

MISSION STORAGE PORTFOLIO

2811 3RD AVE, HUNTINGTON, WV

630 8TH AVE, HUNTINGTON, WV

5158 BIG TYLER RD, CROSS LANES, WV

53 MINI STORAGE DR, CROSS LANES, WV


**HUNTINGTON
SELF STORAGE**
304-453-3333
www.Huntington-Storage.com



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

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01

INVESTMENT OVERVIEW



OFFERING SUMMARY

MISSION STORAGE PORTFOLIO

HUNTINGTON, WV & CROSS LANES, WV

85.28%

PHYSICAL OCCUPANCY

80.14%

ECONOMIC OCCUPANCY

\$236,487

CURRENT NOI

287,699

EST. NOI YEAR 1



44,318

NET RENTABLE SF



414

TOTAL UNITS



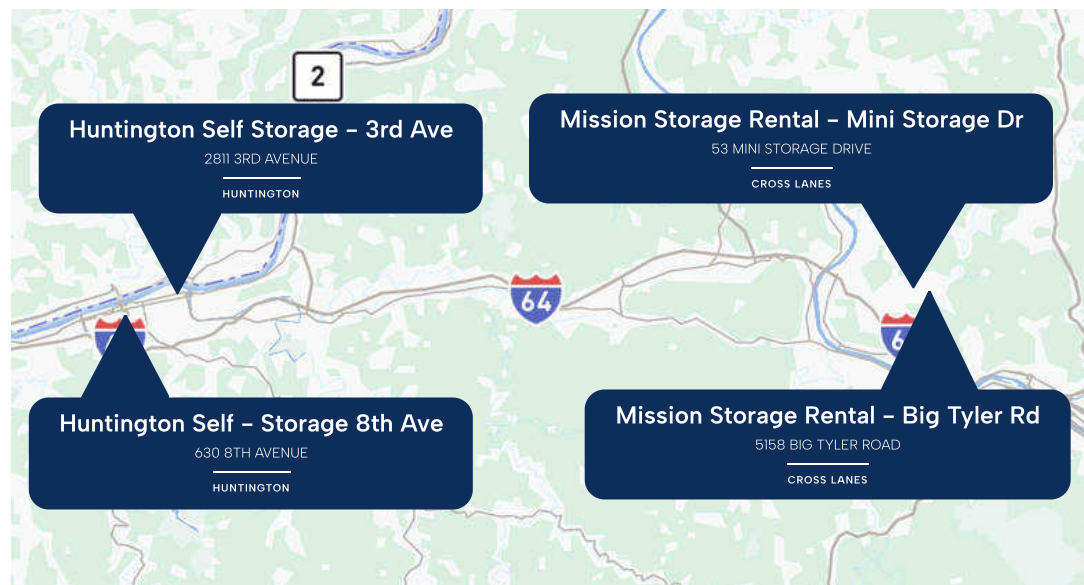
44,318

LOT SIZE

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to present a four-property West Virginia self-storage portfolio totaling 44,318 net rentable square feet and 414 units across the Huntington and Cross Lanes markets. The portfolio spans two distinct regional submarkets within West Virginia, with Mission Storage Rental – Mini Storage Dr and Mission Storage Rental – Big Tyler Rd located in Cross Lanes within the Charleston MSA, a stable suburban corridor characterized by established residential density and convenient access to major transportation routes serving the broader Kanawha Valley. The remaining assets—Huntington Self Storage – 3rd Ave and Huntington Self Storage – 8th Ave—are located in Huntington, a core Ohio River market defined by dense in-fill residential neighborhoods, strong local tenancy, and regional demand drawn from the Tri-State area.

The portfolio is currently operating at 85.28% physical occupancy and 80.14% economic occupancy, generating \$236,487 in current NOI. The business plan underwrites growth to \$287,699 in Year 1, driven by lease-up across the Cross Lanes assets—currently operating at 80.14% economic occupancy—alongside continued stabilization and pricing optimization across the portfolio. Huntington Self Storage – 8th Ave, currently 98.25% occupied, serves as the stabilized anchor asset, providing durable in-place cash flow as the lease-up strategy is executed across the remaining facilities.



INVESTMENT HIGHLIGHTS



INSTANT REGIONAL SCALE

44,318 net rentable SF and 414 units across four assets deliver immediate West Virginia scale in a single transaction across two complementary submarkets.



LEASE-UP UPSIDE IN CROSS LANES

The Cross Lanes assets offer deep lease-up runway toward stabilized occupancy, the portfolio's primary driver of NOI growth.



RENT ALIGNMENT TO MARKET

In-place rents across all four facilities sit below market, providing a clear path to revenue growth as units re-rate to prevailing self-storage rates in each submarket.



STABILIZED ANCHOR AT 8TH AVENUE

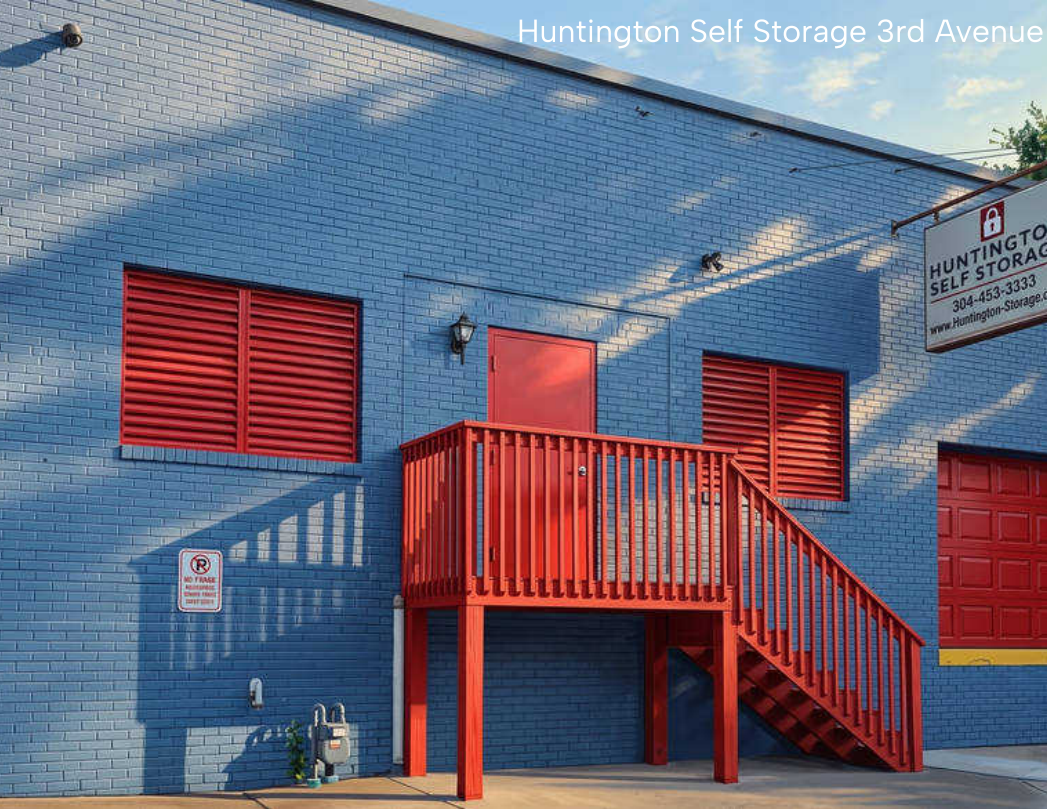
The 630 8th Avenue asset is 98.25% economically occupied, anchoring current cash flow and de-risking the business plan while lease-up is executed.



CAP-RATE EXPANSION

Aggregate NOI is underwritten to grow from \$236,487 to \$328,291, expanding the blended cap rate.

Huntington Self Storage 3rd Avenue



Huntington Self Storage 8th Avenue



Mission Storage Rental – Mini Storage Dr



Mission Storage Rental – Big Tyler Rd





Huntington Self Storage 3rd Avenue



Mission Storage Rental - Big Tyler Rd



Mission Storage Rental - Mini Storage Dr



Huntington Self Storage 8th Avenue



02

PORTFOLIO
FINANCIAL
ANALYSIS

UNIT MIX & INCOME

(\$ Actual)			Total	Monthly	Monthly	Annual
Unit Type & Description	# of Units	SF / Unit	SQFT	Rent / Unit	Income	Income
Combined Unit Mix:						
Huntington Self Storage – 3rd Ave	85	72	6,147	\$89.47	\$7,605	\$91,260
Huntington Self Storage – 8th Ave	82	104	8,488	\$189.15	\$15,510	\$186,120
Mission Storage Rental – Big Tyler	48	77	3,683	\$70.38	\$3,378	\$40,536
Mission Storage Rental – Mini Storage	199	131	26,000	\$75.95	\$15,114	\$181,368
TOTAL Combined Unit Mix:	414	107	44,318	\$100.50	\$41,607	\$499,284
GRAND TOTAL	414	107	44,318	\$100.50	\$41,607	\$499,284

INCOME AND EXPENSES

(\$ Actual)	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$499,284		\$508,590		\$523,848		\$539,563		\$555,750		\$572,423	
Physical Vacancy	(73,471.20)	15%	(31,639.05)	6%	(32,588.22)	6%	(33,565.87)	6%	(34,572.84)	6%	(35,610.03)	6%
Economic Vacancy	(25,674.81)	5%	(20,543.85)	4%	(21,160.17)	4%	(21,794.97)	4%	(22,448.82)	4%	(23,122.28)	4%
Total Vacancy	(99,146.01)		(52,182.90)		(53,748.39)		(55,360.84)		(57,021.66)		(58,732.31)	
Vacancy %	20%		10%		10%		10%		10%		10%	
Effective Rental Income	\$400,138		\$456,407		\$470,099		\$484,202		\$498,728		\$513,690	
Late, Letter, & NSF Fees	10,826		12,755		13,138		13,532		13,938		14,356	
Tenant Insurance	25,139		25,970		25,970		25,970		25,970		25,970	
Total Other Income	\$35,964		\$38,725		\$39,108		\$39,502		\$39,908		\$40,326	
Effective Gross Income (EGI)	\$436,102		\$495,133		\$509,207		\$523,705		\$538,637		\$554,017	
Property Taxes	22,832		28,540		29,111		29,693		30,287		30,893	
Insurance	21,395		21,823		22,259		22,705		23,159		23,622	
Utilities & Trash	14,287		14,573		14,865		15,162		15,465		15,774	
Repairs & Maintenance	12,005		12,245		12,490		12,739		12,994		13,254	
Advertising	11,687		11,921		12,160		12,403		12,651		12,904	
Salaries, Taxes, & Benefits	60,497		61,707		62,941		64,200		65,484		66,794	
Management Fee	21,805		24,757		25,460		26,185		26,932		27,701	
Office Supplies & Postage	13,220		13,485		13,754		14,030		14,310		14,596	
Bank & Credit Card Fees	11,629		7,922		8,147		8,379		8,618		8,864	
Telephone & Internet	5,772		5,887		6,005		6,125		6,248		6,373	
Landscaping	4,485		4,574		4,666		4,759		4,854		4,951	
Total Expenses	\$199,615		\$207,434		\$211,858		\$216,380		\$221,002		\$225,726	
% of EGI	46%		42%		42%		41%		41%		41%	
Net Operating Income (NOI)	\$236,487		\$287,698		\$297,349		\$307,325		\$317,635		\$328,291	
Operating Margin %	54%		58%		58%		59%		59%		59%	

Financial Footnotes:

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

03

MARKET OVERVIEW



WELCOME TO

HUNTINGTON, WV

Huntington serves as the regional hub of West Virginia's Tri-State area along the Ohio River and is anchored by Marshall University, a major public research institution offering more than 150 degree programs, alongside a robust healthcare network led by Cabell Huntington Hospital, St. Mary's Medical Center, and Marshall Health. The city benefits from a diversified employment base spanning education, healthcare, manufacturing, and logistics, supported by its strategic position at the intersection of West Virginia, Ohio, and Kentucky. Huntington's urban core features dense residential infill and a stable population base, with approximately 6,776 residents within one mile and 41,624 residents within three miles, reinforcing consistent local demand for essential services and convenience-oriented real estate across the broader Tri-State region.



MARKET HIGHLIGHTS



MARSHALL UNIVERSITY ANCHOR

Marshall University, a public research institution with more than 150 degree programs, anchors Huntington and drives steady student-driven housing turnover and storage demand.



TRI-STATE HEALTHCARE HUB

Huntington is the medical center of the WV-OH-KY Tri-State region, home to Cabell Huntington Hospital, St. Mary's Medical Center, and Marshall Health — the region's only academic health system.



STABLE INFILL DEMAND BASE

Huntington's dense urban core and stable residential base support consistent neighborhood storage demand, driven by students, healthcare workers, and long-term residents across the submarket.



DENSE URBAN CORE

6,776 residents live within one mile of the 3rd Ave asset and 41,624 within three miles, concentrating self-storage demand.



REGIONAL COMMERCIAL CENTER

Huntington serves as the primary hub for the Tri-State region, drawing demand from surrounding communities across West Virginia, Ohio, and Kentucky, supporting consistent storage-related activity.

WELCOME TO

CROSS LANES, WV

Cross Lanes is an established suburb of Charleston in Kanawha County, situated along the Interstate 64 corridor just northwest of the state capital. The submarket is characterized by above-average household incomes relative to broader regional benchmarks, with a one-mile average of \$93,938, supporting stable demand for consumer storage needs. The area benefits from a predominantly homeowner-driven housing stock and strong suburban residential density, with approximately 5,686 residents within one mile, creating a consistent base of long-term, local storage demand in a car-dependent suburban environment.



MARKET HIGHLIGHTS



HIGHER HOUSEHOLD INCOMES

Average household income within one mile is \$93,938 — roughly double Huntington's urban core — supporting strong, stable self-storage demand.



CHARLESTON SUBURB

Cross Lanes is an established suburb of the state capital in Kanawha County, just northwest of Charleston along the I-64 corridor.



SUBURBAN DEMAND BASE

Cross Lanes is a stable, homeowner-driven suburban market supported by strong residential density, above-average incomes, and consistent household storage demand driven by long-term residents along the I-64 corridor.



INTERSTATE ACCESS

Direct I-64 access connects Cross Lanes to downtown Charleston, about 12 miles south, anchoring a car-dependent, drive-up storage market.



HOMEOWNER COMMUNITY

A homeowner-heavy, suburban community with 2,446 households within one mile generates consistent residential storage demand.

HUNTINGTON SELF STORAGE 3RD AVE

2811 3RD AVE, HUNTINGTON, WV 25702


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OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

2811 3RD AVENUE

INVESTMENT OVERVIEW



OFFERING SUMMARY

HUNTINGTON SELF STORAGE – 3RD AVE

2811 3RD AVE, HUNTINGTON, WV 25702

100%

PHYSICAL OCCUPANCY

74.35%

ECONOMIC OCCUPANCY

\$39,549

CURRENT NOI

\$53,174

EST. NOI YEAR 1



6,147

NET RENTABLE SF



0.23

LOT SIZE (ACRES)



85

NUMBER OF UNITS

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present Huntington Self-Storage – 3rd Ave, a value-add self-storage opportunity located at 2811 3rd Ave, Huntington, WV. The property consists of 85 climate-controlled units across 6,147 NRSF on a compact 0.23-acre urban site in a high-visibility corridor along 3rd Avenue. The asset is currently operating at 100% physical occupancy and 74.35% economic occupancy, presenting a clear opportunity to enhance performance through lease-up of existing vacancy, disciplined pricing strategy, and continued operational optimization.

The property generates approximately \$75,377 in annual in-place revenue, with projected NOI growth supported by steady rent increases and gradual occupancy stabilization over the hold period. While operations remain in a transitional phase, the embedded upside is driven by the gap between physical and economic occupancy, as well as the ability to improve yield across unit types through active revenue management. Strategically positioned within a dense urban corridor in Huntington with consistent demand and limited modernized competition, the asset offers a compelling opportunity to unlock value through targeted management improvements and incremental operational efficiencies.



VALUE-ADD HIGHLIGHTS



SIGNIFICANT VALUE-ADD POTENTIAL

Revenue management and lease-up of existing vacancy help bridge the gap between 100% physical occupancy and 74.35% economic occupancy, unlocking near-term income upside across the 85-unit, 6,147 NRSF facility.



COMPELLING RETURN PROFILE

The asset experiences steady EGI growth over the hold period, increasing from \$75,377 to \$100,948. The upward trajectory reflects consistent top-line expansion throughout the hold period, indicating stable operational performance and effective revenue generation.



PROVEN TENANT DEMAND

The 85-unit climate-controlled facility benefits from steady local demand, with occupancy levels supporting stable in-place cash flow and consistent tenant retention.



HIGH-VISIBILITY URBAN LOCATION

Strategically situated on a 0.23-acre lot at 2811 3rd Ave in Huntington, WV, the facility captures strong daily traffic with limited modernized competition in the immediate commercial corridor.



UPSIDE THROUGH MODERNIZATION

With the site's footprint fully utilized, significant value enhancement can be achieved entirely through automated operational upgrades and strict revenue management rather than costly physical expansion.



SATURATION STUDY

HUNTINGTON SELF-STORAGE – 3RD AVE | 2811 3rd Ave, Huntington, WV 25702

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Huntington Self Storage – 3rd Ave	2811 3rd Ave, Huntington, WV 25702	★	Yes	6,147	–	–
Maier Storage Company	1653 7th Ave, Huntington, WV 25703	1.58	No	–	83,318	–
Dudley's Mini Storage Center	1632 7th Ave, Huntington, WV 25703	1.63	No	–	4,938	–
IncaAztec Self Storage – 15th St.	802 15th St, Huntington, WV 25701	1.86	Yes	–	32,711	–
Route 60 Storage	3338 US-60 East, Huntington, WV 25705	1.94	No	–	3,808	–
U-Haul Self Storage	625 & 639, 8th Ave, Huntington	2.60	Yes	–	31,704	–
Huntington Self Storage 8th Avenue	630 8th Ave, Huntington, WV 25701	2.61	Yes	–	8,488	–
IncaAztec Self Storage	113 2nd Ave, Chesapeake, OH 45619	2.70	No	–	9,622	–
Mini Mall Storage	700 County Road 411 Proctorville, Proctorville, OH 45669	2.70	Yes	–	42,353	–
Huntington Downtown Self Storage	244 Rear 3rd Avenue, Huntington, WV 25701	2.72	No	–	22,593	–
E-Z-Stor Self Storage	3100 Woodville Dr, Huntington, WV 25701	2.81	Yes	–	58,021	–
Downtown Self-Storage	244 3rd Ave, Huntington, WV 25701	2.94	No	–	15,066	–
U-Haul Moving & Storage	202 4th Ave, Huntington, WV 25701	2.98	No	–	8,204	–
IncaAztec Self Storage – Proctorville	460 Township Rd 1161, Proctorville, OH 45669	2.98	No	–	15,544	–
Tri-State Storage	114 8th Ave, Huntington, WV 25701	3.09	Yes	–	–	28,109
Storage Wise of Huntington	5091 Oak Ridge Dr, Huntington, WV 25705	3.09	No	–	–	22,650
Tri-State Storage	5194 Cherry Lawn Rd, Huntington, WV 25705	3.37	Yes	–	–	50,494
U-Haul Storage of West End	546 Washington Ave, Huntington, WV 25701	3.53	No	–	–	6,001
Nelson's Storage Llc	3945 16th St Rd, Huntington, WV 25701	3.60	No	–	–	17,696
Tri-State Storage	1300 Van Buren Ave, Huntington, WV 25701	4.29	No	–	–	14,289
Lefty Storage	15 Glenbrier Ln, Huntington, WV 25702	4.79	No	–	–	6,321

POPULATION	1-MILE	6,776	3-MILE	41,624	5-MILE	65,850
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TOTAL EXISTING SUPPLY	6,147	342,517	488,077
SQ FT PER PERSON	0.91	8.23	7.41

2811 3RD AVE

FINANCIAL
ANALYSIS



HUNTINGTON
SELF STORAGE
304-453-3333
www.Huntington-Storage.com

UNIT MIX

CLIMATE CONTROLLED (CC):						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
10.0 x 5.0	47	50	2,350	\$ 80.00	\$ 3,760.00	\$ 45,120.00
14.0 x 5.0	11	70	770	\$ 80.00	\$ 880.00	\$ 10,560.00
14.0 x 5.0	6	70	420	\$ 95.00	\$ 570.00	\$ 6,840.00
10.0 x 8.6	1	86	86	\$ 70.00	\$ 70.00	\$ 840.00
10.0 x 10.0	1	100	100	\$ 95.00	\$ 95.00	\$ 1,140.00
10.0 x 11.0	1	110	110	\$ 100.00	\$ 100.00	\$ 1,200.00
8.0 x 14.0	1	112	112	\$ 100.00	\$ 100.00	\$ 1,200.00
10.0 x 12.0	12	120	1,440	\$ 118.00	\$ 1,416.00	\$ 16,992.00
10.0 x 13.0	2	130	260	\$ 115.00	\$ 230.00	\$ 2,760.00
10.0 x 14.0	1	140	140	\$ 120.00	\$ 120.00	\$ 1,440.00
11.0 x 13.0	1	143	143	\$ 115.00	\$ 115.00	\$ 1,380.00
18.0 x 12.0	1	216	216	\$ 149.00	\$ 149.00	\$ 1,788.00
TOTAL Climate Controlled (CC):	85	72	6,147	\$85.15	\$7,238	\$86,856
GRAND TOTAL	85	72	6,147	\$85.15	\$7,238	\$86,856

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	91,260.00		91,260.00		93,997.80		96,817.73		99,722.27		102,713.93	
Physical Vacancy	-	0%	(4,563.00)	5%	(4,699.89)	5%	(4,840.89)	5%	(4,986.11)	5%	(5,135.70)	5%
Economic Vacancy	(23,407.33)	26%	(4,563.00)	5%	(4,699.89)	5%	(4,840.89)	5%	(4,986.11)	5%	(5,135.70)	5%
Total Vacancy	(23,407.33)		(9,126.00)		(9,399.78)		(9,681.77)		(9,972.23)		(10,271.39)	
Vacancy %	26%		10%		10%		10%		10%		10%	
Effective Rental Income	67,852.67		82,134.00		84,598.02		87,135.96		89,750.04		92,442.54	
Late, Letter, & NSF Fees	2,544.60		3,080.18		3,172.58		3,267.76		3,365.79		3,466.77	
Tenant Insurance	4,979.31		5,038.80		5,038.80		5,038.80		5,038.80		5,038.80	
Total Other Income	7,523.91		8,118.98		8,211.38		8,306.56		8,404.59		8,505.57	
Effective Gross Income (EGI)	75,376.58		90,252.98		92,809.40		95,442.52		98,154.63		100,948.11	
Property Taxes	3,286.34		4,107.93		4,190.08		4,273.89		4,359.36		4,446.55	
Insurance	4,789.59		4,885.38		4,983.09		5,082.75		5,184.41		5,288.09	
Utilities & Trash	1,153.21		1,176.27		1,199.80		1,223.80		1,248.27		1,273.24	
Repairs & Maintenance	666.00		679.32		692.91		706.76		720.90		735.32	
Advertising	2,648.33		2,701.30		2,755.32		2,810.43		2,866.64		2,923.97	
Salaries, Taxes, & Benefits	7,183.00		7,326.66		7,473.19		7,622.66		7,775.11		7,930.61	
Management Fee	3,768.83		4,512.65		4,640.47		4,772.13		4,907.73		5,047.41	
Office Supplies & Postage	7,113.10		7,255.36		7,400.47		7,548.48		7,699.45		7,853.44	
Bank & Credit Card Fees	2,287.79		1,444.05		1,484.95		1,527.08		1,570.47		1,615.17	
Telephone & Internet	2,336.56		2,383.29		2,430.96		2,479.58		2,529.17		2,579.75	
Landscaping & Snow Removal	595.00		606.90		619.04		631.42		644.05		656.93	
Total Expenses	35,827.75		37,079.11		37,870.28		38,678.96		39,505.56		40,350.47	
% of EGI	48%		41%		41%		41%		40%		40%	
Net Operating Income (NOI)	39,548.83		53,173.87		54,939.12		56,763.56		58,649.07		60,597.63	
<i>Operating Margin %</i>	<i>52%</i>		<i>59%</i>		<i>59%</i>		<i>59%</i>		<i>60%</i>		<i>60%</i>	

Financial Footnotes:

1. RE Taxes are based on the current assessed value of \$99,840; Taxes increased 25% to hedge risk of reassessment
2. Income based on June 2025-May 2026
3. Expenses based on June 2025-May 2026
4. A management fee is added to expenses based on 5% of the gross income

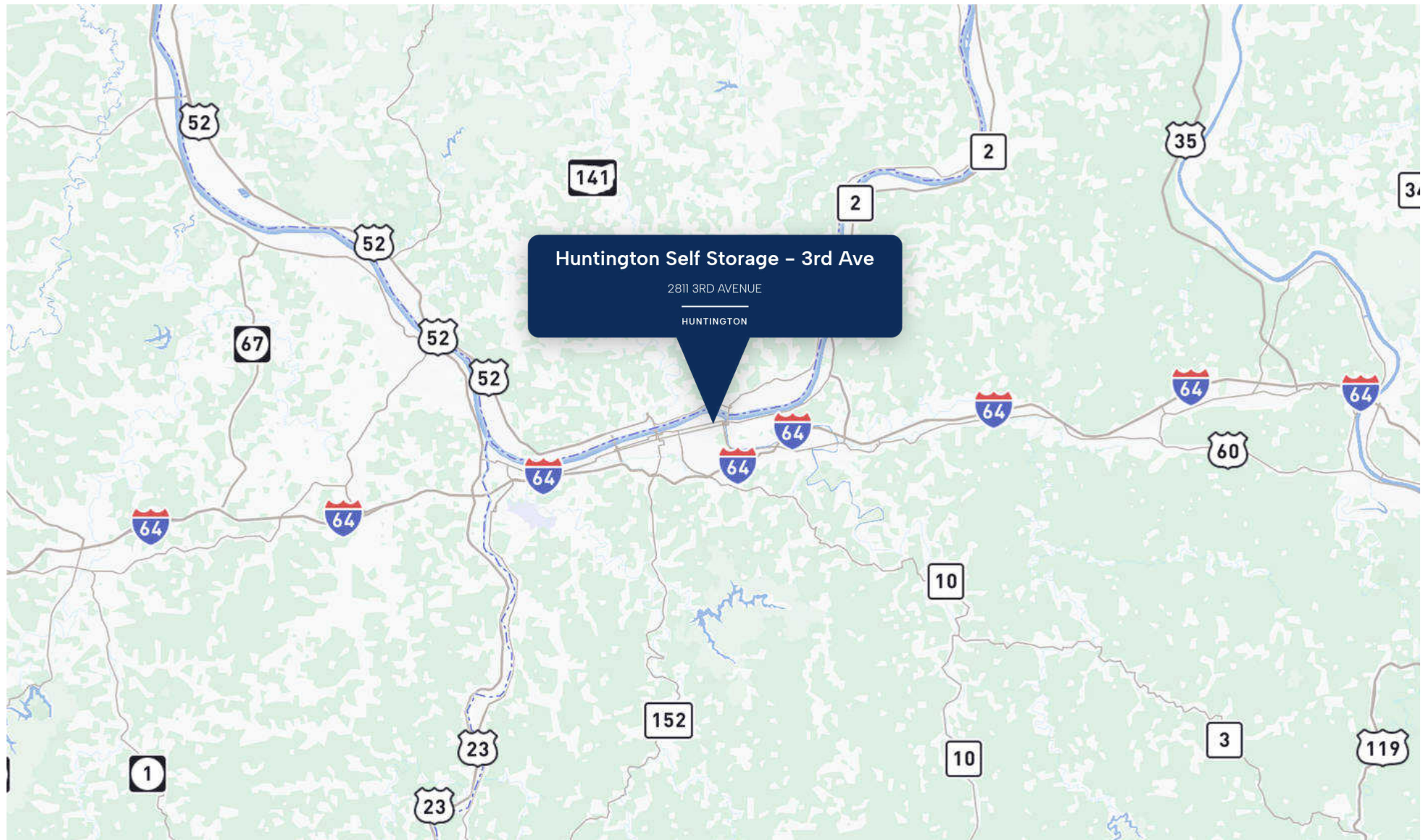
2811 3RD AVE

PROPERTY INFORMATION



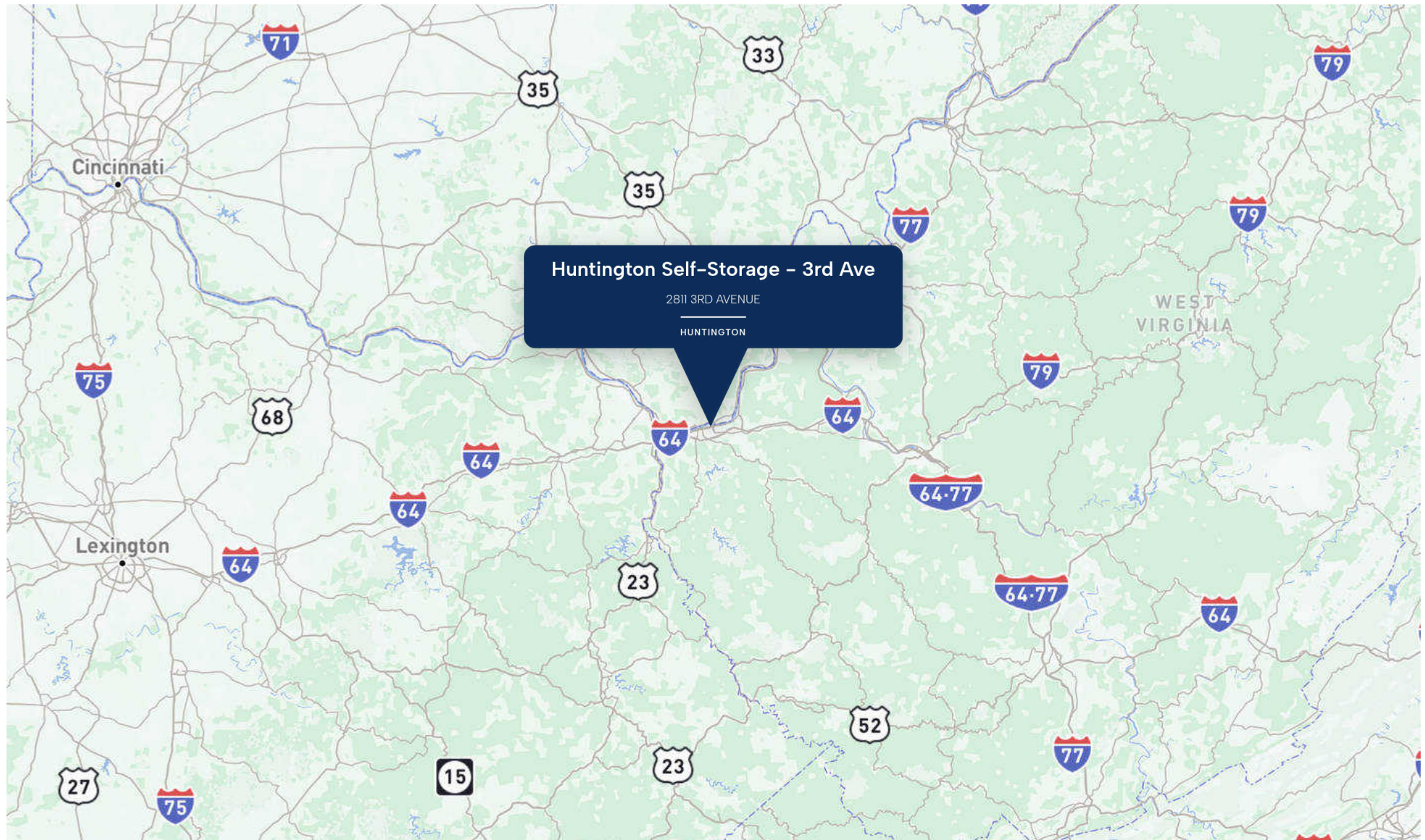
LOCAL MAP

2811 3RD AVE, HUNTINGTON, WV 25702



REGIONAL MAP

2811 3RD AVE, HUNTINGTON, WV 25702



3RD AVE

HUNTINGTON SELF STORAGE - 3RD AVE

2811 3RD AVENUE
HUNTINGTON

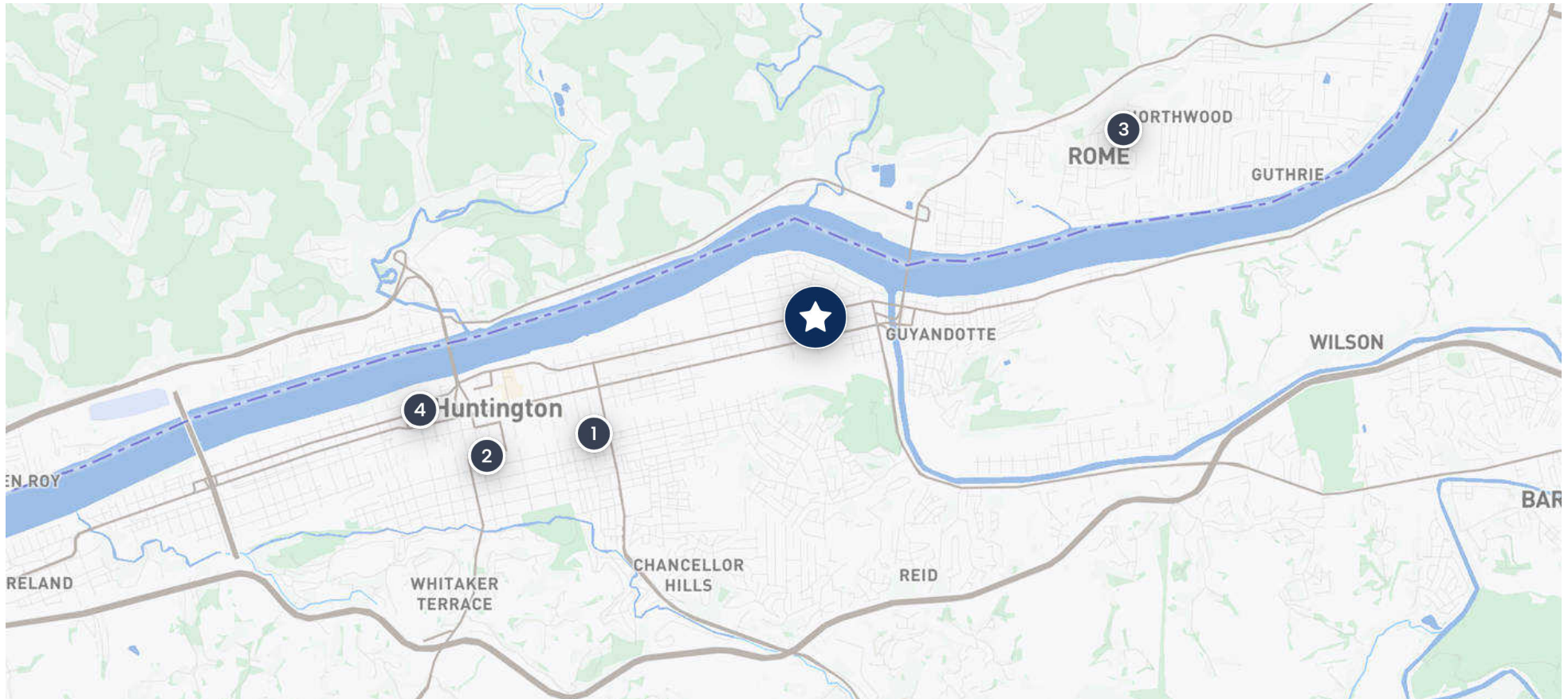


2811 3RD AVENUE

RENT COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE CC RENT/SF
★	Huntington Self Storage	2811 3rd Ave, Huntington, WV 25702	\$0.99
1	IncaAztec Self Storage	802 15th St, Huntington, WV 25701	\$0.85
2	U-Haul Moving & Storage	625 & 639, 8th Ave, Huntington, WV 25701	\$1.75
3	Mini Mall Storage	700 County Rd 411, Proctorville, OH 45669	\$1.22
4	U-Haul Moving & Storage	202 4th Ave, Huntington, WV 25701	\$1.75

RENT COMPARABLES



Huntington Self Storage

2811 3rd Ave,
Huntington, WV 25702

Unit Type	Rent	Rent/SF
5x10 CC	\$75	\$1.50
10x10 CC	\$95	\$0.95
11x13 CC	\$115	\$0.80
12x18 CC	\$149	\$0.69
Average:		\$0.99



IncaAztec Self Storage

802 15th St,
Huntington, WV 25701

Unit Type	Rent	Rent/SF
5x10 CC	\$59	\$1.18
10x10 CC	\$--	\$--
10x15 CC	\$79	\$0.53
10x20 CC	\$--	\$--
Average:		\$0.85



U-Haul Moving & Storage

625 & 639 8th Ave,
Huntington, WV 25701

Unit Type	Rent	Rent/SF
5x10 CC	\$100	\$2.00
10x10 CC	\$150	\$1.50
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:		\$1.75



Mini Mall Storage

700 County Rd 411,
Proctorville, OH 45669

Unit Type	Rent	Rent/SF
5x10 CC	\$71	\$1.41
10x10 CC	\$156	\$1.56
10x15 CC	\$139	\$0.92
10x20 CC	\$197	\$0.99
Average:		\$1.22



U-Haul Moving & Storage

202 4th Ave,
Huntington, WV 25701

Unit Type	Rent	Rent/SF
5x10 CC	\$100	\$2.00
10x10 CC	\$150	\$1.50
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:		\$1.75

An aerial photograph of a city, likely Pittsburgh, showing a river (the Allegheny River) and a green truss bridge (the Roberto Clement Bridge). The city is built on a hillside, and the sky is overcast with dark clouds. The foreground shows several large, multi-story buildings, including a prominent brick building with many windows. The text "2811 3RD AVENUE" is overlaid on the left side of the image.

2811 3RD AVENUE

DEMOGRAPHIC ANALYSIS

DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2025 Total Population	6,776	41,624	65,850
2025 Population Density	2,795.9	1,686.0	884.4
2020–2025 Growth	–220	–963	–1,618
2020–2025 Average Annual Growth	–44.0	–192.6	–323.6
2030 Total Population	6,698	41,128	64,998
2030 Population Density	2,763.7	1,665.9	873.0
2025–2030 Projected Population Growth	–78	–496	–852
2025–2030 Projected Average Annual Growth	–15.6	–99.2	–170.4
2020 Population	6,996	42,587	67,468
2010 Total Population	7,462	44,826	70,275
2000 Population	7,985	46,599	72,024

Household Income	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$46,647	\$67,652	\$74,217
2025 Aggregate Household Income	\$144,884,242	\$1,233,704,237	\$2,154,458,069
2025 Median Household Income	\$37,354	\$49,290	\$53,557
2025 Per Capita Income	\$22,068	\$30,663	\$33,437
2030 Aggregate Household Income	\$164,308,585	\$1,371,670,482	\$2,384,575,684
2030 Average Household Income	\$52,528	\$74,975	\$82,026
2030 Median Household Income	\$40,233	\$53,303	\$58,528
2030 Per Capita Income	\$25,318	\$34,513	\$37,502

Households	1 MILE	3 MILE	5 MILE
2025 Households	3,106	18,236	29,029
2020–2025 Growth	–71	130	2,252
2020–2025 Average Annual Growth	–14.2	26.0	450.4
2030 Households	3,128	18,295	29,071
2025–2030 Growth	22	59	42
2025–2030 Average Annual Growth	4.4	11.8	8.4
2020 Households	3,177	18,106	26,777



6,698

2030 Total Population
1 MILE



884.4

2025 Population Density
5 MILE



\$74,217

2025 Avg HH Income
5 MILE



\$37,502

2030 Per Capita Income
5 MILE



29,029

2025 Households
5 MILE



42

2025–2030 Growth
5 MILE

AMENITIES MAP



MAJOR EMPLOYERS

The Huntington market offers a stable, recession-resistant environment ideal for long-term investment. Its resilient economy is anchored by a strong "Meds and Eds" foundation, driven by major employers like Cabell Huntington Hospital, St. Mary's Medical Center, and Marshall University. The local landscape is further bolstered by significant government, industrial, and service operations, including the VA Medical Center, Special Metals, and Amazon. Together, this powerful combination of diverse, non-cyclical industries ensures consistent demand and predictable market performance.

Employer	Industry	Employees
Cabell Huntington Hospital	Healthcare	3,000
St. Mary's Medical Center	Healthcare	2,600
Marshall University	Education	2,000
Hershel "Woody" Williams VA Medical Center	Healthcare	1,500
Cabell County Schools	Education	1,500
Special Metals Corporation	Manufacturing	1,000
Amazon Customer Service Center	Technology / Customer Service	1,000
US Army Corps of Engineers	Government	800



MAJOR DEVELOPMENTS



Highlawn Redevelopment

The Highlawn area along 3rd Avenue is undergoing massive redevelopment, replacing the former ACF Industries brownfield with mixed-use commercial spaces and Marshall University's new baseball stadium. This transformation is bringing new businesses and residents to the immediate vicinity, rapidly increasing the local demand for accessible self-storage.



Marshall University Expansions

Just west of the property, Marshall University is expanding its campus footprint through multi-million dollar investments like the new Brad D. Smith Center for Business and Innovation. This continuous growth attracts a steady stream of students, faculty, and young professionals, driving consistent year-over-year demand for transitional and residential self-storage.



Nucor Steel West Virginia Project

Located 35 miles north, Nucor's historic \$3.1 billion sheet steel mill is a massive economic driver that will create hundreds of permanent jobs and attract ancillary supply-chain businesses to the Tri-State area. This regional economic boom is expected to spur housing and commercial growth in major nearby hubs like Huntington, subsequently boosting the demand for storage facilities.



Port of Huntington Tri- State Growth

As the largest inland port in the nation, ongoing infrastructure investments continue to strengthen the Huntington regional waterways as a prime logistics, energy, and manufacturing hub. The resulting influx of contractors, industrial workers, and maritime businesses creates a steady need for commercial self-storage and logistics support near major thoroughfares like 3rd Avenue.



Downtown Huntington Revitalization

Downtown Huntington is experiencing a multi-year renaissance, with new retail hubs and initiatives attracting a wave of residents to urban lofts and apartments. Because these revitalized downtown living spaces typically lack extensive storage, residents increasingly rely on easily accessible suburban facilities nearby to store their belongings.

HUNTINGTON SELF STORAGE 8TH AVE

630 8TH AVE, HUNTINGTON, WV 25701



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

630 8TH AVENUE

INVESTMENT OVERVIEW



OFFERING SUMMARY

HUNTINGTON SELF - STORAGE 8TH AVE

630 8TH AVE HUNTINGTON, WV 25701

100%

PHYSICAL OCCUPANCY

98.25%

ECONOMIC OCCUPANCY

\$117,991

CURRENT NOI

\$118,551

EST. NOI YEAR 1



8,488

NET RENTABLE SF



0.35

LOT SIZE



82

NUMBER OF UNITS

INVESTMENT OVERVIEW

Huntington Self Storage at 630 8th Avenue serves as the portfolio's stabilized cash-flow anchor, characterized by near-full occupancy and durable in-place income. The 8,488-square-foot, 82-unit facility is 100% physically occupied and 98.25% economically occupied, reflecting a highly stabilized asset with minimal downtime risk and immediate income generation.

The property's rent roll is anchored by 76 climate-controlled units, supporting strong tenant retention and pricing power within a predominantly infill Huntington trade area. In-place NOI of \$117,991 supports the current performance, with embedded growth driven by conservative 3% annual rent escalations. Under this trajectory, NOI is projected to increase to approximately \$135,539 by Year 5, reflecting steady, low-volatility cash flow expansion without reliance on lease-up or repositioning risk.



INVESTMENT HIGHLIGHTS



NEAR-FULL OCCUPANCY

At 100% physical and 98.25% economic occupancy, the facility's income is in place today — minimizing lease-up risk and the volatility of stabilizing a vacant asset.



CLIMATE-CONTROLLED INVENTORY

76 of the 82 units are climate-controlled, commanding premium rents and attracting stickier, longer-tenured tenants than drive-up storage.



STEADY NOI GROWTH

Underwritten at a modest 3% annual rent growth, NOI is projected to rise from \$118,551 in Year 1 to \$135,539 in Year 5.



ESTABLISHED URBAN DEMAND

An infill Huntington location with 11,777 residents within one mile and 64,080 within five miles supports durable, recurring storage demand.



STABILIZED PORTFOLIO ANCHOR

Year 1 performance was delivered without any material execution risk, reinforcing the reliability of the initial underwriting assumptions. This stable early-stage performance helps de-risk the overall investment profile.



SATURATION STUDY

HUNTINGTON SELF-STORAGE – 8TH AVENUE | 630 8th Ave, Huntington, WV 25701

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Huntington Self Storage 8th Avenue	630 8th Ave, Huntington, WV 25701	★	Yes	8,488	–	–
U-Haul Self Storage	625 & 639, 8th Ave, Huntington	0.05	Yes	31,704	–	–
Tri-State Storage	114 8th Ave, Huntington, WV 25701	0.48	Yes	28,109	–	–
Huntington Downtown Self Storage	244 Rear 3rd Avenue, Huntington, WV 25701	0.51	No	22,593	–	–
Whirlwind Storage	202 4th Ave, Huntington, WV 25701	0.57	No	8,204	–	–
Downtown Self-Storage	244 3rd Ave, Huntington, WV 25701	0.63	No	15,066	–	–
IncaAztec Self Storage – 15th St.	802 15th St, Huntington, WV 25701	0.78	Yes	32,711	–	–
IncaAztec Self Storage	113 2nd Ave, Chesapeake, OH 45619	0.97	No	9,622	–	–
Dudley's Mini Storage Center	1632 7th Ave, Huntington, WV 25703	0.98	No	4,938	–	–
U-Haul Storage of West End	546 Washington Ave, Huntington, WV 25701	1.03	No	–	6,001	–
Maier Storage Company	1653 7th Ave, Huntington, WV 25703	1.04	No	–	83,318	–
Tri-State Storage	1300 Van Buren Ave, Huntington, WV 25701	1.69	No	–	14,289	–
Huntington Self Storage 3rd Avenue	2811 3rd Ave, Huntington, WV 25702	2.61	Yes	–	6,147	–
IncaAztec Self Storage	3030 Bradley Rd, Huntington, WV 25704	2.91	Yes	–	10,272	–
Tri-State Storage	9317 Co Rd 1, South Point, OH 45680	2.92	No	–	8,820	–
E-Z-Stor Self Storage	3100 Woodville Dr, Huntington, WV 25701	3.22	Yes	–	–	58,021
Guardian Storage / Huntington	501 Court St, Huntington, WV 25704	3.32	No	–	–	81,609
Route 60 Storage	3338 US-60 East, Huntington, WV 25705	3.92	No	–	–	3,808
J&J Storage	4514 Waverly Rd, Huntington, WV 25704	4.20	No	–	–	6,091
4711 Piedmont Road Self-Storage	4711 Piedmont Rd, Huntington, WV 25704	4.32	No	–	–	13,125
Piedmont Storage Facility	4711 Piedmont Rd, Huntington, WV 25704	4.35	No	–	–	5,116
Nelson's Storage Llc	3945 16th St Rd, Huntington, WV 25701	4.80	No	–	–	17,696

POPULATION		1-MILE	11,777	3-MILE	40,746	5-MILE	64,080	TOTAL EXISTING SUPPLY		161,435	290,282	475,748
								SQ FT PER PERSON		13.71	7.12	7.42

630 8TH AVENUE

FINANCIAL ANALYSIS



UNIT MIX

CLIMATE CONTROLLED (CC):						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
7.0 x 5.0	1	35	35	\$ 65.00	\$ 65.00	\$ 780.00
4.0 x 9.0	1	36	36	\$ 70.00	\$ 70.00	\$ 840.00
4.0 x 10.0	2	40	80	\$ 75.00	\$ 150.00	\$ 1,800.00
8.0 x 5.0	1	40	40	\$ 85.00	\$ 85.00	\$ 1,020.00
10.0 x 5.0	6	50	300	\$ 90.00	\$ 540.00	\$ 6,480.00
5.0 x 10.0	7	50	350	\$ 100.00	\$ 700.00	\$ 8,400.00
10.0 x 6.0	1	60	60	\$ 90.00	\$ 90.00	\$ 1,080.00
5.0 x 13.0	1	65	65	\$ 110.00	\$ 110.00	\$ 1,320.00
7.0 x 10.0	3	70	210	\$ 115.00	\$ 345.00	\$ 4,140.00
15.0 x 5.0	2	75	150	\$ 115.00	\$ 230.00	\$ 2,760.00
10.0 x 9.0	3	90	270	\$ 130.00	\$ 390.00	\$ 4,680.00
10.0 x 10.0	16	100	1600	\$ 135.00	\$ 2,160.00	\$ 25,920.00
7.0 x 15.0	1	105	105	\$ 130.00	\$ 130.00	\$ 1,560.00
13.0 x 9.0	1	117	117	\$ 135.00	\$ 135.00	\$ 1,620.00
12.0 x 10.0	1	120	120	\$ 135.00	\$ 135.00	\$ 1,620.00
10.0 x 13.0	17	130	2210	\$ 152.00	\$ 2,584.00	\$ 31,008.00
10.0 x 15.0	10	150	1500	\$ 160.00	\$ 1,600.00	\$ 19,200.00
10.0 x 19.0	1	190	190	\$ 175.00	\$ 175.00	\$ 2,100.00
15.0 x 30.0	1	450	450	\$ 375.00	\$ 375.00	\$ 4,500.00
TOTAL Climate Controlled (CC):	76	104	7,888	\$ 132.49	\$ 10,069.00	\$ 120,828.00
MISCELLANEOUS:						
Back Office Space	1	600	600	\$ 250.00	\$ 250.00	\$ 3,000.00
Apartment	4	-	-	\$ 550.00	\$ 2,200.00	\$ 26,400.00
Office Space	1	-	-	\$ 2,991.00	\$ 2,991.00	\$ 35,892.00
TOTAL Miscellaneous:	6	600	600	\$ 906.83	\$ 5,441.00	\$ 65,292.00
GRAND TOTAL	82		8,488	\$189.15	\$15,510	\$186,120

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$186,120		\$195,426		\$201,289		\$207,327		\$213,547		\$219,954	
Physical Vacancy	(\$22)	0%	(\$4,886)	3%	(\$5,032)	3%	(\$5,183)	3%	(\$5,339)	3%	(\$5,499)	3%
Economic Vacancy	(\$3,240)	2%	(\$4,886)	3%	(\$5,032)	3%	(\$5,183)	3%	(\$5,339)	3%	(\$5,499)	3%
Total Vacancy	(\$3,262)		(\$9,771)		(\$10,064)		(\$10,366)		(\$10,677)		(\$10,998)	
Vacancy %	1.80%		5.00%		5.00%		5.00%		5.00%		5.00%	
Effective Rental Income	\$182,858		\$185,655		\$191,224		\$196,961		\$202,870		\$208,956	
Late, Letter, & NSF Fees	\$3,179		\$3,227		\$3,324		\$3,424		\$3,526		\$3,632	
Tenant Insurance	\$5,142		\$4,989		\$4,989		\$4,989		\$4,989		\$4,989	
Total Other Income	\$8,321		\$8,216		\$8,313		\$8,413		\$8,515		\$8,621	
Effective Gross Income (EGI)	\$191,179		\$193,871		\$199,537		\$205,374		\$211,385		\$217,577	
Property Taxes	\$7,114		\$8,892		\$9,070		\$9,252		\$9,437		\$9,625	
Insurance	\$9,454		\$9,643		\$9,836		\$10,033		\$10,233		\$10,438	
Utilities & Trash	\$10,952		\$11,171		\$11,395		\$11,623		\$11,855		\$12,092	
Repairs & Maintenance	\$7,160		\$7,303		\$7,450		\$7,599		\$7,751		\$7,906	
Advertising	\$1,768		\$1,803		\$1,839		\$1,876		\$1,913		\$1,951	
Salaries, Taxes, & Benefits	\$14,961		\$15,260		\$15,566		\$15,877		\$16,195		\$16,518	
Management Fee	\$9,559		\$9,694		\$9,977		\$10,269		\$10,569		\$10,879	
Office Supplies & Postage	\$5,455		\$5,564		\$5,676		\$5,789		\$5,905		\$6,023	
Bank & Credit Card Fees	\$3,934		\$3,102		\$3,193		\$3,286		\$3,382		\$3,481	
Telephone & Internet	\$2,235		\$2,280		\$2,325		\$2,372		\$2,419		\$2,468	
Landscaping	\$595		\$607		\$619		\$631		\$644		\$657	
Total Expenses	\$73,187		\$75,320		\$76,945		\$78,605		\$80,303		\$82,039	
% of EGI	38.00%		39.00%		39.00%		38.00%		38.00%		38.00%	
Net Operating Income (NOI)	\$ 117,991.15		\$ 118,550.78		\$ 122,592.76		\$ 126,768.50		\$ 131,082.27		\$ 135,538.47	
Operating Margin %	62%		61%		61%		62%		62%		62%	

Financial Footnotes:

1. RE Taxes are based on the current assessed value of \$216,120; Taxes increased 25% to hedge risk of reassessment

2. Income based on June 2025-May 2026

3. Expenses based on June 2025-May 2026

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
\$1,700,000	7.12%	1.89x	15.4%	\$200.28
\$1,600,000	7.56%	2.18x	19.3%	\$188.50
\$1,500,000	8.07%	2.51x	23.4%	\$176.72

(\$ Actual)	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Purchase	(\$1,600,000)					
Closing costs (ex. Financing)	(\$24,000)					
Net Operating Income		\$122,604	\$126,711	\$130,953	\$135,334	\$139,858
Sale Price @ Year 5						\$2,000,000
Disposition Costs						(\$20,000)
Unlevered Cash Flows	(\$1,624,000)	\$122,604	\$126,711	\$130,953	\$135,334	\$2,119,858
Unlevered Cash on Cash %	--	7.5%	7.8%	8.1%	8.3%	130.5%
Unlevered Equity Multiple	--	0.08	0.15	0.23	0.32	1.62
Unlevered IRR	11.5%					
Financing Costs	(\$24,000)					
Loan Funding / (Settlement)	\$1,120,000					(\$1,120,000)
Annual Debt Service		(\$72,800)	(\$72,800)	(\$72,800)	(\$72,800)	(\$72,800)
Loan DSCR		1.68x	1.74x	1.80x	1.86x	1.92x
Levered Cash Flows	(\$528,000)	\$49,804	\$53,911	\$58,153	\$62,534	\$927,058
Cash on Cash %	--	9.4%	10.2%	11.0%	11.8%	175.6%
Equity Multiple	--	0.09	0.20	0.31	0.43	2.18
Levered IRR	19.3%					

Acquisition Assumptions	
Purchase Price	\$1,600,000
Entry cap (Actuals)	7.56%
Entry cap (Proj. YR 1)	7.66%
Equity	\$528,000
Loan Amount	\$1,120,000
LTV	70%
Interest Rate	6.5%
Monthly Payment	\$6,067
Annual Payment	\$72,800

Disposition Assumptions	
Disposition Price	\$2,000,000
Exit Cap (Proj. YR 5)	6.99%
Exit Cap (Proj. YR 5, Adj.)	6.47%
Disposition Costs	\$20,000
Loan Balance @ Exit	\$1,120,000
Net Proceeds After Sale	\$860,000
Unlevered IRR	11.5%
Levered IRR	19.3%
Equity Multiple	2.18x

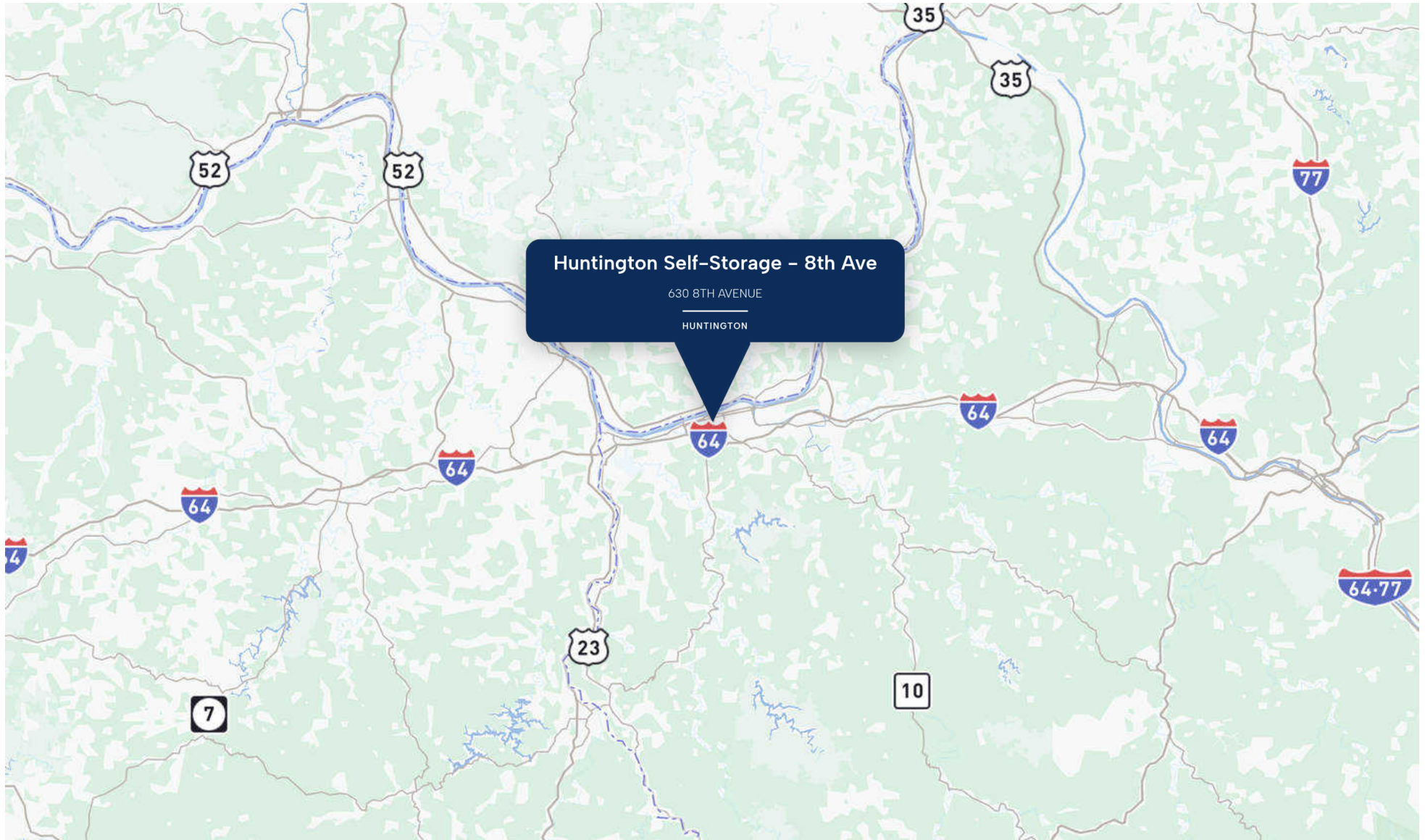
630 8TH AVENUE

PROPERTY INFORMATION



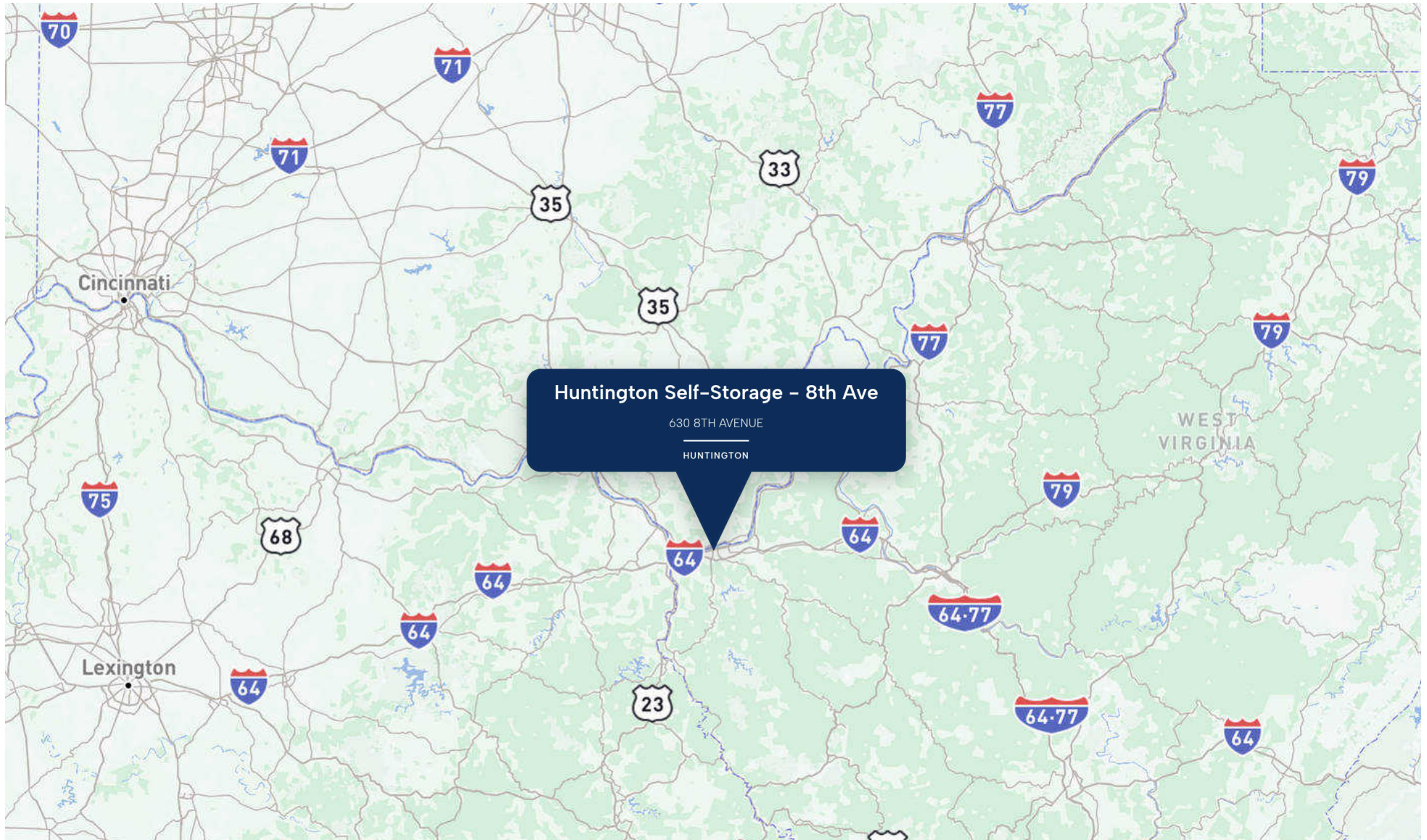
LOCAL MAP

630 8TH AVENUE, HUNTINGTON, WV 25701



REGIONAL MAP

630 8TH AVENUE, HUNTINGTON, WV 25701



HUNTINGTON SELF STORAGE - 8TH AVE
630 8TH AVENUE
HUNTINGTON

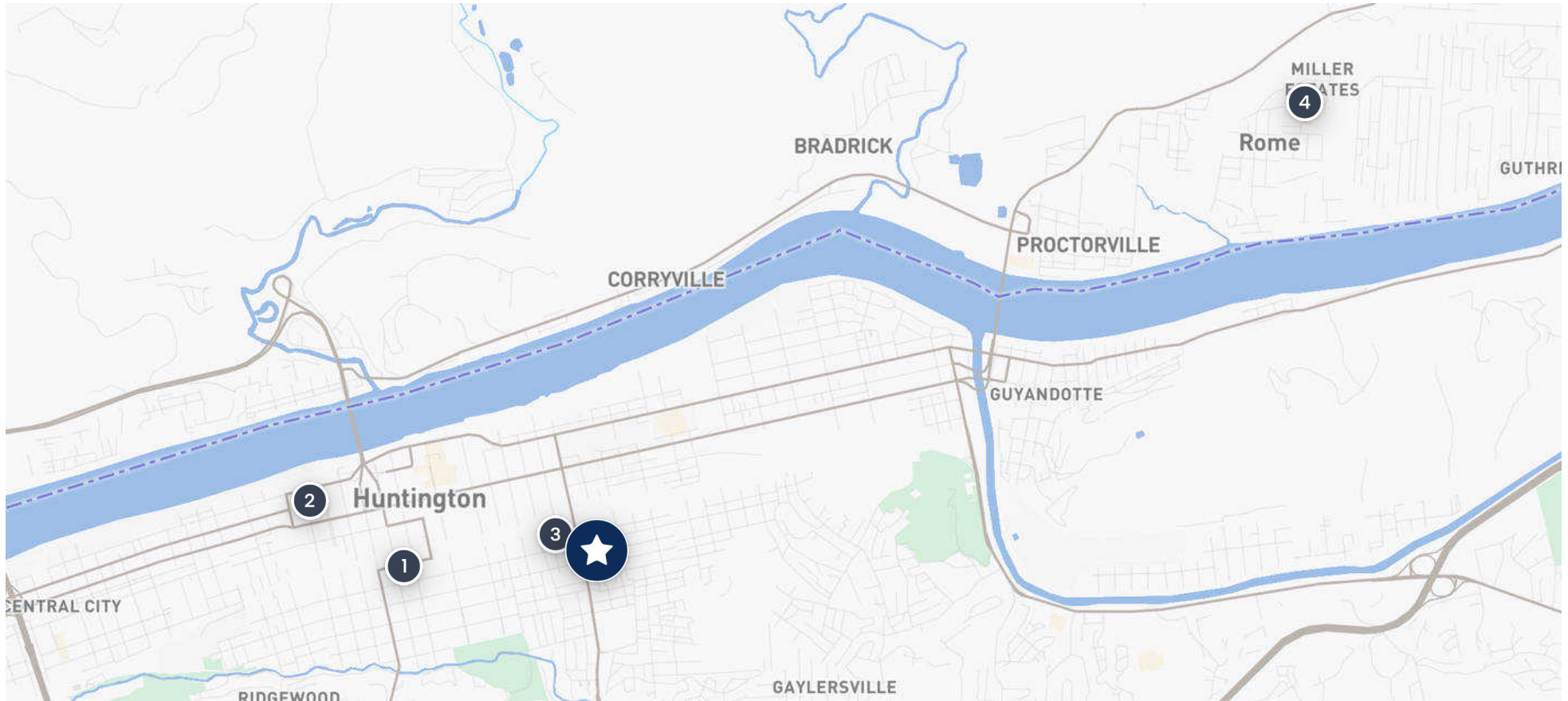
8TH AVE

630 8TH AVE

RENT COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE CC RENT/SF
★	Huntington Self Storage – 8th Ave	630 8th Ave, Huntington, WV 25701	\$1.33
1	U-Haul Moving & Storage	625 & 639 8th Ave, Huntington, WV 25701	\$1.75
2	U-Haul Moving & Storage	202 4th Ave, Huntington, WV 25701	\$1.75
3	IncaAztec Self Storage	802 15th St, Huntington, WV 25701	\$0.85
4	Mini Mall Storage	700 County Rd 411, Proctorville, OH 45669	\$1.22

RENT COMPARABLES



Huntington Self Storage

630 8th Ave,
Huntington, WV 25701

Unit Type	Rent	Rent/SF
5x10 CC	\$100	\$2.00
10x10 CC	\$135	\$1.35
10x15 CC	\$155	\$1.03
10x19 CC	\$175	\$0.92
Average:	\$1.33	



U-Haul Moving & Storage

625 & 639 8th Ave,
Huntington, WV 25701

Unit Type	Rent	Rent/SF
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10x20 CC	\$--	\$--
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U-Haul Moving & Storage

202 4th Ave,
Huntington, WV 25701

Unit Type	Rent	Rent/SF
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Average:	\$1.75	



IncaAztec Self Storage

802 15th St,
Huntington, WV 25701

Unit Type	Rent	Rent/SF
5x10 CC	\$59	\$1.18
10x10 CC	\$--	\$--
10x15 CC	\$79	\$0.53
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Average:	\$0.85	



Mini Mall Storage

700 County Rd 411,
Proctorville, OH 45669

Unit Type	Rent	Rent/SF
5x10 CC	\$71	\$1.41
10x10 CC	\$156	\$1.56
10x15 CC	\$139	\$0.92
10x20 CC	\$197	\$0.99
Average:	\$1.22	

630 8TH AVE

DEMOGRAPHIC ANALYSIS



AMENITIES MAP



DEMOGRAPHICS

Population	1-MILE	3-MILE	5-MILE
2025 Total Population	11,777	40,746	64,080
2025 Population Density	4,712.5	1,758.0	855.2
2020-2025 Growth	-201	-1,071	-1,837
2020-2025 Average Annual Growth	-40	-214	-367
2030 Total Population	11,641	40,286	63,277
2030 Population Density	4,658	1,738	844
2025-2030 Projected Population Growth	-136	-460	-803
2025-2030 Projected Average Annual Growth	-27	-92	-161
2020 Population	11,978	41,817	65,917
2010 Total Population	12,822	44,076	69,922
2000 Population	13,540	46,324	72,512

Household Income	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$63,215	\$68,963	\$70,590
2025 Aggregate Household Income	\$380,045,635	\$1,240,302,349	\$1,985,073,433
2025 Median Household Income	\$45,909	\$49,603	\$51,052
2025 Per Capita Income	\$33,048	\$31,545	\$31,694
2030 Aggregate Household Income	\$426,942,305	\$1,385,938,037	\$2,212,271,959
2030 Average Household Income	\$70,569	\$76,669	\$78,566
2030 Median Household Income	\$50,214	\$53,992	\$55,823
2030 Per Capita Income	\$37,555	\$35,655	\$35,774

Households	1-MILE	3-MILE	5-MILE
2025 Households	6,012	17,985	28,121
2020-2025 Growth	-256	-435	1,616
2020-2025 Average Annual Growth	-51	-87	323
2030 Households	6,050	18,077	28,158
2025-2030 Growth	38	92	37
2025-2030 Average Annual Growth	8	18	7
2020 Households	6,268	18,420	26,505



11,641

2030 Total Population
1-MILE



855.2

2025 Population Density
5-MILE



\$70,590

2025 Avg HH Income
5-MILE



\$35,774

2030 Per Capita Income
5-MILE



6,012

2025 Households
1-MILE



38

2025-2030 Growth
1-MILE

MAJOR EMPLOYERS

Huntington’s resilient economy is anchored by a strong healthcare and education foundation, featuring major employers like UK King's Daughters Medical Center, St. Mary's Medical Center, Cabell Huntington Hospital, and Marshall University. This core drives consistent regional demand for housing and services. The market's stability is further diversified by robust manufacturing and service sectors, highlighted by Special Metals Corporation and a significant Amazon Customer Service Center. Together, this multifaceted employer mix supports long-term economic growth, creating a highly attractive environment for real estate investment.

Employer	Industry	Employees
King's Daughters Medical Center	Healthcare	4,000
St. Mary's Medical Center	Healthcare	3,000
Cabell Huntington Hospital	Healthcare	3,000
Marshall University	Education	2,000
Cabell County Schools	Education	1,500
Huntington VA Medical Center	Healthcare	1,000
Amazon Customer Service Center	Technology	1,000
Special Metals Corporation	Manufacturing	1,000



MAJOR DEVELOPMENTS



Highlawn Redevelopment

The Highlawn area along 3rd Avenue is undergoing massive redevelopment, replacing the former ACF Industries brownfield with mixed-use commercial spaces and Marshall University's new baseball stadium. This transformation is bringing new businesses and residents to the immediate vicinity, rapidly increasing the local demand for accessible self-storage.



Marshall University Expansions

Just west of the property, Marshall University is expanding its campus footprint through multi-million dollar investments like the new Brad D. Smith Center for Business and Innovation. This continuous growth attracts a steady stream of students, faculty, and young professionals, driving consistent year-over-year demand for transitional and residential self-storage.



Nucor Steel West Virginia Project

Located 35 miles north, Nucor's historic \$3.1 billion sheet steel mill is a massive economic driver that will create hundreds of permanent jobs and attract ancillary supply-chain businesses to the Tri-State area. This regional economic boom is expected to spur housing and commercial growth in major nearby hubs like Huntington, subsequently boosting the demand for storage facilities.



Port of Huntington Tri- State Growth

As the largest inland port in the nation, ongoing infrastructure investments continue to strengthen the Huntington regional waterways as a prime logistics, energy, and manufacturing hub. The resulting influx of contractors, industrial workers, and maritime businesses creates a steady need for commercial self-storage and logistics support near major thoroughfares like 3rd Avenue.



Downtown Huntington Revitalization

Downtown Huntington is experiencing a multi-year renaissance, with new retail hubs and initiatives attracting a wave of residents to urban lofts and apartments. Because these revitalized downtown living spaces typically lack extensive storage, residents increasingly rely on easily accessible suburban facilities nearby to store their belongings.

MISSION STORAGE RENTAL BIG TYLER RD

5158 BIG TYLER RD., CROSS LANES, WV 25313

Month FREE!!

OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT FUNDS

5158 BIG TYLER RD.

INVESTMENT OVERVIEW



Month FREE!!



OFFERING SUMMARY

MISSION STORAGE RENTAL – BIG TYLER RD

5158 BIG TYLER RD., CROSS LANES, WV

69.81%

PHYSICAL OCCUPANCY

63.95%

ECONOMIC OCCUPANCY

\$12,029

CURRENT NOI

\$20,108

EST. NOI YEAR 1



3,683

NET RENTABLE SF



0.87

LOT SIZE



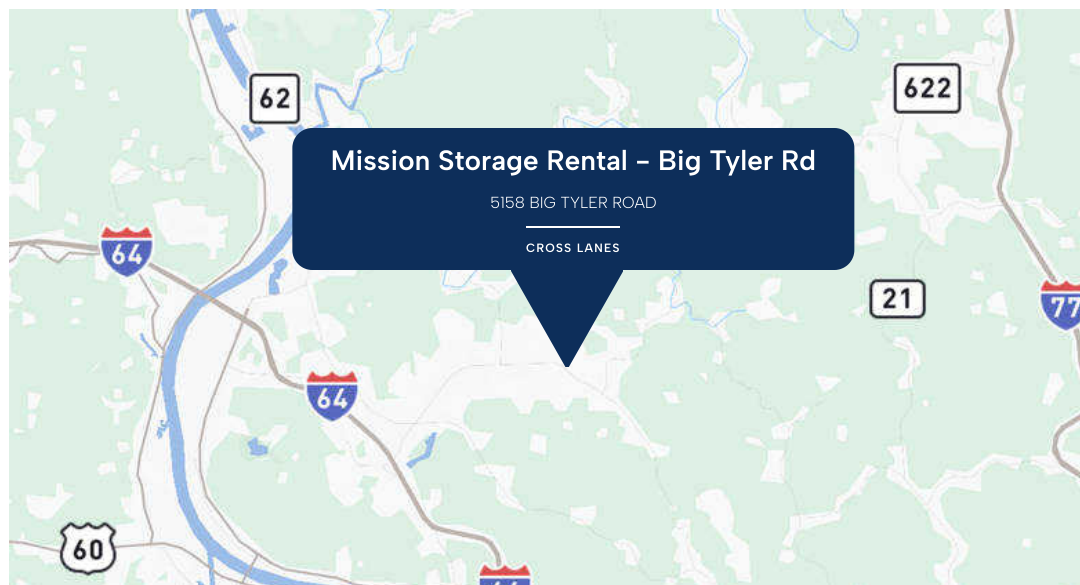
48

NUMBER OF UNITS

INVESTMENT OVERVIEW

Mission Storage Rental – Big Tyler Rd is a small-format self-storage facility located in Cross Lanes, West Virginia, within the broader Charleston metropolitan area. The property benefits from a highly accessible position along the I-64 corridor, serving a primarily residential, homeowner-driven suburban trade area characterized by stable population density and above-average household incomes. Situated within Kanawha County, the asset is embedded in a mature suburban infill environment where storage demand is driven by long-term local residents, limited competing supply at the neighborhood level, and strong connectivity to downtown Charleston and surrounding employment centers.

The asset currently operates at 69.81% physical occupancy and 63.95% economic occupancy, reflecting clear upside through continued lease-up and revenue optimization within the existing unit mix of drive-up storage and ancillary parking. In-place performance supports \$12,029 of current NOI, with underwriting projecting growth to \$20,108 in Year 1 as occupancy stabilizes and in-place rents are brought to market levels, followed by further incremental gains in subsequent years. The asset's suburban location, combined with its small-unit format and low basis operational structure, positions it as a high-upside component of the broader portfolio, with meaningful cash flow expansion potential as the Cross Lanes submarket continues to absorb localized storage demand.



INVESTMENT HIGHLIGHTS



SUBURBAN CHARLESTON LOCATION

Situated in Cross Lanes along the I-64 corridor, the asset benefits from direct connectivity to downtown Charleston and surrounding employment centers, supporting consistent local storage demand.



HIGH HOUSEHOLD INCOME SUBMARKET

Located within a strong suburban trade area with above-average household incomes, supporting durable consumer-driven storage needs from nearby homeowners and long-term residents.



SIGNIFICANT LEASE-UP UPSIDE

Current occupancy levels indicate meaningful embedded upside through continued stabilization and absorption of existing unit inventory within the submarket.



DIVERSE UNIT AND PARKING MIX

The asset includes a mix of traditional drive-up storage units and uncovered parking, providing multiple income streams and flexibility in meeting local demand.



EFFICIENT SMALL-FORMAT OPERATIONS

A compact, low-overhead facility profile supports operational efficiency and enhances NOI expansion potential as occupancy and rental rates normalize over time.



SATURATION STUDY

MISSION STORAGE RENTAL – BIG TYLER RD | 5158 Big Tyler Rd., Cross Lanes, WV 25313

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Mission Storage Rental	5158 Big Tyler Rd, Cross Lanes, WV 25313	★	No	3,683	-	-
Mission Storage Rental	53 Mini Storage Dr, Cross Lanes, WV 25313	0.79	No	26,000	-	-
Mini Mall Storage – Cross Lanes	5290 Big Tyler Road, Cross Lanes, WV 25313	0.81	Yes	28,463	-	-
Appalachian Mini Storage	5420 Big Tyler Rd, Cross Lanes, WV 25313	1.59	Yes	-	9,297	-
Cross Lanes Mini Storage	5032 Washington St W, Cross Lanes, WV 25313	1.59	No	-	41,664	-
My Space Mini Storage	4920 Washington St W, Cross Lanes, WV 25313	1.81	No	-	16,399	-
USA Storage Solutions	5217 Frontier Dr, Cross Lanes, WV 25313	2.15	Yes	-	10,238	-
BRI Storage	60 Beagle Run, Cross Lanes, WV 25313	2.59	Yes	-	17,359	-
Jmj Mini Storage	7 Fairland Ct, Nitro, WV 25143	2.65	No	-	12,006	-
Storage Place	580 Cross Lanes Dr, Nitro, WV 25143	2.97	Yes	-	4,900	-
Storage Sense – Dunbar	2727 Fairlawn Ave, Dunbar, WV 25064	3.94	Yes	-	-	64,905
BRI Storage	4186 Washington St W, Charleston, WV 25313	4.10	Yes	-	-	17,085
Oliver's Mini Storage	6822 Maccorkle Ave, Jefferson, WV 25177	4.14	No	-	-	3,707
Mr. Stor-It	3114 Kanawha Terrace, St Albans, WV 25177	4.31	No	-	-	20,530
Mini Mall Storage – Nitro	4131 1st Ave, Nitro, WV 25143	4.44	Yes	-	-	24,424
Dunbar Mini Storage– Roxalana	2254 Roxalana Rd, Dunbar, WV 25064	4.52	Yes	-	-	35,625
Bri Storage	6240 Maccorkle Ave, St Albans, WV 25177	4.52	Yes	-	-	21,080
Mini Mall Storage – Nitro	901 1st Ave S, Nitro, WV 25143	4.53	Yes	-	-	21,129
Murphy's Mini Storage and More	105 Pickens Rd, Nitro, WV 25143	4.71	Yes	-	-	33,203
IncaAztec Self Storage– Dunbar	2013 Wilson St, Dunbar, WV 25064	4.80	Yes	-	-	17,150
Self-Storage at U-Haul	6012 Maccorkle Ave SW, St Albans, WV 25177	4.86	No	-	-	80,403

				TOTAL EXISTING SUPPLY		58,146	170,009	509,250
POPULATION	1-MILE	3,198	3-MILES	13,248	5 MILES	37,666	SQ FT PER PERSON	
							18.18	12.83
								13.52

5158 BIG TYLER RD.

FINANCIAL ANALYSIS



UNIT MIX

NON-CLIMATE CONTROLLED (NCC):						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 10.0	6	50	300	\$47.00	\$282	\$3,384
7.0 x 10.0	1	70	70	\$50.00	\$50	\$600
10.0 x 10.0	4	100	400	\$75.00	\$300	\$3,600
12.0 x 12.0	2	144	288	\$92.00	\$184	\$2,208
10.0 x 15.0	6	150	900	\$87.00	\$522	\$6,264
10.0 x 20.0	6	200	1,200	\$105.00	\$630	\$7,560
15.0 x 15.0	1	225	225	\$135.00	\$135	\$1,620
15.0 x 20.0	1	300	300	\$140.00	\$140	\$1,680
TOTAL Non-Climate Controlled (NCC):	27	136	3,683	\$83.07	\$2,243	\$26,916
MISCELLANEOUS:						
Mobile Home Lot	1	-	-	\$100.00	\$100	\$1,200
TOTAL Miscellaneous:	1	-	-	\$100.00	\$100	\$1,200
UNCOVERED PARKING:						
10.0 x 16.0	2	-	-	\$60.00	\$120	\$1,440
10.0 x 30.0	17	-	-	\$50.00	\$850	\$10,200
12.0 x 40.0	1	-	-	\$65.00	\$65	\$780
TOTAL Uncovered Parking:	20	-	-	\$51.75	\$1,035	\$12,420
GRAND TOTAL	48	77	3,683	\$70.38	\$3,378	\$40,536

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$40,536		\$40,536		\$41,752		\$43,005		\$44,295		\$45,624	
Physical Vacancy	(12,237.59)	30%	(4,053.60)	10%	(4,175.21)	1000.0%	(4,300.46)	10%	(4,429.48)	10%	(4,562.36)	10%
Economic Vacancy	(2,375.07)	6%	(2,026.80)	5%	(2,087.60)	500.0%	(2,150.23)	5%	(2,214.74)	5%	(2,281.18)	5%
Total Vacancy	(14,612.66)		(6,080.40)		(6,262.81)		(6,450.70)		(6,644.22)		(6,843.54)	
Vacancy %	36%		15%		15%		15%		15%		15%	
Effective Rental Income	\$25,923		\$34,456		\$35,489		\$36,554		\$37,651		\$38,780	
Late, Letter, & NSF Fees	975		1,296		1,335		1,375		1,416		1,459	
Tenant Insurance	3,092		3,370		3,370		3,370		3,370		3,370	
Total Other Income	\$4,067		\$4,666		\$4,704		\$4,744		\$4,786		\$4,828	
Effective Gross Income (EGI)	\$29,991		\$39,121		\$40,194		\$41,298		\$42,436		\$43,608	
Property Taxes	1,746		2,182		2,226		2,270		2,316		2,362	
Insurance	2,030		2,071		2,112		2,154		2,197		2,241	
Utilities & Trash	730		744		759		774		790		806	
Repairs & Maintenance	913		932		950		969		989		1,008	
Advertising	915		934		952		971		991		1,011	
Salaries, Taxes, & Benefits	7,574		7,725		7,880		8,038		8,198		8,362	
Management Fee	1,500		1,956		2,010		2,065		2,122		2,180	
Office Supplies & Postage	358		365		372		379		387		395	
Bank & Credit Card Fees	747		626		643		661		679		698	
Telephone & Internet	549		560		571		583		594		606	
Landscaping	900		918		936		955		974		994	
Total Expenses	\$17,962		\$19,013		\$19,412		\$19,820		\$20,237		\$20,663	
% of EGI	60%		49%		48%		48%		48%		47%	
Net Operating Income (NOI)	\$12,029		\$20,108		\$20,782		\$21,478		\$22,199		\$22,945	
Operating Margin %	40%		51%		52%		52%		52%		53%	

Financial Footnotes:

1. RE Taxes are based on the current assessed value of \$71,060; Taxes increased 25% to hedge risk of reassessment

2. Income based on March 2025–February 2026

3. Expenses based on March 2025–February 2026

4. A management fee is added to expenses based on 5% of the gross income

5158 BIG TYLER RD.

PROPERTY INFORMATION



Month FREE!!



LOCAL MAP

5158 BIG TYLER RD., CROSS LANES, WV 25313



REGIONAL MAP

5158 BIG TYLER RD., CROSS LANES, WV 25313



MISSION STORAGE RENTAL - BIG TYLER RD

5158 BIG TYLER ROAD

CROSS LANES

BIG TYLER RD



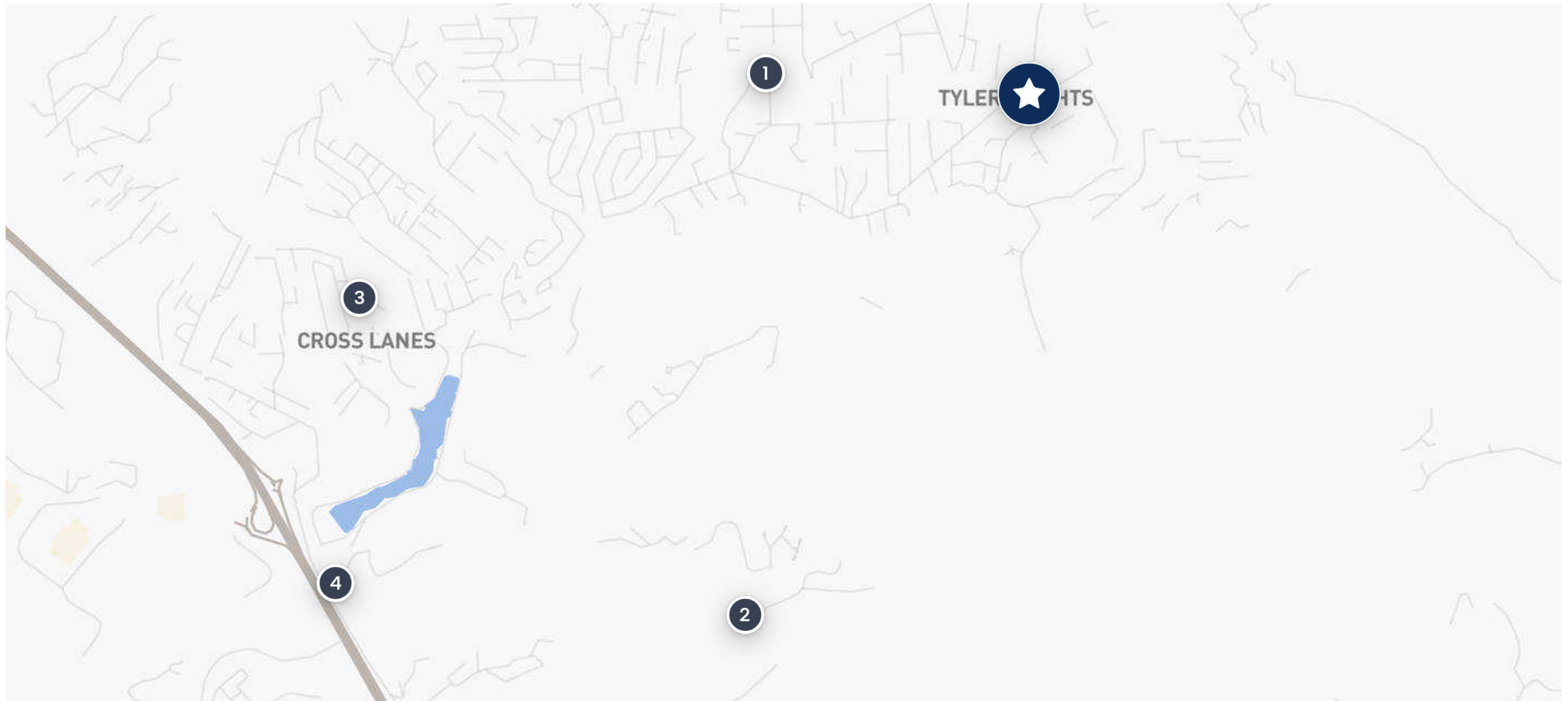
5158 BIG TYLER RD.

RENT
COMPARABLES



Month FREE!!

RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE NCC RENT/SF
★	Mission Storage Rental	5158 Big Tyler Rd, Cross Lanes, WV 25313	\$0.84
1	Mini Mall Storage	5290 Big Tyler Road, Cross Lanes, WV 25313	\$1.00
2	My Space Mini Storage	4920 Washington St W, Cross Lanes, WV 25313	\$0.67
3	USA Storage Solutions	5217 Frontier Dr, Cross Lanes, WV 25313	\$0.84
4	BRI Storage	60 Beagle Run, Cross Lanes, WV 25313	\$0.63

RENT COMPARABLES



Mission Storage Rental

5158 Big Tyler Rd,
Cross Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$60	\$1.20
10x10 NCC	\$70	\$0.70
10x15 NCC	\$120	\$0.80
10x20 NCC	\$135	\$0.68
Average:	\$0.84	



Mini Mall Storage

5290 Big Tyler Road,
Cross Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$61	\$1.23
10x10 NCC	\$112	\$1.12
10x15 NCC	\$140	\$0.93
10x20 NCC	\$143	\$0.72
Average:	\$1.00	



My Space Mini Storage

4920 Washington St W,
Cross Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$45	\$0.90
10x10 NCC	\$70	\$0.70
10x15 NCC	\$85	\$0.57
10x20 NCC	\$100	\$0.50
Average:	\$0.67	



USA Storage Solutions

5217 Frontier Dr,
Cross Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$49	\$0.98
10x10 NCC	\$89	\$0.89
10x15 NCC	\$--	\$--
10x20 NCC	\$129	\$0.65
Average:	\$0.84	



BRI Storage

60 Beagle Run,
Cross Lanes, WV 25313

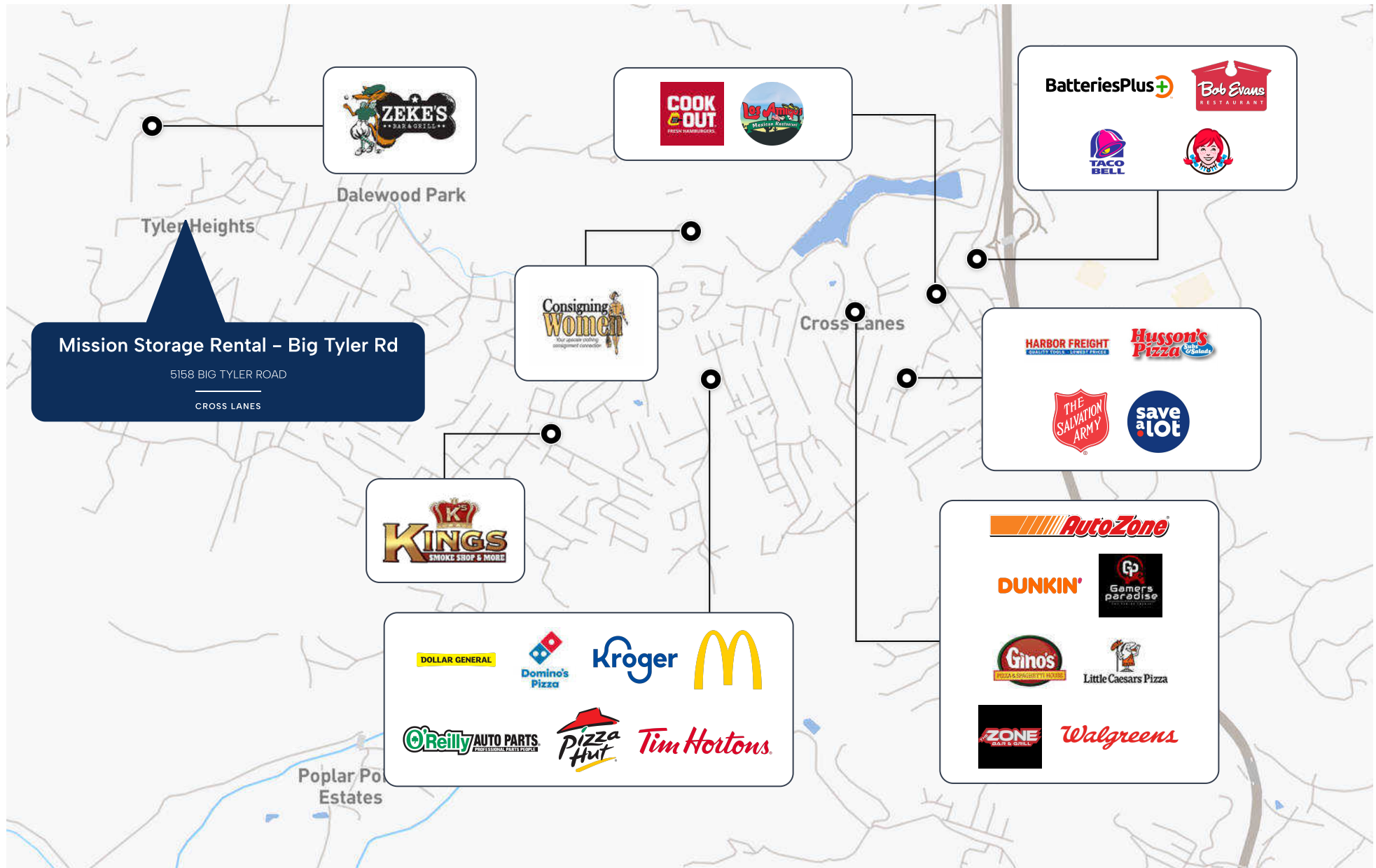
Unit Type	Rent	Rent/SF
5x10 NCC	\$42	\$0.84
10x10 NCC	\$63	\$0.63
10x15 NCC	\$84	\$0.56
10x20 NCC	\$95	\$0.48
Average:	\$0.63	



5158 BIG TYLER RD.

DEMOGRAPHIC ANALYSIS

AMENITIES MAP



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2025 Total Population	3,198	13,248	37,666
2025 Population Density	716.7	629.0	508.8
2020–2025 Growth	–176	–722	–1,444
2020–2025 Average Annual Growth	–35	–144	–289
2030 Total Population	3,155	13,093	37,302
2030 Population Density	707	622	504
2025–2030 Projected Population Growth	–43	–155	–364
2025–2030 Projected Average Annual Growth	–9	–31	–73
2020 Population	3,374	13,970	39,110
2010 Total Population	3,745	14,156	40,319
2000 Population	3,991	14,274	41,040

Household Income	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$89,986	\$88,147	\$77,282
2025 Aggregate Household Income	\$121,121,762	\$500,676,037	\$1,268,043,501
2025 Median Household Income	\$61,270	\$72,224	\$59,845
2025 Per Capita Income	\$37,910	\$37,843	\$34,025
2030 Aggregate Household Income	\$140,087,856	\$556,549,282	\$1,405,935,378
2030 Average Household Income	\$104,856	\$98,539	\$86,016
2030 Median Household Income	\$65,559	\$77,897	\$65,065
2030 Per Capita Income	\$44,443	\$42,565	\$38,084

Households	1 MILE	3 MILE	5 MILE
2025 Households	1,346	5,680	16,408
2020–2025 Growth	361	–272	2,029
2020–2025 Average Annual Growth	72	–54	406
2030 Households	1,336	5,648	16,345
2025–2030 Growth	–10	–32	–63
2025–2030 Average Annual Growth	–2	–6	–13
2020 Households	985	5,952	14,379



3,155

2030 Total Population
1 MILE



508.8

2025 Population Density
5 MILE



\$77,282

2025 Avg HH Income
5 MILE



\$38,084

2030 Per Capita Income
5 MILE



1,346

2025 Households
1 MILE



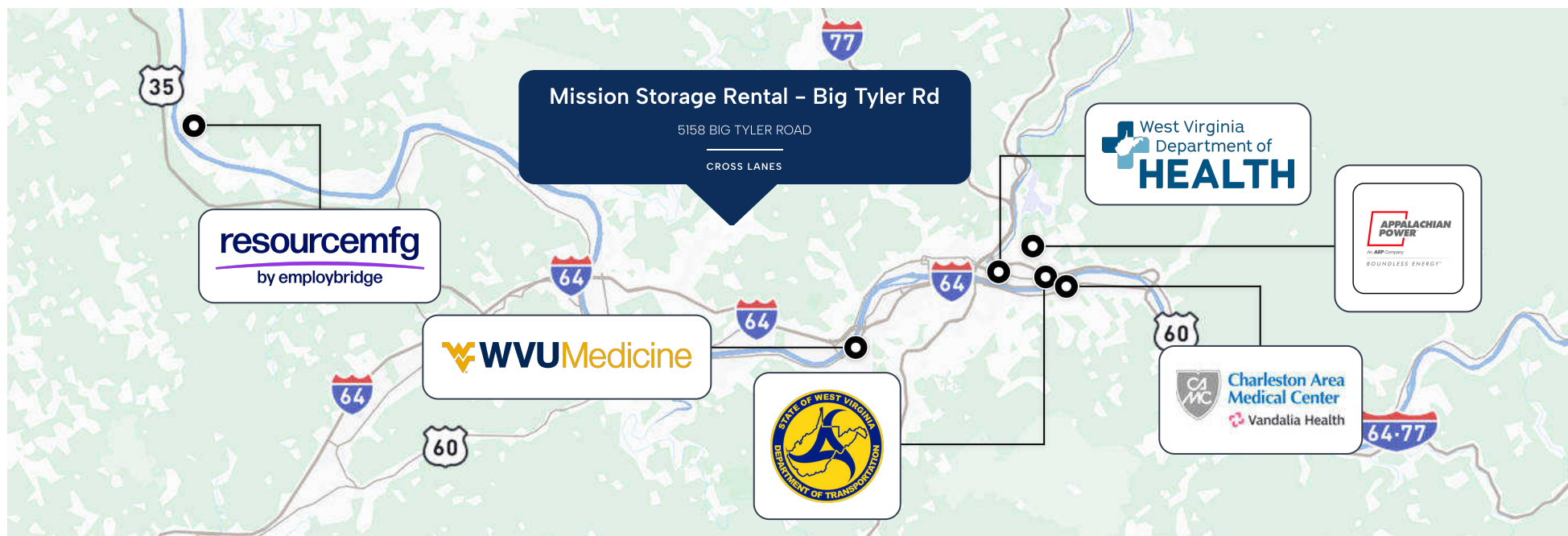
361

2020–2025 Growth
1 MILE

MAJOR EMPLOYERS

The Cross Lanes submarket benefits from a stable, diversified employment base led by healthcare, government, and industrial sectors. Major employers such as CAMC Memorial Hospital and WVU Medicine provide a strong, non-cyclical foundation, while additional support comes from public agencies and industrial operators including the WV Division of Highways, Appalachian Power, and Dow Chemical. This mix of essential industries creates durable economic stability and underpins consistent household formation and steady demand for essential services, including self-storage driven by residential mobility and small business activity.

Employer	Industry	Employees
Charleston Area Medical Center (CAMC)	Healthcare	3,000
Toyota Motor Manufacturing West Virginia	Manufacturing	2,000
Thomas Memorial Hospital	Healthcare	1,650
West Virginia Department of Health	Government	1,500
West Virginia Department of Transportation	Government	1,500
Appalachian Power	Utilities	1,000



MAJOR DEVELOPMENTS



WVU Medicine Regional Growth

WVU Medicine's expanding network across West Virginia strengthens healthcare access and employment in the region. This sustained growth reinforces long-term economic stability and supports consistent residential demand in nearby suburban corridors.



West Virginia State University & Institute Corridor

Located in nearby Institute, WV, West Virginia State University anchors education-driven activity and workforce development. The institution supports a stable renter base and contributes to nearby suburban housing and storage demand.



Amazon Fulfillment & Last-Mile Distribution Growth (Region)

E-commerce logistics expansion across the greater Charleston–Huntington corridor continues to support warehouse and last-mile distribution activity. This growth increases job density and drives incremental demand for flexible storage solutions.



Kanawha County Industrial & Chemical Corridor

The broader Kanawha Valley remains anchored by chemical manufacturing and industrial operations, including major legacy employers. This industrial base provides long-term employment stability and supports consistent household demand in surrounding communities.



Charleston Yeager Airport Modernization Efforts

Ongoing improvements at Yeager Airport enhance regional connectivity and passenger capacity. Enhanced air service supports business travel, regional accessibility, and broader economic development across the Charleston metro area.

MISSION STORAGE RENTAL MINI STORAGE DR

53 MINI STORAGE DR, CROSS LANES, WV 25313

OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

53 MINI STORAGE DR

INVESTMENT OVERVIEW



OFFERING SUMMARY

MISSION STORAGE RENTAL – MINI STORAGE

53 MINI STORAGE DR, CROSS LANES, WV

66.25%

PHYSICAL OCCUPANCY

68.10%

ECONOMIC OCCUPANCY

\$66,918

CURRENT NOI

\$95,865

EST. NOI YEAR 1



26,000

NET RENTABLE SF



3.7

LOT SIZE (ACRES)



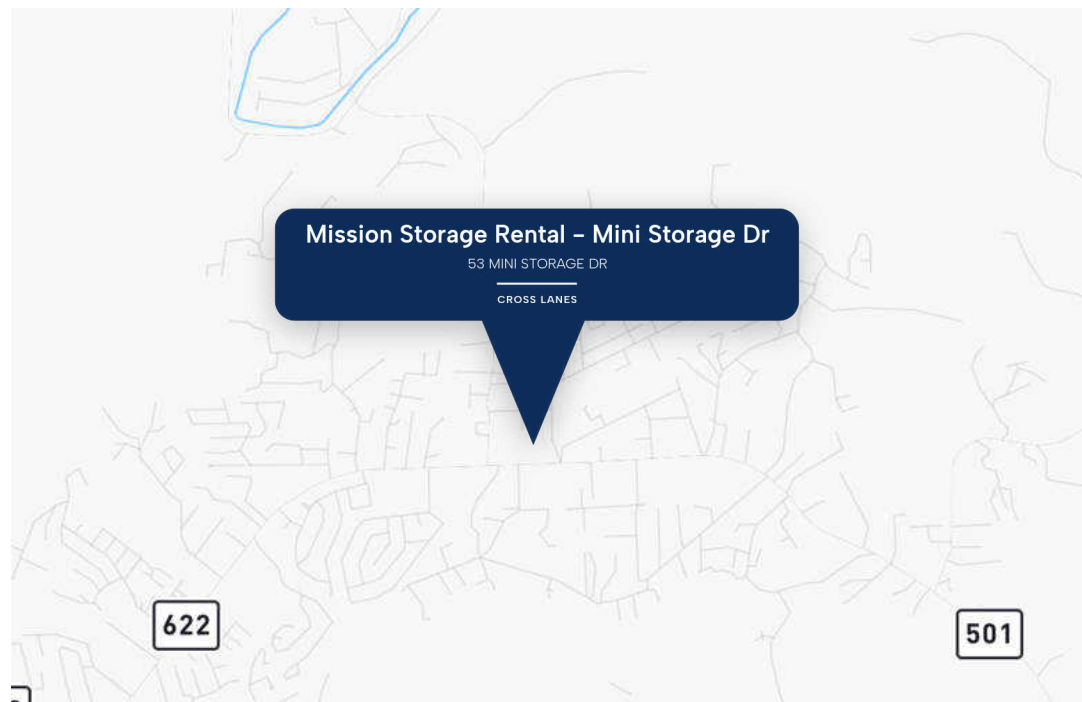
199

NUMBER OF UNITS

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present Mission Storage Rental – Mini Storage, a value-add self-storage opportunity located at 53 Mini Storage Dr in Cross Lanes, WV. The property consists of 199 units across approximately 26,000 net rentable square feet on a 3.7-acre site and is predominantly configured as a non-climate controlled storage. Currently 66.25% physically occupied and 68.10% economically occupied, the asset presents a clear opportunity to enhance performance through lease-up of existing vacancy and strategic revenue management aligned with local market demand.

The property's current operations reflect a transitional stage, with income supported by in-place tenancy but significant embedded upside through occupancy stabilization and rental rate optimization. As performance normalizes toward market levels, the asset is well-positioned to benefit from the strong underlying demand characteristics of the Cross Lanes submarket, supported by stable population trends, diversified employment drivers, and consistent demand for flexible storage solutions from both residential and small business users.



INVESTMENT HIGHLIGHTS



DEEPEST LEASE-UP UPSIDE

At 66.25% physical and 68.10% economic occupancy, Mini Storage offers the portfolio's clearest lease-up runway — in-place NOI of \$66,918 is underwritten to nearly double to \$95,865 in Year 1.



LARGEST PORTFOLIO ASSET

At 26,000 net rentable SF across 199 units, Mini Storage is the largest of the four assets, delivering meaningful scale within the portfolio.



CAP-RATE EXPANSION

The asset is underwritten to demonstrate meaningful yield expansion as occupancy stabilizes and income grows, reflecting a widening spread between in-place performance and stabilized operations by Year 5.



DRIVE-UP CONFIGURATION

The facility is predominantly non-climate storage on a 3.7-acre site — a low-overhead format with broad tenant appeal in a car-dependent suburban market.



HIGHER-INCOME SUBMARKET

Cross Lanes carries a one-mile average household income of \$93,938 — roughly double the Huntington core — supporting rent growth as the asset leases up.



SATURATION STUDY

MISSION STORAGE RENTAL – 53 Mini Storage Dr, Cross Lanes, WV 25313

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Mission Storage Rental	53 Mini Storage Dr, Cross Lanes, WV 25313	★	No	26,000	-	-
Mini Mall Storage – Cross Lanes	5290 Big Tyler Road, Cross Lanes, WV 25313	0.07	Yes	28,463	-	-
Mission Storage Rental	5158 Big Tyler Rd, Cross Lanes, WV 25313	0.79	No	3,683	-	-
Appalachian Mini Storage	5420 Big Tyler Rd, Cross Lanes, WV 25313	0.85	Yes	9,297	-	-
Cross Lanes Mini Storage	5032 Washington St W, Cross Lanes, WV 25313	1.11	No	-	41,664	-
USA Storage Solutions	5217 Frontier Dr, Cross Lanes, WV 25313	1.48	Yes	-	10,238	-
My Space Mini Storage	4920 Washington St W, Cross Lanes, WV 25313	1.70	No	-	16,399	-
Jmj Mini Storage	7 Fairland Ct, Nitro, WV 25143	1.95	No	-	12,006	-
BRI Storage	60 Beagle Run, Cross Lanes, WV 25313	2.10	Yes	-	17,359	-
Storage Place	580 Cross Lanes Dr, Nitro, WV 25143	2.21	Yes	-	4,900	-
Mini Mall Storage – Nitro	4131 1st Ave, Nitro, WV 25143	3.65	Yes	-	-	24,424
Murphy's Mini Storage and More	105 Pickens Rd, Nitro, WV 25143	3.93	Yes	-	-	33,203
Mini Mall Storage – Nitro	901 1st Ave S, Nitro, WV 25143	4.02	Yes	-	-	21,129
Oliver's Mini Storage	6822 Maccorkle Ave, Jefferson, WV 25177	4.02	No	-	-	3,707
Storage Sense – Dunbar	2727 Fairlawn Ave, Dunbar, WV 25064	4.14	Yes	-	-	64,905
Mr. Stor-It	3114 Kanawha Terrace, St Albans, WV 25177	4.16	No	-	-	20,530
Mini Mall Storage – Nitro	1101 11th St, Nitro, WV 25143	4.32	No	-	-	12,030
Storage Station	101 1st Ave, Nitro, WV 25143	4.36	Yes	-	-	22,016
Affordable Self Storage	251 1st Ave S, Nitro, WV 25143	4.41	No	-	-	16,689
Mini Mall Storage – Nitro	503 Main Ave, Nitro, WV 25143	4.48	No	-	-	6,703
Mini Mall Storage – Nitro	1202 Main Ave, Nitro, WV 25143	4.50	Yes	-	-	6,696
Bri Storage	6240 Maccorkle Ave, St Albans, WV 25177	4.61	Yes	-	-	21,080
BRI Storage	4186 Washington St W, Charleston, WV 25313	4.66	Yes	-	-	17,085
Teays Valley Storage, LLC	10401 Teays Valley Road, Scott Depot, WV 25560	4.73	No	-	-	15,045
S & B Mini Storage – St Albans	67 Blair Avenue Saint, Albans, WV 25177	4.76	No	-	-	5,550
V&M Ministorage	9951 Teays Valley Road, Scott Depot, WV 25560	4.80	No	-	-	9,801
Scott Teays Mini Storage	4916 Teays Valley Road, Scott Depot, WV 25560	4.90	No	-	-	11,916
Dunbar Mini Storage– Roxalana	2254 Roxalana Rd, Dunbar, WV 25064	4.99	Yes	-	-	35,625
Self-Storage at U-Haul	6012 Maccorkle Ave SW, St Albans, WV 25177	5.00	No	-	-	80,403

POPULATION 1-MILE | 5,686 3-MILES | 15,164 5 MILES | 43,519

TOTAL EXISTING SUPPLY	67,443	170,009	598,546
SQ FT PER PERSON	11.86	11.21	13.75



53 MINI STORAGE DR

FINANCIAL ANALYSIS

UNIT MIX

NON-CLIMATE CONTROLLED (NCC):						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 5.0	10	25	250	\$30.00	\$300.00	\$3,600.00
5.0 x 10.0	6	50	300	\$45.00	\$270.00	\$3,240.00
5.0 x 15.0	2	75	150	\$62.00	\$124.00	\$1,488.00
10.0 x 10.0	82	100	8,200	\$65.00	\$5,330.00	\$63,960.00
10.0 x 15.0	54	150	8,100	\$85.00	\$4,590.00	\$55,080.00
10.0 x 20.0	45	200	9,000	\$100.00	\$4,500.00	\$54,000.00
TOTAL Non-Climate Controlled (NCC):	199	131	26,000	\$75.95	\$15,114.00	\$181,368.00
GRAND TOTAL	199	131	26,000	\$85.05	\$16,925	\$203,100

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$181,368		\$181,368		\$186,809		\$192,413		\$198,186		\$204,131	
Physical Vacancy	(61,211.70)	34%	(18,136.80)	10%	(18,680.90)	10%	(19,241.33)	10%	(19,818.57)	10%	(20,413.13)	10%
Economic Vacancy	3,348	-2%	(9,068.40)	5%	(9,340.45)	5%	(9,620.67)	5%	(9,909.29)	5%	(10,206.56)	5%
Total Vacancy	(57,863.89)		(27,205.20)		(28,021.36)		(28,862.00)		(29,727.86)		(30,619.69)	
Vacancy %	32%		15%		15%		15%		15%		15%	
Effective Rental Income	\$123,504		\$154,163		\$158,788		\$163,551		\$168,458		\$173,512	
Late, Letter, & NSF Fees	4,127		5,152		5,307		5,466		5,630		5,799	
Tenant Insurance	11,925		12,573		12,573		12,573		12,573		12,573	
Total Other Income	\$16,052		\$17,725		\$17,879		\$18,039		\$18,203		\$18,372	
Effective Gross Income (EGI)	\$139,557		\$171,888		\$176,667		\$181,590		\$186,660		\$191,883	
Property Taxes	10,686		13,358		13,625		13,897		14,175		14,459	
Insurance	5,121		5,224		5,328		5,435		5,544		5,654	
Utilities & Trash	1,452		1,481		1,511		1,541		1,572		1,603	
Repairs & Maintenance	3,265		3,330		3,397		3,465		3,534		3,605	
Advertising	6,356		6,483		6,613		6,745		6,880		7,018	
Salaries, Taxes, & Benefits	30,779		31,394		32,022		32,663		33,316		33,982	
Management Fee	6,978		8,594		8,833		9,080		9,333		9,594	
Office Supplies & Postage	294		300		306		312		319		325	
Bank & Credit Card Fees	4,660		2,750		2,827		2,905		2,987		3,070	
Telephone & Internet	651		664		677		691		705		719	
Landscaping	2,395		2,443		2,491		2,541		2,592		2,644	
Total Expenses	\$72,638		\$76,022		\$77,631		\$79,276		\$80,956		\$82,674	
% of EGI	52%		44%		44%		44%		43%		43%	
Net Operating Income (NOI)	\$66,918		\$95,865		\$99,036		\$102,314		\$105,704		\$109,210	
Operating Margin %	48%		56%		56%		56%		57%		57%	

Financial Footnotes:

1. RE Taxes are based on the current assessed value of \$558,230; Taxes increased 25% to hedge risk of reassessment

2. Income based on June 2025-May 2026

3. Expenses based on June 2025-May 2026

4. A management fee is added to expenses based on 5% of the gross income



53 MINI STORAGE DR

PROPERTY INFORMATION

LOCAL MAP

53 MINI STORAGE DR, CROSS LANES, WV 25313



REGIONAL MAP

53 MINI STORAGE DR, CROSS LANES, WV 25313



MISSION STORAGE RENTAL - MINI STORAGE RD
53 MINI STORAGE DRIVE
CROSS LANES

This is an aerial photograph of a storage facility. A white callout box highlights a specific section of the facility, which contains several long, rectangular storage units. The surrounding area includes other storage units, parking lots, and some residential buildings. A road is visible at the bottom of the image.

BIG TYLER RD

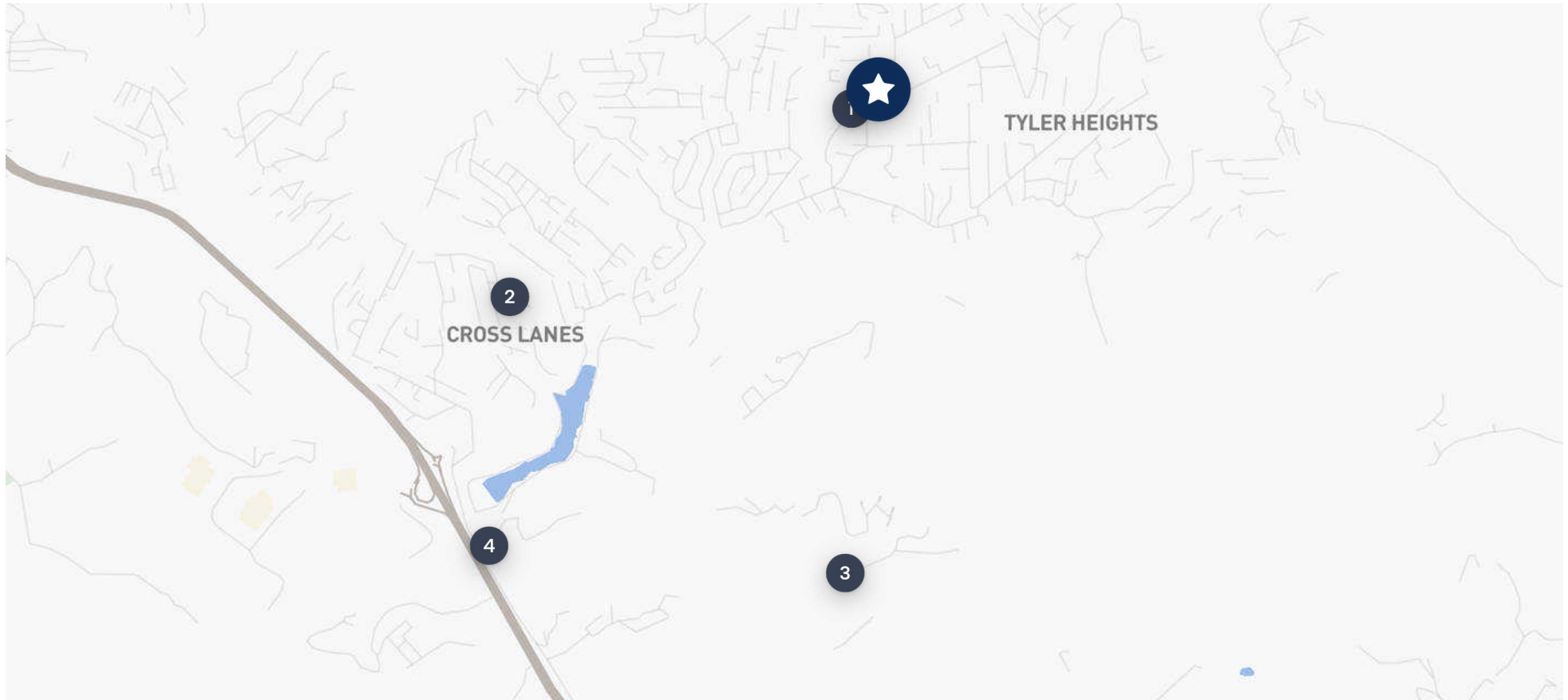


53 MINI STORAGE DR

RENT
COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE NCC RENT/SF
★	Mission Storage Rental	53 Mini Storage Dr, Cross Lanes, WV 25313	\$0.78
1	Mini Mall Storage	5290 Big Tyler Rd, Cross Lanes, WV 25313	\$1.00
2	USA Storage Solutions	5217 Frontier Dr, Cross Lanes, WV 25313	\$0.84
3	My Space Mini Storage	4920 Washington St W, Cross Lanes, WV 25313	\$0.67
4	BRI Storage	60 Beagle Run, Cross Lanes, WV 25313	\$0.63

RENT COMPARABLES



Mission Storage Rental

53 Mini Storage Dr,
Cross Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$60	\$1.20
10x10 NCC	\$65	\$0.65
10x15 NCC	\$95	\$0.63
10x20 NCC	\$125	\$0.63
Average:		\$0.78



Mini Mall Storage

5290 Big Tyler Road,
Cross Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$61	\$1.23
10x10 NCC	\$112	\$1.12
10x15 NCC	\$140	\$0.93
10x20 NCC	\$143	\$0.72
Average:		\$1.00



USA Storage Solutions

5217 Frontier Dr, Cross
Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$49	\$0.98
10x10 NCC	\$89	\$0.89
10x15 NCC	\$--	\$--
10x20 NCC	\$129	\$0.65
Average:		\$0.84



My Space Mini Storage

4920 Washington St W,
Cross Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$45	\$0.90
10x10 NCC	\$70	\$0.70
10x15 NCC	\$85	\$0.57
10x20 NCC	\$100	\$0.50
Average:		\$0.67



BRI Storage

60 Beagle Run, Cross
Lanes, WV 25313

Unit Type	Rent	Rent/SF
5x10 NCC	\$42	\$0.84
10x10 NCC	\$63	\$0.63
10x15 NCC	\$84	\$0.56
10x20 NCC	\$95	\$0.48
Average:		\$0.63

The background image shows a self-storage facility with several blue storage units. The units are arranged in a row, and there is a paved area in front of them. In the foreground, there is a grassy area. In the background, there are trees and a house. The sky is blue with some clouds. The text "53 MINI STORAGE DR" is overlaid on the left side of the image.

53 MINI STORAGE DR

DEMOGRAPHIC ANALYSIS

AMENITIES MAP



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2025 Total Population	5,686	15,164	43,519
2025 Population Density	2,225.5	616.3	530.9
2020-2025 Growth	-305	-749	-1,571
2020-2025 Average Annual Growth	-61	-150	-314
2030 Total Population	5,617	15,010	43,118
2030 Population Density	2,198	610	526
2025-2030 Projected Population Growth	-69	-154	-401
2025-2030 Projected Average Annual Growth	-14	-31	-80
2020 Population	5,991	15,913	45,090
2010 Total Population	6,184	15,318	46,081
2000 Population	5,787	15,576	47,251

Household Income	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$93,938	\$87,029	\$78,195
2025 Aggregate Household Income	\$229,772,787	\$556,118,345	\$1,491,259,947
2025 Median Household Income	\$71,251	\$71,027	\$60,643
2025 Per Capita Income	\$40,529	\$36,718	\$34,527
2030 Aggregate Household Income	\$265,087,637	\$619,560,637	\$1,668,521,604
2030 Average Household Income	\$109,045	\$97,385	\$87,789
2030 Median Household Income	\$77,745	\$76,733	\$66,189
2030 Per Capita Income	\$47,328	\$41,327	\$38,987

Households	1 MILE	3 MILE	5 MILE
2025 Households	2,446	6,390	19,071
2020-2025 Growth	448	-432	3,593
2020-2025 Average Annual Growth	90	-86	719
2030 Households	2,431	6,362	19,006
2025-2030 Growth	-15	-28	-65
2025-2030 Average Annual Growth	-3	-6	-13
2020 Households	1,998	6,822	15,478



5,167

2030 Total Population
1 MI



530.9

2025 Population Density
5 MI



\$78,195

2025 Avg HH Income
5-MILE



\$38,987

2030 Per Capita Income
5-MILE



2,446

2025 Households
1-MILE



-15

2025-2030 Growth
1-MILE

MAJOR EMPLOYERS

The Cross Lanes submarket benefits from a stable, diversified employment base led by healthcare, government, and industrial sectors. Major employers such as CAMC Memorial Hospital and WVU Medicine provide a strong, non-cyclical foundation, while additional support comes from public agencies and industrial operators including the WV Division of Highways, Appalachian Power, and Dow Chemical. This mix of essential industries creates durable economic stability and underpins consistent household formation and steady demand for essential services, including self-storage driven by residential mobility and small business activity.

Employer	Industry	Employees
Charleston Area Medical Center (CAMC)	Healthcare	3,000
Toyota Motor Manufacturing West Virginia	Manufacturing	2,000
Thomas Memorial Hospital	Healthcare	1,650
West Virginia Department of Health	Government	1,500
West Virginia Department of Transportation	Government	1,500
Appalachian Power	Utilities	1,000



MAJOR DEVELOPMENTS



WVU Medicine Regional Growth

WVU Medicine's expanding network across West Virginia strengthens healthcare access and employment in the region. This sustained growth reinforces long-term economic stability and supports consistent residential demand in nearby suburban corridors.



West Virginia State University & Institute Corridor

Located in nearby Institute, WV, West Virginia State University anchors education-driven activity and workforce development. The institution supports a stable renter base and contributes to nearby suburban housing and storage demand.



Amazon Fulfillment & Last-Mile Distribution Growth (Region)

E-commerce logistics expansion across the greater Charleston–Huntington corridor continues to support warehouse and last-mile distribution activity. This growth increases job density and drives incremental demand for flexible storage solutions.



Kanawha County Industrial & Chemical Corridor

The broader Kanawha Valley remains anchored by chemical manufacturing and industrial operations, including major legacy employers. This industrial base provides long-term employment stability and supports consistent household demand in surrounding communities.



Charleston Yeager Airport Modernization Efforts

Ongoing improvements at Yeager Airport enhance regional connectivity and passenger capacity. Enhanced air service supports business travel, regional accessibility, and broader economic development across the Charleston metro area.



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MISSION STORAGE PORTFOLIO

2811 3rd Ave, Huntington, WV | 630, 8th Street, Huntington, WV | 5158, Big
Tyler Road, Cross Lanes, WV | 53, Mini Storage Drive, Cross Lanes, WV

GRANDSTONE
STORAGE INVESTMENT SALES