

PHILADELPHIA C/O SELF-STORAGE OPPORTUNITY

2258 E TIOGA ST
PHILADELPHIA, PA

OFFERING MEMORANDUM

Conceptual Image for Illustrative Purposes Only – Not a Rendering of the Proposed Development

GRANDSTONE
STORAGE INVESTMENT SALES

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INVESTMENT OVERVIEW



OFFERING SUMMARY

PHILADELPHIA C/O SELF-STORAGE OPPORTUNITY

2258 E TIOGA ST, PHILADELPHIA, PA

To Be Determined by Market

PURCHASE PRICE



68,379

NET RENTABLE SF



0.86

LOT SIZE



2026

YEAR BUILT



4 Story Building

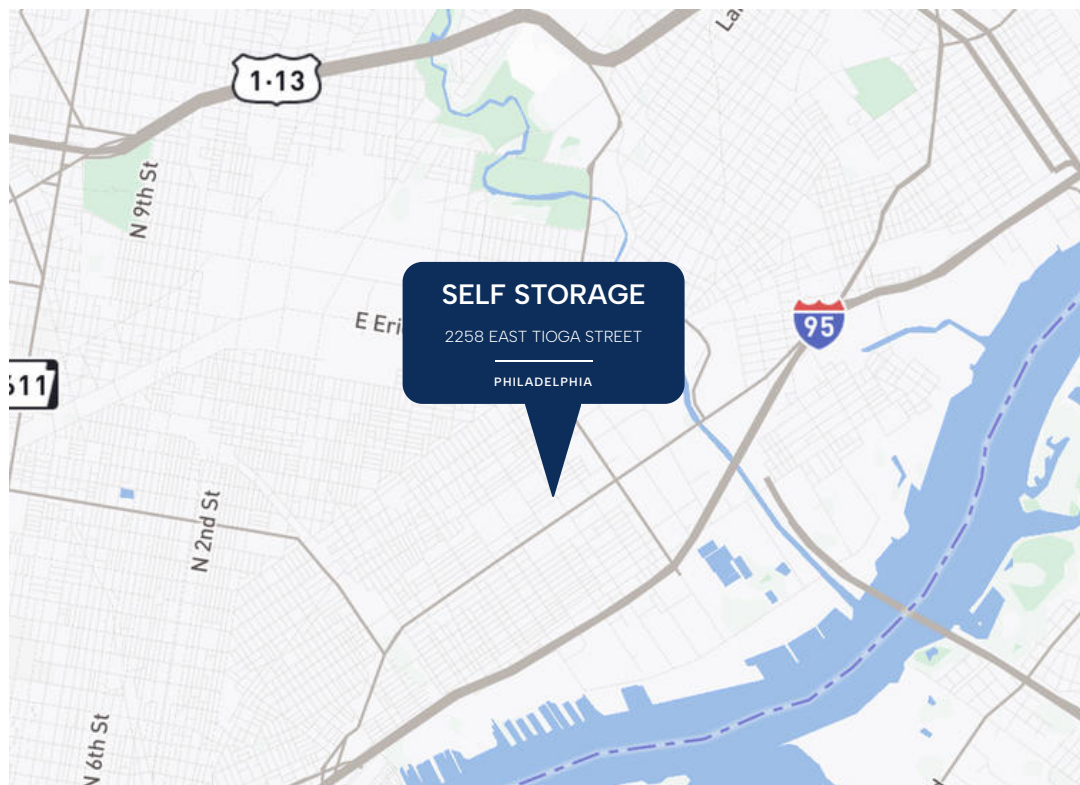
INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to present the opportunity to acquire a brand-new self-storage facility totaling 68,379 NRSF across 771 units. The property features 729 climate-controlled storage units totaling 61,575 NRSF, complemented by 42 covered parking spaces totaling 6,804 square feet.

The facility is a new 2026 delivery that has not yet opened, giving an incoming investor a true ground-floor lease-up opportunity — the ability to implement its preferred management platform, leasing strategy, and revenue management program from day one.

The property benefits from an exceptionally strong demographic profile, with more than 300,000 residents within three miles and approximately 900,000 residents within five miles, coupled with very low existing self-storage saturation across the 1-, 3-, and 5-mile trade areas.

With new construction, predominantly climate-controlled inventory, covered parking, limited surrounding storage supply, and significant population density, the offering represents a compelling opportunity to acquire a newly delivered asset and capture the full value creation associated with lease-up and stabilization.



INVESTMENT HIGHLIGHTS



BRAND-NEW 2026 CLASS A BUILD

771 units, 68,379 NRSF, all storage units climate controlled plus 42 covered parking bays. Delivering in 2026 and not yet open — full lease-up upside available to an incoming investor.



STRUCTURALLY UNDERSUPPLIED TRADE AREA

Just 3.18 rentable SF per capita within 3 miles (vs the <7 SF/capita undersupply threshold), across 18 operating facilities totaling ~972,421 SF; even with 283,524 SF under construction the market stays near 4.1 SF/capita.



DENSE INFILL DEMAND BASE

305,615 residents and 109,414 households within 3 miles of the site in a top-tier East Coast metro.



EV CHARGING EXPANSION

An application is currently under review for the installation of 8 EV charging ports at the facility, which could generate over \$500,000 in annual revenue at full capacity and provide additional upside.

ASSET OVERVIEW

COUNTY	Philadelphia County
CLIMATE-CONTROLLED UNITS	729
TOTAL NUMBER OF UNITS	771
UNCOVERED PARKING SPACES	0
COVERED PARKING SPACES	42
UNIT SIZES	5'x5' – 10'x25'; Covered Parking: 9' x 18'
NRSF	68,379 SF
ONSITE MANAGER'S APARTMENT	No
# OF ACRES	0.86 Acres
# OF BUILDINGS	1
YEAR BUILT	2026
ZONING	ICMX
PARCEL NUMBER(S)	884000070
# OF STORIES	4
# OF ELEVATORS / STAIRWELLS / ETC.	2
FOUNDATION	Steel & Concrete
FRAMING	Steel
EXTERIOR	IMP
ROOF TYPE	TPO Flat
FENCING TYPE	N/A
# OF ENTRIES	3
TYPE OF GATE	Access Gate
MANAGEMENT SOFTWARE	N/A
SECURITY SYSTEMS	Deep Sentinel/Cameras
FLOOD ZONE	No





SATURATION STUDY

Philadelphia C/O | 2258 E Tioga St, Philadelphia, PA 19134

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILES	NRSF 5-MILES
Philadelphia C/O	2258 E Tioga St, Philadelphia, PA 19134	★	Yes	68,379	-	-
Value Storage	3401 Collins St, Philadelphia, PA 19134	0.21	No	11,027	-	-
Public Storage	2345 Castor Ave, Philadelphia, PA 19134	0.37	Yes	131,750	-	-
Safeguard Self Storage	3300 Frankford Ave, Philadelphia, PA 19134	0.38	Yes	51,544	-	-
Public Storage	2190 Wheatsheaf Ln, Philadelphia, PA 19137	0.66	Yes	79,309	-	-
Port Richmond Self Storage	2625 Wheatsheaf Ln, Philadelphia, PA 19137	0.78	Yes	51,665	-	-
CubeSmart Self Storage	4391 Aramingo Ave, Philadelphia, PA 19124	1.20	Yes	-	29,253	-
Store Space Self Storage	3100 C St, Philadelphia, PA 19134	1.25	Yes	-	65,634	-
Self-Storage at U-Haul	339-341 E Lehigh Ave, Philadelphia, PA 19125	1.34	Yes	-	58,890	-
Safeguard Self Storage	830 E Hunting Park Ave, Philadelphia, PA 19124	1.36	Yes	-	42,975	-
Paul Street Real Estate LLC	4290 Penn St, Philadelphia, PA 19124	1.38	Yes	-	28,596	-
modSTORAGE	3503 B St, Philadelphia, PA 19134	1.39	Yes	-	52,565	-
Sergeant Storage	2541 Gaul St, Philadelphia, PA 19125	1.41	No	-	19,286	-
Public Storage	533 E Hunting Park Ave, Philadelphia, PA 19124	1.49	Yes	-	55,904	-
Good Deal Self Storage LLC	5400 Eadom St, Philadelphia, PA 19137	2.18	Yes	-	11,998	-
CubeSmart Self Storage	1645 N American St, Philadelphia, PA 19122	2.38	Yes	-	64,548	-
Extra Space Storage	4801 Langdon St, Philadelphia, PA 19124	2.49	Yes	-	78,075	-
CubeSmart Self Storage	777 Mayfair St, Philadelphia, PA 19124	2.57	Yes	-	49,402	-
SecureSpace Self Storage	2501 N 15th St, Philadelphia, PA 19132	2.95	Yes	-	90,000	-

POPULATION		1-MILE	3-MILES	5 MILES	TOTAL EXISTING SUPPLY	325,295	972,421	972,421
		41,797	305,615	910,957	SQ FT PER PERSON	7.78	3.18	1.07

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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 5.0	72	25	1,800	\$70.00	\$5,040	\$60,480
5.0 x 5.0	91	25	2,275	\$100.00	\$9,100	\$109,200
5.0 x 10.0	279	50	13,950	\$135.00	\$37,665	\$451,980
5.0 x 15.0	6	75	450	\$180.00	\$1,080	\$12,960
10.0 x 10.0	111	100	11,100	\$200.00	\$22,200	\$266,400
10.0 x 15.0	73	150	10,950	\$275.00	\$20,075	\$240,900
10.0 x 20.0	64	200	12,800	\$380.00	\$24,320	\$291,840
10.0 x 25.0	33	250	8,250	\$450.00	\$14,850	\$178,200
TOTAL Climate Controlled (CC):	657	91	59,775	\$196.79	\$129,290	\$1,551,480
TOTAL Lockers:	72	25	1,800	\$70.00	\$5,040	\$60,480
COVERED PARKING						
9.0 x 18.0	42	162	6,804	\$408.00	\$17,136	\$205,632
TOTAL Covered Parking:	42	162	6,804	\$408.00	\$17,136	\$205,632
GRAND TOTAL	771	89	68,379	\$196.45	\$151,466	\$1,817,592

INCOME AND EXPENSES

	YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5
Gross Potential Rent³	\$1,817,592		\$1,872,120		\$1,928,283		\$1,986,132		\$2,045,716
Physical Vacancy	(1,272,314)	70.0%	(936,060)	50.0%	(192,828)	10.0%	(198,613)	10.0%	(204,572)
Economic Vacancy	(363,518)	20.0%	(374,424)	20.0%	(289,243)	15.0%	(99,307)	5.0%	(102,286)
Total Vacancy	(1,635,833)		(1,310,484)		(482,071)		(297,920)		(306,857)
Vacancy %	90.0%		70.0%		25.0%		15.0%		15.0%
Effective Rental Income	\$181,759		\$561,636		\$1,446,213		\$1,688,212		\$1,738,858
Late, Letter & NSF Fees	12,500		24,000		36,000		40,000		40,000
Tenant Insurance	5,412		15,035		43,299		43,299		43,299
Total Other Income	\$25,912		\$49,035		\$89,799		\$95,299		\$95,299
Effective Gross Income (EGI)	\$207,672		\$610,670		\$1,536,012		\$1,783,511		\$1,834,158
Property Taxes ^{1 2}	25,000		35,000		40,000		45,000		50,000
Insurance ²	20,514		20,924		21,343		21,770		22,205
Utilities & Trash	47,500		48,450		49,419		50,407		51,416
Repairs & Maintenance	27,500		28,050		28,611		29,183		29,767
Advertising	40,000		40,000		30,000		25,000		25,500
Salaries, Taxes & Benefits	115,000		117,300		119,646		122,039		124,480
Management Fee (5% of EGI) ³	10,384		30,534		76,801		89,176		91,708
Office Supplies & Postage	5,000		5,100		5,202		5,306		5,412
Bank & Credit Card Fees ³	3,323		9,771		24,576		28,536		29,347
General Services	14,364		14,364		14,364		14,364		14,364
Other Expenses	13,189		29,867		44,937		50,915		53,148
Total Expenses	\$326,773		\$384,460		\$460,101		\$487,002		\$502,758
% of EGI	157.4%		63.0%		30.0%		27.3%		27.4%
Net Operating Income (NOI)	-\$119,102		\$226,211		\$1,075,911		\$1,296,509		\$1,331,400
Operating Margin %	-57.4%		37.0%		70.0%		72.7%		72.6%

Financial Footnotes:

1. RE Taxes estimated from Philadelphia OPA comps.

2. Income per StorageMart projections.

3. Expenses per StorageMart TPM 5-Yr Assumptions; Insurance RE Taxes, phone/landscaping

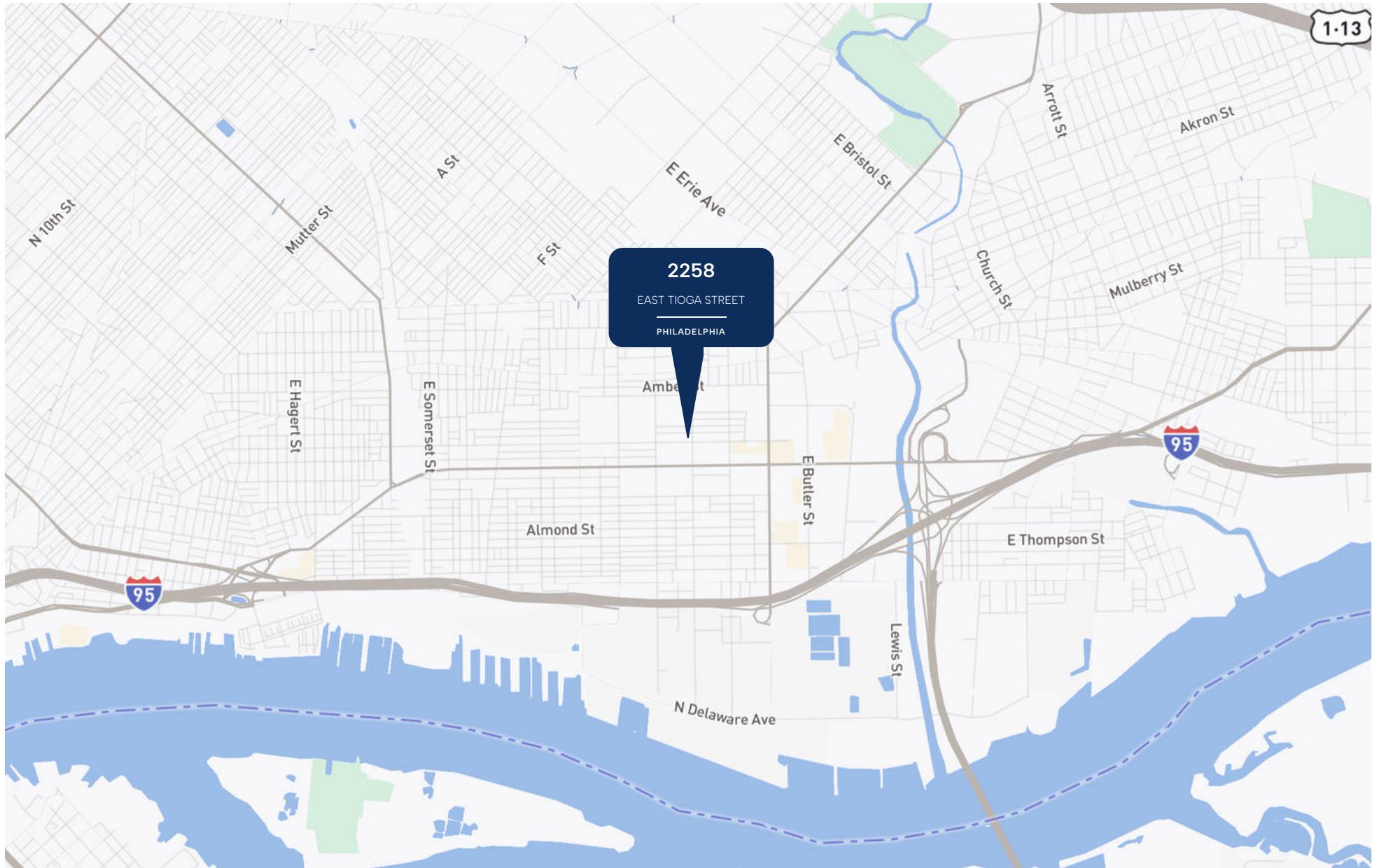
4. Management fee 5% of EGI and bank/credit-card fees.

03

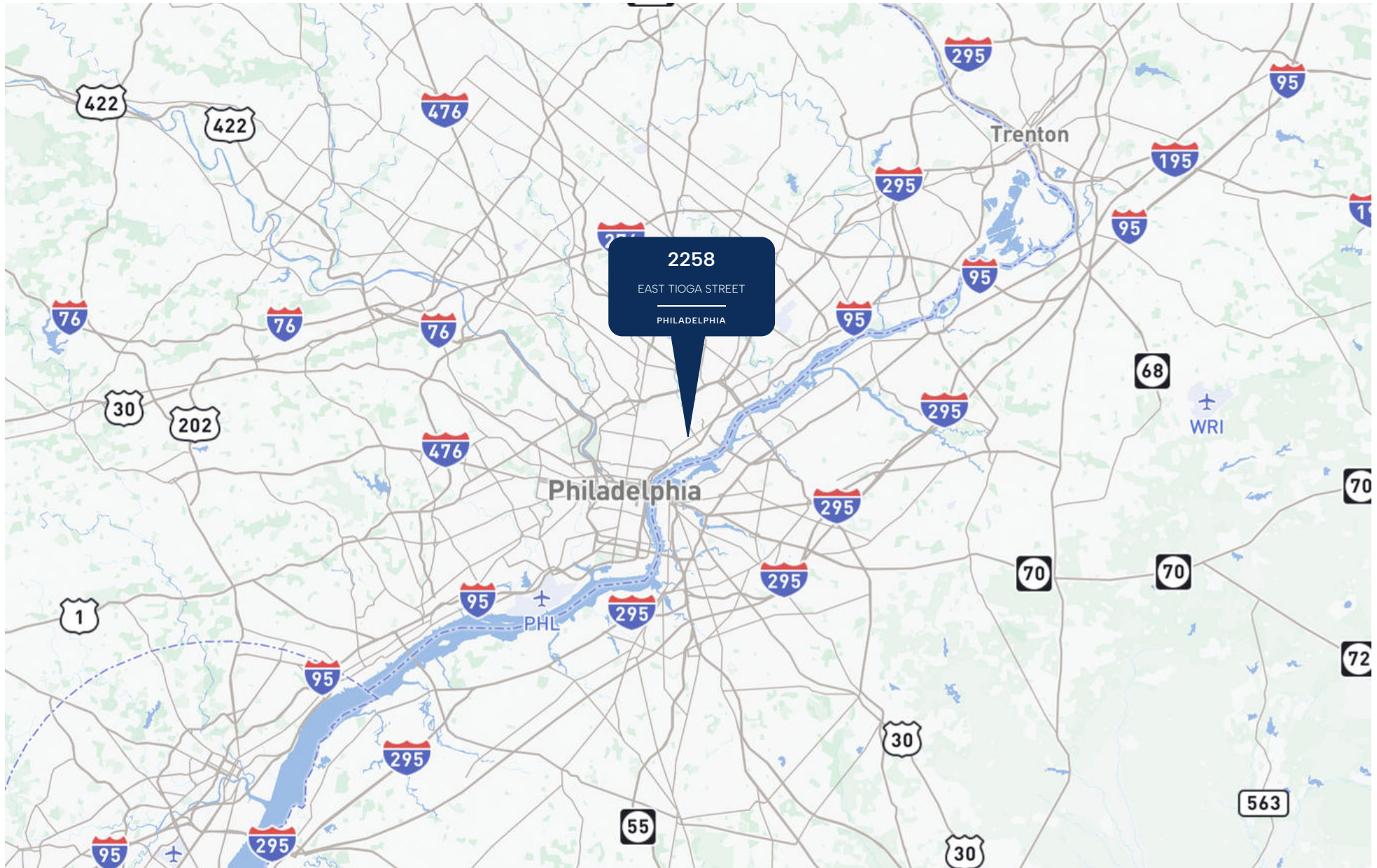
PROPERTY INFORMATION

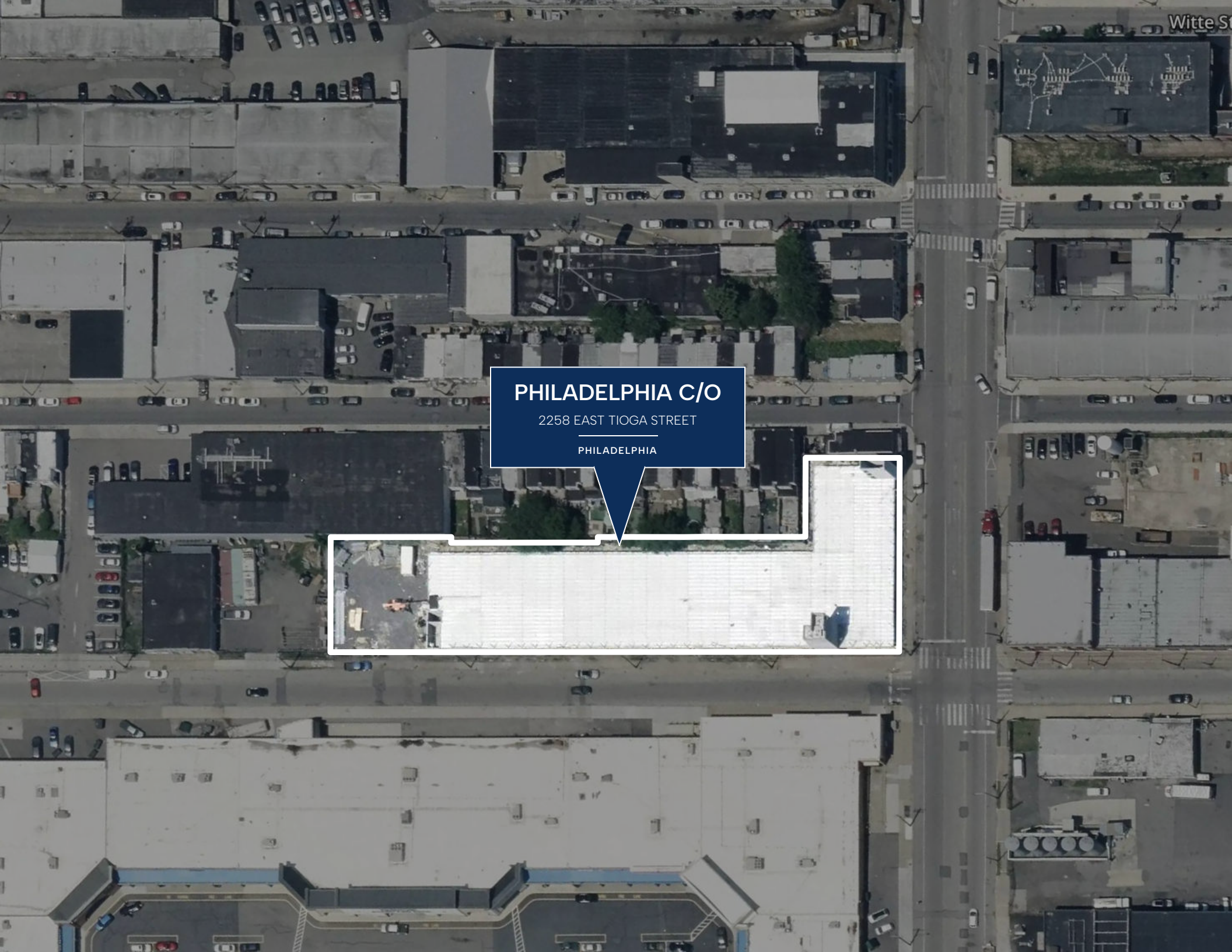


LOCAL MAP



REGIONAL MAP





PHILADELPHIA C/O

2258 EAST TIOGA STREET

PHILADELPHIA



04

RENT COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	2258 E Tioga Self Storage (Subject)	2258 E Tioga St, Philadelphia, PA 19134	\$2.11
1	Public Storage	2345 Castor Ave, Philadelphia, PA 19134	\$1.74
2	Safeguard Self Storage	3300 Frankford Ave, Philadelphia, PA 19134	\$1.54
3	CubeSmart Self Storage	1645 N American St, Philadelphia, PA 19122	\$2.07
4	Self-Storage at U-Haul	339-341 E Lehigh Ave, Philadelphia, PA 19125	\$2.22

RENT COMPARABLES



Philadelphia C/O

2258 E Tioga St,
Philadelphia, PA 19134



Public Storage

2345 Castor Ave,
Philadelphia, PA 19134



Safeguard Self Storage

3300 Frankford Ave,
Philadelphia, PA 19134



CubeSmart Self Storage

1645 N American St,
Philadelphia, PA 19122



Self-Storage at U-Haul

339-341 E Lehigh Ave,
Philadelphia, PA 19125

Unit Type	Rent	Rent/SF
5x10 CC	\$135	\$2.70
10x10 CC	\$200	\$2.00
10x15 CC	\$275	\$1.83
10x20 CC	\$380	\$1.90
Average:	\$2.11	

Unit Type	Rent	Rent/SF
5x10 CC	\$122	\$2.43
10x10 CC	\$166	\$1.66
10x15 CC	\$215	\$1.43
10x20 CC	\$290	\$1.45
Average:	\$1.74	

Unit Type	Rent	Rent/SF
5x10 CC	\$84	\$1.67
10x10 CC	\$153	\$1.53
10x15 CC	\$231	\$1.54
10x20 CC	\$286	\$1.43
Average:	\$1.54	

Unit Type	Rent	Rent/SF
5x10 CC	\$119	\$2.37
10x10 CC	\$185	\$1.85
10x15 CC	\$288	\$1.92
10x20 CC	\$424	\$2.12
Average:	\$2.07	

Unit Type	Rent	Rent/SF
5x10 CC	\$150	\$2.99
10x10 CC	\$200	\$2.00
10x15 CC	\$300	\$2.00
10x20 CC	\$380	\$1.90
Average:	\$2.22	

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MARKET ANALYSIS



WELCOME TO

PHILADELPHIA, PA



Philadelphia-Camden-Wilmington is one of the nation's 12 largest metropolitan areas, with total nonfarm employment of 3,116,400. The metro's diverse healthcare, education (eds-and-meds), logistics, and port-driven economy continues to expand: education and health services added 28,400 jobs from March 2024 to March 2025, and since early 2023 the region has added approximately 80,000 new residents and nearly 100,000 net new jobs. The Port of Philadelphia's economic impact is estimated at ~\$1.6 billion, with the Delaware River's combined maritime industry at \$18.2 billion supporting ~67,000 regional jobs. Port Richmond is a dense infill rowhome neighborhood along I-95 between Fishtown/Kensington and the Delaware River — a primary East Coast market with limited storage supply per resident.

MARKET HIGHLIGHTS



POPULATION GROWTH

Approximately 305,615 residents and 109,414 households live within 3 miles of the site (910,957 residents within 5 miles). Population is projected to grow ~3.1% over five years.



PRIMARY EAST COAST MARKET

Philadelphia-Camden-Wilmington is one of the nation's 12 largest metropolitan areas. Port Richmond is a dense infill rowhome neighborhood along I-95, near Aramingo Avenue — the primary commercial corridor — which carries ~29,303 vehicles per day.



LOCAL ECONOMY

The metro supports 3,116,400 nonfarm jobs across healthcare, education, logistics, and the port. Education and health services added 28,400 jobs from March 2024 to March 2025; since early 2023 the region has added nearly 100,000 net new jobs.



LIMITED COMPETITION

The trade area holds just 3.18 rentable SF of storage per capita within 3 miles — structurally undersupplied versus the 7 SF per capita threshold.



HOUSEHOLD BASE

Median household income is \$50,159 within 3 miles, with 109,414 households in a dense primary-market trade area.

AMENITIES MAP

Aramingo Avenue — the primary commercial corridor — carries approximately 29,303 vehicles per day.



DEMOGRAPHICS

Population	1-MILE	3-MILES	5-MILES
Total Population	41,797	305,615	910,957
Population Density (/sq mi)	13,034	12,407	12,697
5-Yr Projected Population	43,094	315,106	938,800
5-Yr Projected Density (/sq mi)	13,438	12,793	13,085

Household Income	1-MILE	3-MILES	5-MILES
Average Household Income	\$58,201	\$66,912	\$84,059
Aggregate Household Income	\$867,194,900	\$7,321,109,568	\$29,614,405,995
Median Household Income	\$47,341	\$50,159	\$63,116
Per Capita Income	\$20,748	\$23,955	\$32,509

Households	1-MILE	3-MILES	5-MILES
Households	14,900	109,414	352,305
5-Yr Projected Households	15,280	112,206	361,308



305,615
Residents
3-MI



109,414
Households
3-MI



\$50,159
Median HHI
3-MI



315,106
5-Yr Projected
Population 3-MI



\$66,912
Average Household
Income 3-MI



\$23,955
Per Capita Income
3-MI

MAJOR EMPLOYERS

The subject property benefits from access to a diverse and resilient employment base anchored by Philadelphia's leading healthcare and education institutions. Major employers such as the University of Pennsylvania, Penn Medicine, Children's Hospital of Philadelphia, Thomas Jefferson University Hospital, and Temple University drive long-term workforce stability through the city's renowned "eds and meds" sector. Comcast's corporate headquarters further strengthens the market with a significant media and technology presence, supporting continued demand and long-term real estate growth.

Employer	Industry	Employees
University of Pennsylvania	Education	18,000
Children's Hospital of Philadelphia	Healthcare	15,000
Penn Medicine	Healthcare	10,000
Thomas Jefferson University Hospital	Healthcare	9,000
Comcast Corporation	Technology & Media	9,000
Temple University	Education	9,000



MAJOR DEVELOPMENTS



Northbank

\$300M, 30-acre master-planned waterfront community next to Graffiti Pier — ~900 residential units planned (350 townhomes + 550 apartments) plus ~30,000 SF commercial; phased build-out under way. New rooftops within ~1 mile of the subject land in a trade area with just 3.18 SF of storage per capita within 3 miles.



PhilaPort Expansion / Mustin Yard

PhilaPort acquired the 152-acre Mustin Yard from Norfolk Southern for \$90M (announced October 1, 2025) under its Destination 2040 strategic plan. The port set a container record of 889,268 TEUs in 2025 (+6% YoY, +39% over 5 years) and supports ~12,000 local jobs. Port-driven logistics employment feeds Delaware Ave/I-95 corridor storage demand.



Delaware Generating Station Redevelopment

Adaptive reuse of the former power station at 1325 Beach St into 300+ apartments and ~200,000 SF of office space — a landmark addition of renters just south of Port Richmond, reinforcing household growth during the lease-up window.



Delaware River Waterfront Investment

~\$1B of private investment along the waterfront in the past decade, with ~\$500M of additional public investment expected by 2034, including Delaware River Trail extensions fronting Northbank. 1,200+ residential permits along the 6-mile riverfront stretch in the past decade continue to add households into an undersupplied storage market.



Frankford Grand

107-unit luxury multifamily + 15,000 SF retail across two formerly vacant blocks, completed 2025 and leasing — the River Wards' residential wave continuing, adding renter households during the subject's lease-up window.

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