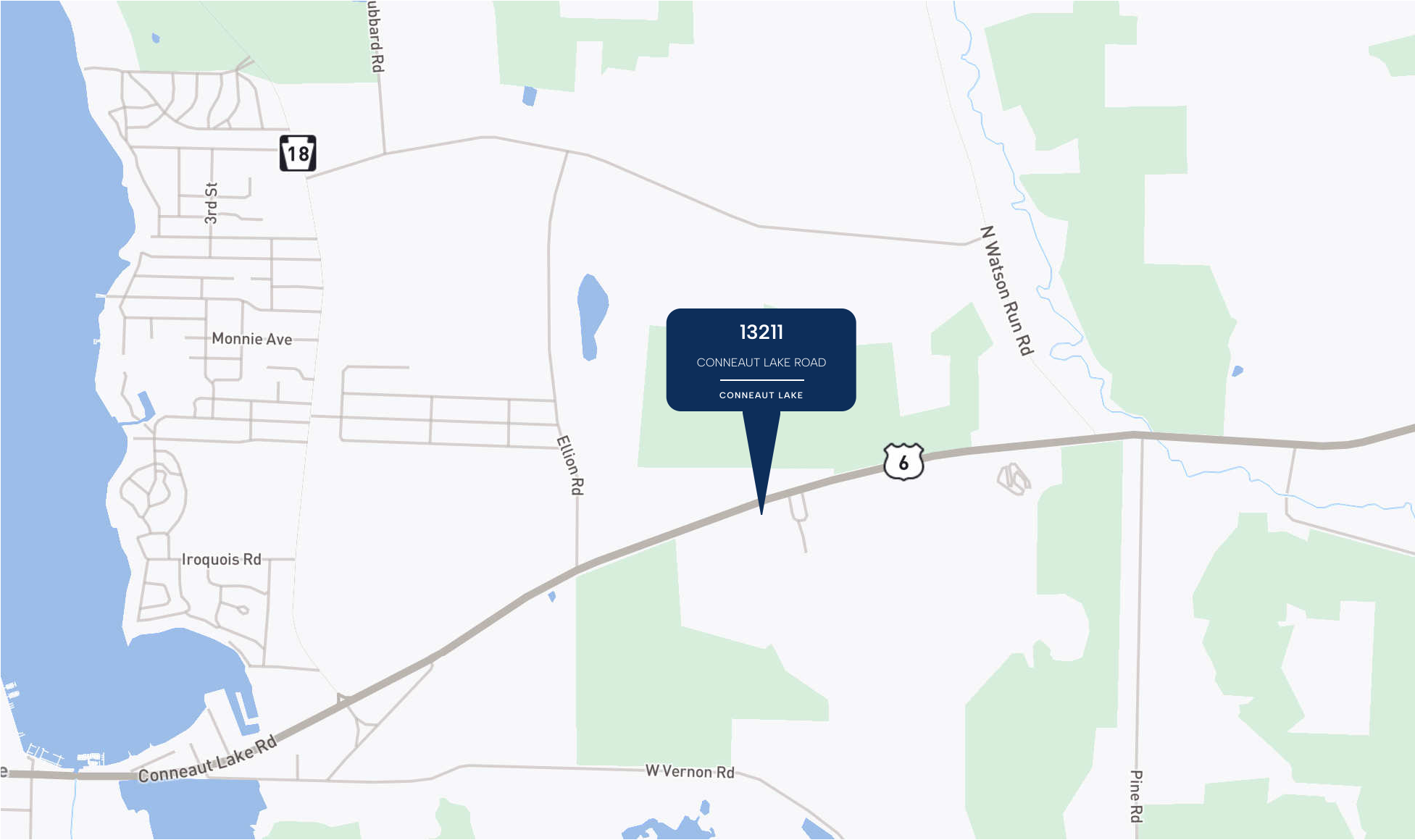
6

322

CONNEAUT LAKE RD

TRANSPORTATION MAP

13211 CONNEAUT LAKE ROAD, CONNEAUT LAKE, PA



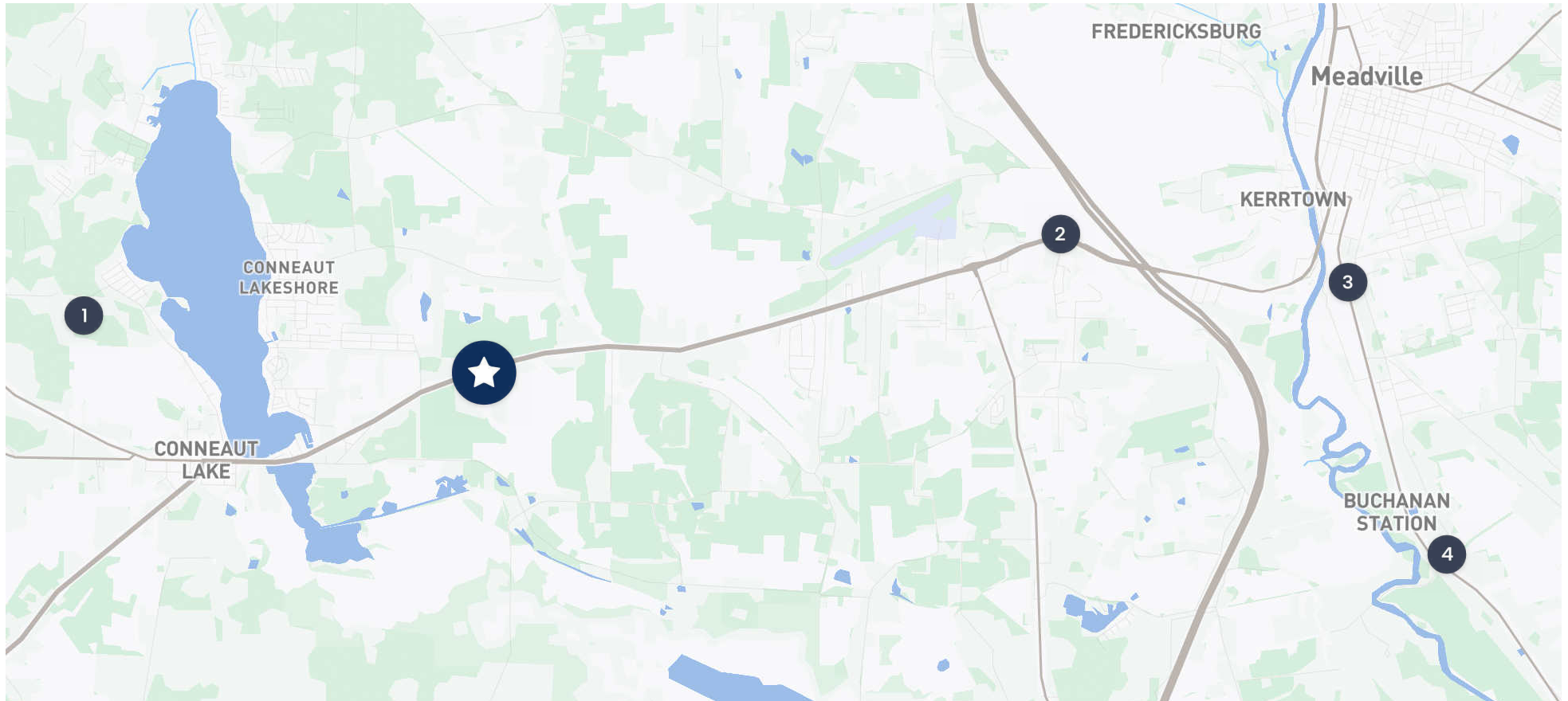


13211 CONNEAUT
LAKE RD

RENT COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE NCC RENT/SF
★	Backyard State Storage	13211 Conneaut Lake Rd, Conneaut Lake, PA 16316	\$1.30
1	LocalStorage	11207 Kingzett Dr, Conneaut Lake, PA 16316	\$1.03
2	LocalStorage	17208 Conneaut Lake Rd Ste A, Meadville, PA 16335	\$1.10
3	Spare Space Mini Storage	19148 Cochranon Rd, Meadville, PA 16335	\$0.70
4	Turbo Self Storage	9291 Liberty St, Meadville, PA 16335	\$0.94

RENT COMPARABLES



Backyard State Storage

13211 Conneaut Lake Rd,
Conneaut Lake, PA 16316

LocalStorage

11207 Kingzett Dr,
Conneaut Lake, PA 16316

LocalStorage

17208 Conneaut Lake Rd
Ste A, Meadville, PA 16335

Spare Space Mini Storage

19148 Cochran Rd,
Meadville, PA 16335

Turbo Self Storage

9291 Liberty St,
Meadville, PA 16335

Unit Type	Rent	Rent/SF
5x10 NCC	\$94	\$1.88
10x10 NCC	\$134	\$1.34
10x15 NCC	\$149	\$0.99
10x20 NCC	\$194	\$0.97
Average:	\$1.30	

Unit Type	Rent	Rent/SF
5x10 NCC	\$79	\$1.58
10x10 NCC	\$100	\$1.00
10x15 NCC	\$120	\$0.80
10x20 NCC	\$150	\$0.75
Average:	\$1.03	

Unit Type	Rent	Rent/SF
5x10 NCC	\$--	\$--
10x10 NCC	\$99	\$0.99
10x15 NCC	\$200	\$1.33
10x20 NCC	\$194	\$0.97
Average:	\$1.10	

Unit Type	Rent	Rent/SF
5x10 NCC	\$--	\$--
10x10 NCC	\$80	\$0.80
10x15 NCC	\$--	\$--
10x20 NCC	\$120	\$0.60
Average:	\$0.70	

Unit Type	Rent	Rent/SF
5x10 NCC	\$60	\$1.20
10x10 NCC	\$110	\$1.10
10x15 NCC	\$120	\$0.80
10x20 NCC	\$130	\$0.65
Average:	\$0.94	

13211 CONNEAUT
LAKE RD

DEMOGRAPHIC ANALYSIS





DEMOGRAPHICS

Population	10-MIN	20-MIN	30-MIN
2025 Total Population	1,065	3,493	10,194
2025 Population Density	89.3	182.1	126.5
2020–2025 Growth	-31	-12	-243
2020–2025 Average Annual Growth	-6	-2	-49
2030 Total Population	1,063	3,488	10,185
2030 Population Density	89	182	126
2025–2030 Projected Population Growth	-2	-5	-9
2025–2030 Projected Average Annual Growth	0	-1	-2
2020 Population	1,096	3,505	10,437
2010 Total Population	1,212	3,596	11,039
2000 Population	1,079	3,581	11,111

Household Income	10-MIN	20-MIN	30-MIN
2025 Average Household Income	\$ 148,926	\$ 95,537	\$ 83,015
2025 Aggregate Household Income	\$ 64,931,876	\$ 161,934,576	\$ 396,480,837
2025 Median Household Income	\$ 127,747	\$ 83,017	\$ 70,855
2025 Per Capita Income	\$ 60,969	\$ 46,360	\$ 38,894
2030 Aggregate Household Income	\$ 73,066,592	\$ 176,053,289	\$ 440,433,725
2030 Average Household Income	\$ 166,819	\$ 103,378	\$ 91,776
2030 Median Household Income	\$ 137,302	\$ 89,222	\$ 77,925
2030 Per Capita Income	\$ 68,736	\$ 50,474	\$ 43,243

Households	10-MIN	20-MIN	30-MIN
2025 Households	436	1,695	4,776
2020–2025 Growth	-28	173	336
2020–2025 Average Annual Growth	-6	35	67
2030 Households	438	1,703	4,799
2025–2030 Growth	2	8	23
2025–2030 Average Annual Growth	0	2	5
2020 Households	464	1,522	4,440



1,063

2030 Total Population
10 MIN



126.5

2025 Population Density
30 MIN



\$91,776

2030 Avg HH Income
30 MIN



\$38,894

2030 Per Capita Income
30 MIN



438

2030 Households
10 MIN



23

2025–2030 Growth
30 MIN

AMENITIES MAP



MAJOR EMPLOYERS

The Conneaut Lake area has a diverse, stable employment base, supporting investment. It benefits from recession-resistant sectors like healthcare and education, with Meadville Medical Center as a key provider and employer. Educational institutions such as Allegheny College and Crawford Central School District further stabilize the workforce. The manufacturing sector, with companies like LORD Corporation and Channellock Inc., adds to the economic diversity and resilience. This mix of industries creates a reliable employment landscape, reducing risk and maintaining local demand.

Employer	Industry	Employees
Meadville Medical Center	Healthcare	1,000
Allegheny College	Education	500
Parker Hannifin	Manufacturing	500
Channellock, Inc.	Manufacturing	500
Walmart Supercenter	Retail	500
Crawford Central School District	Education	500



MAJOR DEVELOPMENTS



Reflections on Conneaut Lake

A mixed-use housing project consisting of approximately 22 single-family homes, 37 carriage homes, and 44 townhouses has been brought forward for final land development approval in Sadsbury Township, immediately surrounding the Conneaut Lake area, indicating future residential growth and housing demand near the site.



ERNST Trail

The Conneaut Lake Community Development Committee is supporting the completion of the Ernst Trail section known as "The Nature Walk at Conneaut Lake," which will connect the lake to the existing Meadville Ernst trail system of over 13 miles, providing safe outdoor recreation and wildlife viewing while generating increased visitor traffic to support the local economy.



Road Improvements (Route 6 & US 322)

Significant infrastructure investment is underway with Route 6 resurfacing and drainage upgrades through Conneaut Lake and surrounding townships, as well as roadwork planned on US-322 between Pine Rd and US-6 — both efforts aimed at improving connectivity and traffic flow along major regional corridors near the property.



Evans Square Senior Living Residence

A 40-unit senior housing community, known as Evans Square, has been developed near Conneaut Lake, providing modern residential options for the area's aging population, diversifying housing types, and increasing local demand for services while supporting long-term community growth and neighborhood vitality.



Fireman's Beach Landscaping Renewal

A comprehensive landscaping project at Fireman's Beach includes native grass rain gardens, ornamental tree planting beds, and full garden maintenance, aimed at enhancing the area's recreational appeal, improving community aesthetics, and promoting environmental sustainability to attract residents and visitors alike.



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STATE STORAGE PORTFOLIO

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GRANDSTONE
STORAGE INVESTMENT SALES