

# 405 Storage

916 East Cammack Street  
Shawnee, OK 74804





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\*\* A Karr-Cunningham Storage Team Confidentiality / Registration Agreement must be executed by the prospective purchaser before the Offering Memorandum and back-up documentation can be viewed, and also before an offer submitted by a prospective purchaser will be considered.

\*\* All property tours / visits must be scheduled through the Karr-Cunningham Storage Team.

\*\* Prospective purchasers are strongly encouraged to have been present on a formal property tour before submitting an offer.

\*\* Contact with on-site management and/or ownership is strictly prohibited. Please contact the Karr-Cunningham Storage Team with any questions.



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**Marcus & Millichap**

KARR-CUNNINGHAM STORAGE TEAM





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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

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Marcus & Millichap  
KARR-CUNNINGHAM STORAGE TEAM



# OFFERING SUMMARY // 405 Storage



Listing Price  
**\$950,000**



Cap Rate (Year One)  
**7.37%**

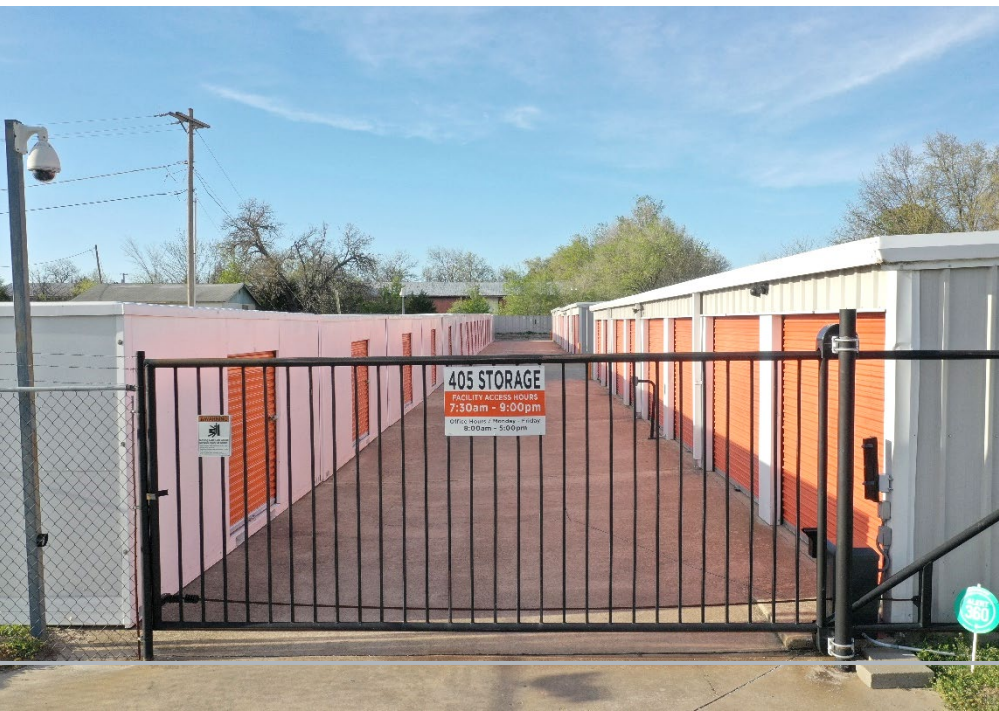


# of Units  
**118**

## VITAL DATA

Price	\$950,000
Down Payment	35% / \$332,500
Loan Amount	\$617,500
Loan Type	Proposed New
Interest Rate / Amortization	7.50% / 25 Years
Total Units	118
Rentable SF	11,920
Price Per Rentable SF	\$79.70
Number of Buildings	Four
Number of Stories	One
Year Built / Expanded	1995 / 2023
Lot Size	Apx. 0.75 Acres (One Parcel)

	CURRENT	YEAR ONE	PRO FORMA
CAP Rate	7.64%	7.37%	8.12%
Effective Gross Income	\$84,869	\$92,294	\$100,225
Net Operating Income	\$72,573	\$69,985	\$77,116
Net Cash Flow After Debt Service	5.36% / \$17,813	4.58% / \$15,226	6.72% / \$22,356
Debt Service Coverage Ratio	1.33	1.28	1.41
Debt Yield	11.75%	11.33%	12.49%



405 Storage is an 11,920 rentable-square foot self-storage facility resting on one parcel encompassing approximately 0.75 acres in Shawnee, Oklahoma. The facility contains 118 non-climate drive up units (18 of which are Boxwell portable units) ranging in size from 50 to 200 rentable-square feet. The storage buildings are metal, with garage-style roll-up doors, and standing seam metal roofs. The facility features chain-link fencing, a personalized key-pad gate system, perimeter fencing, camera surveillance, automated remote leasing technology, and wide driveways. The facility also benefits from the fact that it is in the heart of Shawnee. As a result, the facility, built in 1995 and expanded in 2023, has maintained above 90 percent occupancy for the past 15 years.

Shawnee, located in the Oklahoma City Metro area, is home to a variety of natural gas and wind energy companies. In fact, it ranks as one of the nation's top 10 markets for natural gas and wind energy production. With that said, Oklahoma City has been purposely diversifying its economic base by focusing on job creation in the medical and information technology sectors, and over the next five years the metro's population of 1.4 million is expected to grow by 4.8 percent, more than two times the national average.

The facility currently maintains a 91 percent physical occupancy rate and 90 percent economic occupancy rate. With that said, a new owner can realistically expect to add value throughout the hold period by raising the current street rates to the submarket average. To be sure, street rates at 405 Storage reside approximately ten percent below the competition on average. Assuming the facility's existing ten percent economic vacancy rate is maintained, at a purchase price of \$950,000, a new investor need only raise rental rates by seven percent to achieve the end-of-year-one (broker-adjusted) 7.37 percent unleveraged yield quoted herein. Given the fact that the current owner does not live in Oklahoma, and has never engaged a third-party management company, it is reasonable to expect that a new operator (who will, by default, almost certainly be adopting a more "hands on" approach at both an operational and strategic level), can also expect to capture unleveraged pro forma yields in excess of eight percent after raising street rates to the submarket average by the remaining three percent delta, and reducing the economic vacancy factor to five percent.

## Investment Highlights

- Strong Historical Operating Performance – 90% Physical Occupancy, Day-One
- Stabilized Cash Flow – 91% Economic Occupancy, Day-One
- Value-Creation Opportunity – Current Street Rates are 10% Below Submarket Average
- 7.37% End Year-One Cap Rate
- 8.12% Pro Forma Cap Rate





















SECTION 2

# Property Information

PROPERTY DETAILS

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REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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# PROPERTY DETAILS // 405 Storage

## SITE DESCRIPTION

Total Units	118
Number of Buildings	Four
Number of Stories	One
Year Built / Expanded	1995 / 2023
Rentable Square Feet	11,920
Lot Size	Apx. 0.75 Acres (One Parcel)
Type of Ownership	Fee Simple
Parking	Ample
Highway Access	None
Street Frontage	East Cammack Street
Cross Street	None

## OPERATIONS

Management Software	Easy Storage Solutions
Personnel	None (Remotely Managed by Out-of-State Owner/Operator)
Office Hours	None

## CONSTRUCTION

Foundation	Slab-on-Grade Concrete
Framing	Steel Trusses
Exterior Walls	Metal
Parking Surface	Concrete
Roof	Standing-Seam Metal
Fencing	Chain-Link / Wood
Entry	Personalized Key-Pad

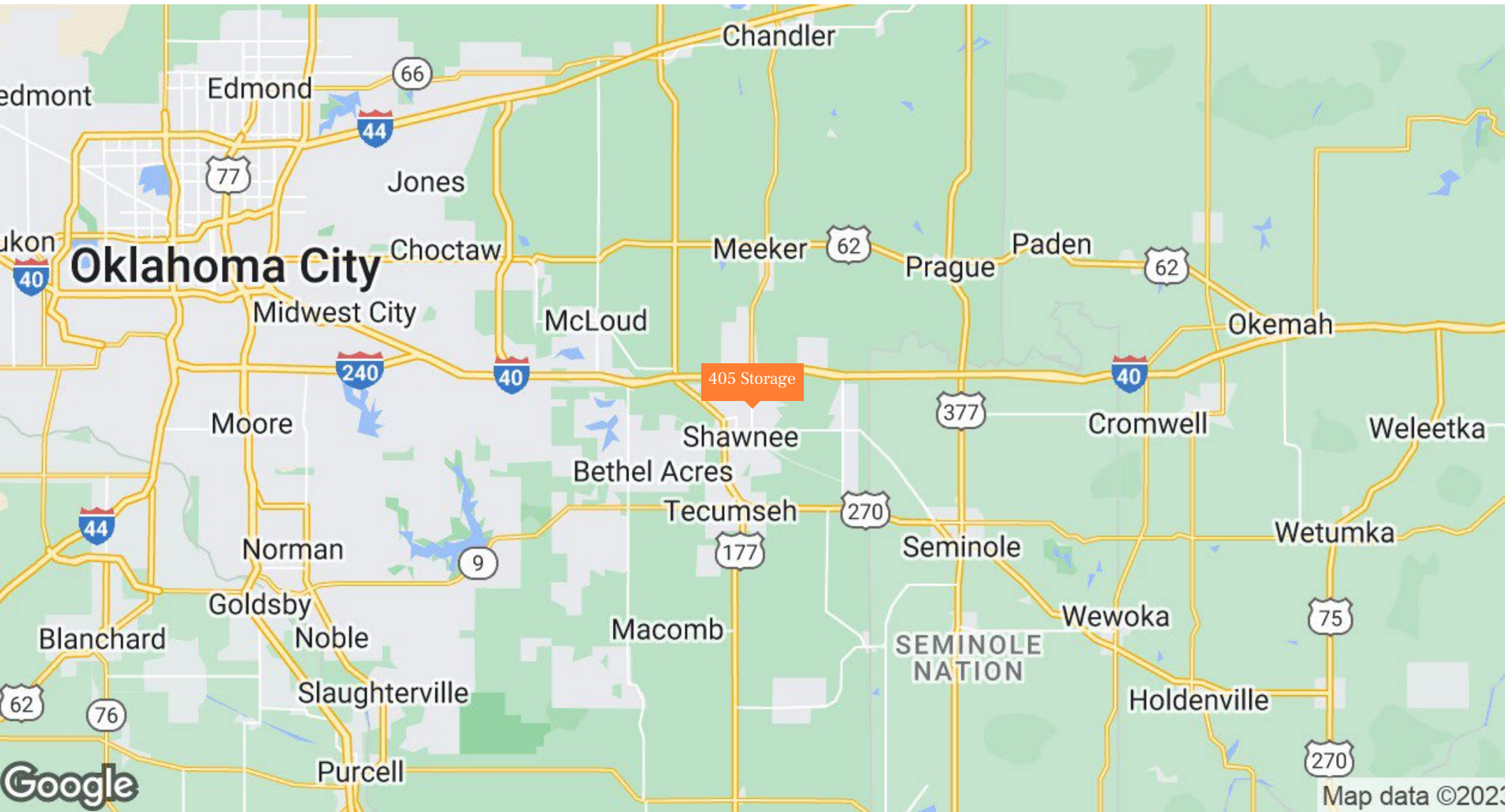
## MECHANICAL

Climate Control	None
Security	24-Hour Video Surveillance Cameras
Fire Protection	Fire Extinguishers

On-Site Residential Quarters	None
Gate Hours	Daily: 7:30 AM - 9 PM
Water / Sewer	None









LOCAL MAP // 405 Storage





405 Storage // AERIAL MAP



405 Storage







SECTION 3

# Financial Analysis

UNIT MIX OVERVIEW

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OPERATING STATEMENT

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OPERATING STATEMENT NOTES

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MARCUS & MILLICHAP CAPITAL  
CORPORATION CAPABILITIES

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Marcus & Millichap  
KARR-CUNNINGHAM STORAGE TEAM



## 405 Storage // UNIT MIX OVERVIEW

As of 04/03/2023

	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>Non-Climate Drive Up</u>	40	31	5x10	50	\$40	\$1,600	\$0.80	1,550	2,000
	12	8	10x8	80	\$55	\$660	\$0.69	640	960
	40	39	10x10	100	\$65	\$2,600	\$0.65	3,900	4,000
	6	6	20x8	160	\$95	\$570	\$0.59	960	960
	20	19	10x20	200	\$109	\$2,180	\$0.55	3,800	4,000
	<b>118</b>	<b>103</b>				<b>\$7,610</b>	<b>\$0.64</b>	<b>10,850</b>	<b>11,920</b>
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL	RENT / SF	OCCUPIED SQ FT	SQ FT
<b>Total</b>	<b>118</b>	<b>103</b>				<b>\$7,610</b>	<b>\$0.64</b>	<b>10,850</b>	<b>11,920</b>



## OPERATING STATEMENT // 405 Storage

INCOME				CURRENT			END YEAR-ONE			PRO FORMA		
	\$ / OCC. SF		% EGI	\$ / OCC. SF		% EGI	\$ / OCC. SF		% EGI			
<b>GROSS POTENTIAL RENT</b>		<b>\$91,320</b>		<b>\$97,712</b>			<b>\$100,644</b>					
Storage Rental Income <sup>1</sup>	\$0.63	82,490	97.20%	\$0.65	87,941	95.28%	\$0.70	95,612	95.40%			
Administrative Fees <sup>2</sup>		0			807			856				
Late, Lien, NSF Fees <sup>3</sup>		1,346			1,427			1,512				
Tenant Insurance Commissions <sup>4</sup>		1,032			2,119			2,246				
<b>EFFECTIVE GROSS INCOME</b>	<b>% GPR</b>	<b>\$84,869</b>		<b>% GPR</b>	<b>\$92,294</b>		<b>% GPR</b>	<b>\$100,225</b>				
Economic Vacancy	9.67%	(8,830)		10.00%	(9,771)		5.00%	(5,032)				
EXPENSES				% EGI			END YEAR-ONE			PRO FORMA		
	% EGI	CURRENT	\$ / SF		% EGI	END YEAR-ONE	\$ / SF		% EGI	PRO FORMA	\$ / SF	
Cost of Goods Sold (Retail Sales)		0	0.00			0	0.00			0	0.00	
Bank & Credit Card Fees <sup>5</sup>	1.30%	1,102	0.09	1.75%	1,615	0.14		1.75%	1,754	0.15		
Office & Administrative <sup>6</sup>		841	0.07		562	0.05			579	0.05		
Contract Services (Fire, Security & Grounds)		527	0.04		527	0.04			543	0.05		
Miscellaneous <sup>7</sup>		36	0.00		119	0.01			123	0.01		
Utilities & Trash		921	0.08		921	0.08			949	0.08		
Telephone & Internet		1,046	0.09		1,046	0.09			1,077	0.09		
Marketing & Promotion <sup>8</sup>		0	0.00		1,500	0.13			1,545	0.13		
Repairs & Maintenance <sup>9</sup>		619	0.05		1,192	0.10			1,192	0.10		
Property Insurance <sup>10</sup>		5,139	0.43		4,172	0.35			4,297	0.36		
Salaries, Taxes & Benefits (On-Site)		0	0.00		0	0.00			0	0.00		
Property Taxes <sup>11</sup>		2,064	0.17		4,252	0.36			4,252	0.36		
Third Party Management (Off-Site) <sup>12</sup>	0.00%	0	0.00	5.00%	4,615	0.39		5.00%	5,011	0.42		
Reserves for Capital Expenditures <sup>13</sup>		0	0.00		1,788	0.15			1,788	0.15		
<b>TOTAL EXPENSES</b>		<b>\$12,296</b>	<b>\$1.03</b>		<b>\$22,309</b>	<b>\$1.87</b>			<b>\$23,110</b>	<b>\$1.94</b>		
Expenses % EGI	14.49%			24.17%				23.06%				
<b>NET OPERATING INCOME</b>		<b>\$72,573</b>			<b>\$69,985</b>				<b>\$77,116</b>			
(Debt Service)		(54,759)			(54,759)				(54,759)			
<b>NET CASH FLOW AFTER DEBT SERVICE</b>		<b>\$17,813</b>			<b>\$15,226</b>				<b>\$22,356</b>			



Current Effective Gross Income represents seller's actual T-3 collections, annualized

Except whereas otherwise notated, End Year-One (Broker-Adjusted) Effective Gross Income represents seller's actual T-3 annualized collections:

1. Storage Rental Income represents 90% economic occupancy compared to Current Gross Potential Rent
2. Administrative Fees assumes a \$12 fee for all tenants and 5% monthly turnover of self-storage units parking at 95% physical occupancy
3. Late, Lien, NSF Fees assumes a 6% increase from Current
4. Tenant Insurance Commissions assumes 50% penetration of occupied self-storage units, a \$9 monthly premium, and a 35% commission structure

Except whereas otherwise notated, End Year-One (Broker-Adjusted) expenses represent seller's actual T-12 annualized expenses:

5. Bank & Credit Card Fees represent the industry standard 1.75% of EGI
6. Office & Administrative have been adjusted downward to reflect industry standard
7. Miscellaneous has been adjusted upward and calculated at \$0.01 per rentable-square foot
8. Marketing & Promotion have been included to reflect industry standard
9. Repairs & Maintenance has been calculated at \$0.10 per rentable-square foot
10. Property Insurance has been adjusted downward and calculated at \$0.35 per rentable-square foot
11. Property Taxes has been adjusted upward to reflect a sale: 2022 Pottawatomie Co. Appraised value: \$632,651. 2022 Actual Taxes Paid: \$2,045. Tax Rate: 0.9324%
12. Third Party Management (Off-Site) has been included at the industry standard 5% of Effective Gross Income
13. Reserves for Capital Expenditures has been included at the industry standard \$0.15 per rentable-square foot



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Capital Corporation

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SECTION 4

# Rent Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENTAL RATE COMPARISON

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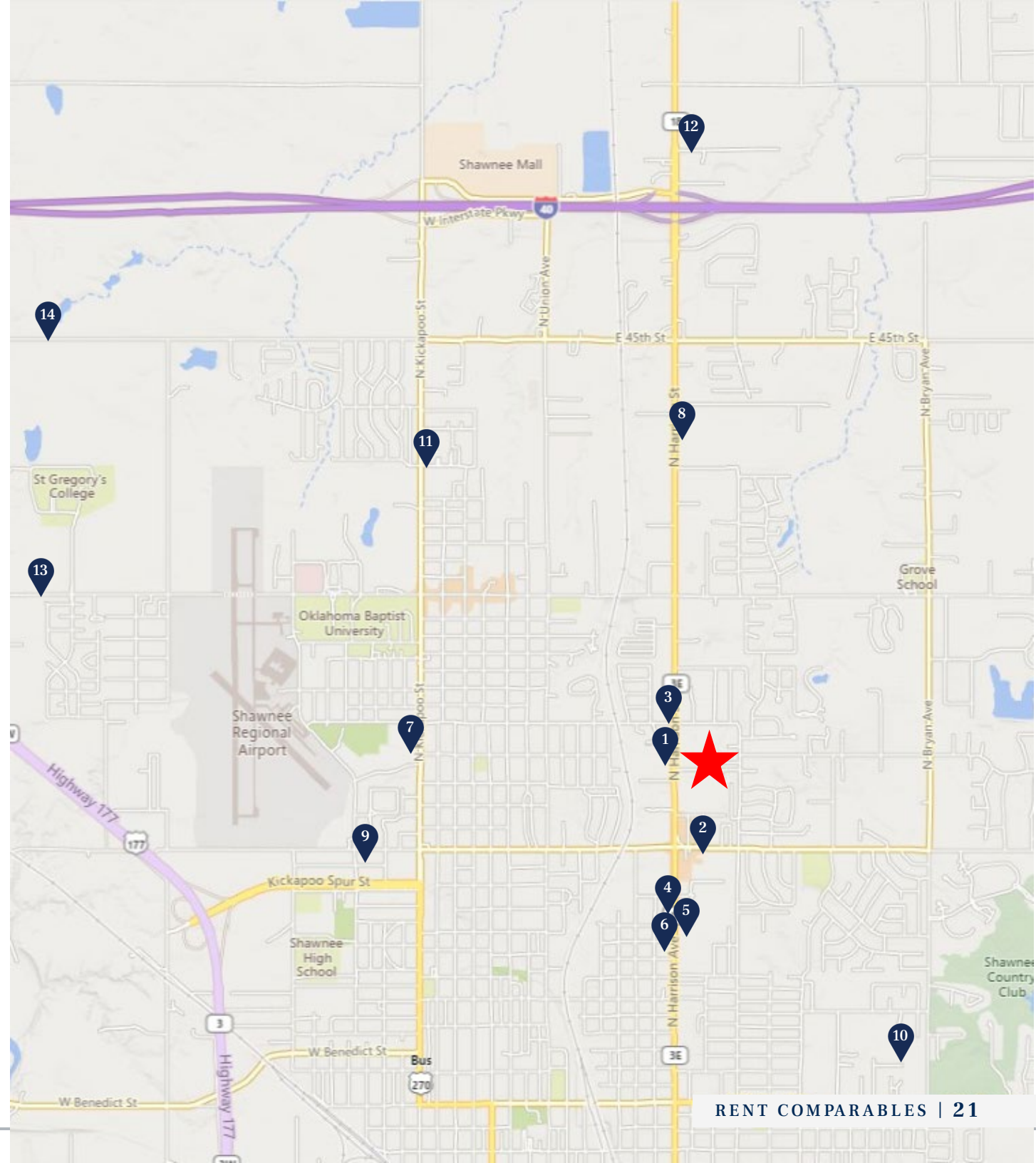
RENT COMPS

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# RENT COMPS MAP

-  405 Storage
-  1 Cubby's Closets Mini Storage
-  2 Independence Street Storage
-  3 U-Haul Moving & Storage Of Shawnee
-  4 McLeod's Self Storage
-  5 Stor-It & Apex Mini Storage
-  6 Big L's Lockers & Mini Storage
-  7 Rain's Mini Storage
-  8 American Self Storage
-  9 Meranda Family Storage
-  10 Bryan Street Storage
-  11 American Self Storage
-  12 Woody's Storage And Moving
-  13 MacArthur Storage
-  14 Arborstone Storage Shawnee





## RENT COMPS SUMMARY // 405 Storage

	SUBJECT PROPERTY	RENTABLE SF
	<b>405 Storage</b> 916 East Cammack Street Shawnee, OK 74804	11,920 SF
	RENT COMPARABLES	RENTABLE SF
	<b>Cubby's Closets Mini Storage</b> 1820 North Harrison Street Shawnee, OK 74804	9,670 SF
	<b>Independence Street Storage</b> 909 East Independence Street Shawnee, OK 74801	32,850 SF
	<b>U-Haul Moving &amp; Storage of Shawnee</b> 2323 North Harrison Street Shawnee, OK 74804	100,051 SF
	<b>McLeod's Self Storage</b> 1105 North Harrison Street Shawnee, OK 74801	10,400 SF
	<b>Stor-It &amp; Apex Mini Storage</b> 915 East Wallace Street Shawnee, OK 74801	11,565 SF
	<b>Big L's Lockers &amp; Mini Storage</b> 1008 North Harrison Street Shawnee, OK 74801	5,500 SF
	<b>Rain's Mini Storage</b> 1900 North Kickapoo Avenue Shawnee, OK 74804	10,230 SF

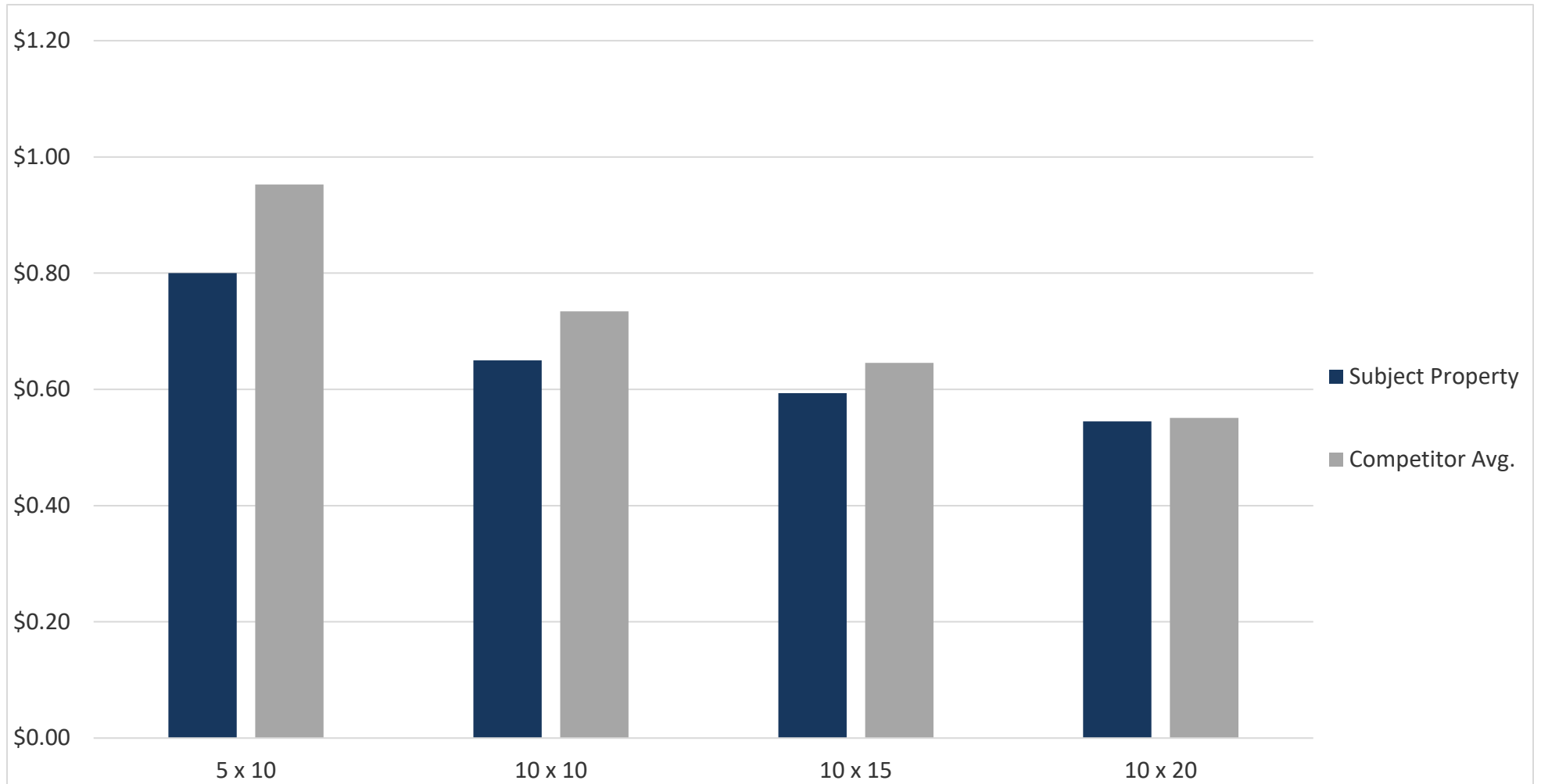


## 405 Storage // RENT COMPS SUMMARY

	RENT COMPARABLES	RENTABLE SF
8	<b>American Self Storage</b> 4131 North Harrison Street Shawnee, OK 74804	17,900 SF
9	<b>Meranda Family Storage</b> 610 Ayre Street Shawnee, OK 74801	10,000 SF
10	<b>Bryan Street Storage</b> 526 North Bryan Avenue Shawnee, OK 74801	47,080 SF
11	<b>American Self Storage</b> 25 West Ken Del Drive Shawnee, OK 74804	95,580 SF
12	<b>Woody's Storage and Moving</b> 42003 Westech Road Shawnee, OK 74804	30,400 SF
13	<b>MacArthur Storage</b> 39300 West MacArthur Street Shawnee, OK 74804	146,320 SF
14	<b>Arborstone Storage Shawnee</b> 39604 West 45th Steet Shawnee, OK 74804	22,950 SF
	<b>AVERAGES</b>	<b>39,321 SF</b>



## RENTAL RATE COMPARISON // 405 Storage





**405 Storage**  
 916 East Cammack Street Shawnee, OK 74804

118 Units | 91.02% Total Occupancy | Year Built 1995 / 2023



**PROPERTY INFORMATION**

Lot Size: 0.75 Acres Rentable SF: 11,920 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$40	\$0.80
Non-CC 10 x 10	100 SF	\$65	\$0.65
Non-CC 10 x 15	150 SF	\$95	\$0.63
Non-CC 10 x 20	200 SF	\$109	\$0.55

**1 Cubby's Closets Mini Storage**  
 1820 North Harrison Street Shawnee, OK 74804

Year Built 2010



**PROPERTY INFORMATION**

Year Renovated: N/A Rentable SF: 9,670 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	No Answer	No Answer
Non-CC 10 x 10	100 SF	No Answer	No Answer
Non-CC 10 x 15	150 SF	No Answer	No Answer
Non-CC 10 x 20	200 SF	No Answer	No Answer

Distance from subject property: 0.20 mi.

## RENT COMPS // 405 Storage

**2 Independence Street Storage**  
909 East Independence Street Shawnee, OK 74801

 Year Built 2015



Distance from subject property: 0.31 mi.

### PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 32,850 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	Sold Out	Sold Out
Non-CC 10 x 10	100 SF	\$80	\$0.80
Non-CC 10 x 15	150 SF	\$100	\$0.67
Non-CC 10 x 20	200 SF	\$110	\$0.55

**3 U-Haul Moving & Storage of Shawnee**  
2323 North Harrison Street Shawnee, OK 74804

 Year Built 1980



Distance from subject property: 0.32 mi.

### PROPERTY INFORMATION

Year Renovated: 2020

Rentable SF: 100,051 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$55	\$1.10
Non-CC 10 x 10	100 SF	\$85	\$0.85
Non-CC 10 x 15	150 SF	Sold Out	Sold Out
Non-CC 10 x 20	200 SF	N/A	N/A



**4 McLeod's Self Storage**  
 1105 North Harrison Street Shawnee, OK 74801

 Year Built 2006



Distance from subject property: 0.85 mi.

**PROPERTY INFORMATION**

Year Renovated: N/A Rentable SF: 10,400 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	Sold Out	Sold Out
Non-CC 10 x 10	100 SF	Sold Out	Sold Out
Non-CC 10 x 15	150 SF	Sold Out	Sold Out
Non-CC 10 x 20	200 SF	\$90	\$0.45

**5 Stor-It & Apex Mini Storage**  
 915 East Wallace Street Shawnee, OK 74801

 Year Built 1978



Distance from subject property: 0.91 mi.

**PROPERTY INFORMATION**

Year Renovated: N/A Rentable SF: 11,565 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	No Answer	No Answer
Non-CC 10 x 10	100 SF	No Answer	No Answer
Non-CC 10 x 15	150 SF	No Answer	No Answer
Non-CC 10 x 20	200 SF	No Answer	No Answer

## RENT COMPS // 405 Storage

**6** **Big L's Lockers & Mini Storage**  
1008 North Harrison Street Shawnee, OK 74801

 Year Built 2003



Distance from subject property: 0.98 mi.

### PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 5,500 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	N/A	N/A
Non-CC 10 x 10	100 SF	Sold Out	Sold Out
Non-CC 10 x 15	150 SF	Sold Out	Sold Out
Non-CC 10 x 20	200 SF	N/A	N/A

**7** **Rain's Mini Storage**  
1900 North Kickapoo Avenue Shawnee, OK 74804

 Year Built 1978



Distance from subject property: 1.13 mi.

### PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 10,230 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	No Answer	No Answer
Non-CC 10 x 10	100 SF	No Answer	No Answer
Non-CC 10 x 15	150 SF	No Answer	No Answer
Non-CC 10 x 20	200 SF	No Answer	No Answer



**8 American Self Storage**  
4131 North Harrison Street Shawnee, OK 74804

 Year Built 1988



Distance from subject property: 1.33 mi.

**PROPERTY INFORMATION**

Year Renovated: 1995 Rentable SF: 17,900 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$45	\$0.90
Non-CC 10 x 10	100 SF	\$80	\$0.80
Non-CC 10 x 15	150 SF	\$110	\$0.73
Non-CC 10 x 20	200 SF	\$125	\$0.63

**9 Meranda Family Storage**  
610 Ayre Street Shawnee, OK 74801

 Year Built 1982



Distance from subject property: 1.39 mi.

**PROPERTY INFORMATION**

Year Renovated: N/A Rentable SF: 10,000 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$45	\$0.90
Non-CC 10 x 10	100 SF	\$65	\$0.65
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	\$100	\$0.50

## RENT COMPS // 405 Storage

**10 Bryan Street Storage**  
526 North Bryan Avenue Shawnee, OK 74801

 Year Built 2009



Distance from subject property: 1.48 mi.

### PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 47,080 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$60	\$1.20
Non-CC 10 x 10	100 SF	\$80	\$0.80
Non-CC 10 x 15	150 SF	\$100	\$0.67
Non-CC 10 x 20	200 SF	\$110	\$0.55

**11 American Self Storage**  
25 West Ken Del Drive Shawnee, OK 74804

 Year Built 1995



Distance from subject property: 1.70 mi.

### PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 95,580 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$49	\$0.98
Non-CC 10 x 10	100 SF	\$80	\$0.80
Non-CC 10 x 15	150 SF	\$110	\$0.73
Non-CC 10 x 20	200 SF	\$125	\$0.63



**12** **Woody's Storage And Moving**  
42003 Westech Road Shawnee, OK 74804

 Year Built 2006



Distance from subject property: 2.69 mi.

**PROPERTY INFORMATION**

Year Renovated: N/A Rentable SF: 30,400 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$55	\$1.10
Non-CC 10 x 10	100 SF	\$75	\$0.75
Non-CC 10 x 15	150 SF	\$95	\$0.63
Non-CC 10 x 20	200 SF	\$120	\$1.20

**13** **MacArthur Storage**  
39300 West MacArthur Street Shawnee, OK 74804

 Year Built 2005



Distance from subject property: 2.92 mi.

**PROPERTY INFORMATION**

Year Renovated: 2021 Rentable SF: 146,320 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$35	\$0.70
Non-CC 10 x 10	100 SF	\$61	\$0.61
Non-CC 10 x 15	150 SF	\$102	\$0.68
Non-CC 10 x 20	200 SF	\$125	\$0.63

## RENT COMPS // 405 Storage

**14** **Arborstone Storage Shawnee**  
39604 West 45th Street Shawnee, OK 74804

 Year Built 2001



Distance from subject property: 3.00 mi.

### PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 22,950 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$37	\$0.74
Non-CC 10 x 10	100 SF	\$55	\$0.55
Non-CC 10 x 15	150 SF	\$61	\$0.41
Non-CC 10 x 20	200 SF	\$87	\$0.44







SECTION 5

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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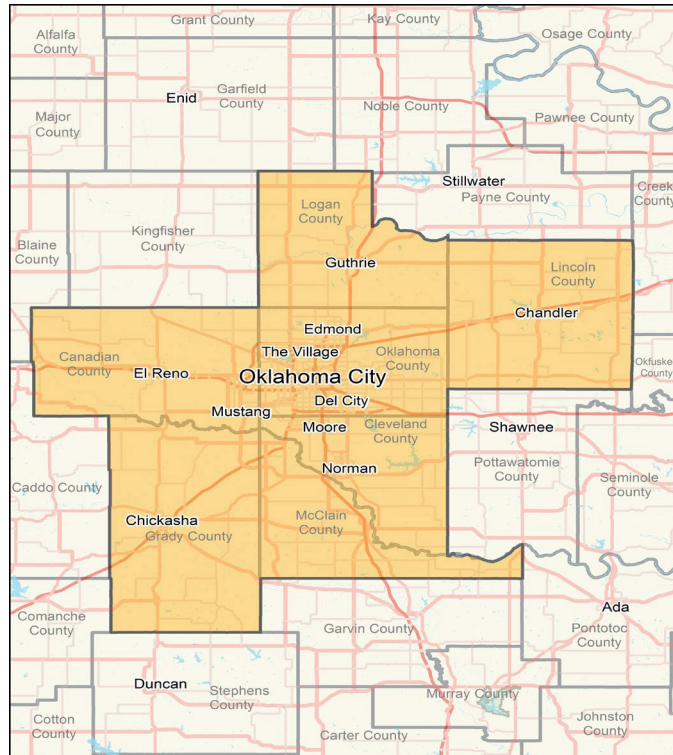
TRAFFIC COUNT MAP

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## OKLAHOMA CITY

Home to the state’s capitol, the Oklahoma City metro is situated in the central portion of the state and is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. Containing 1.4 million residents, the metro is expected to add 68,000 people over the next five years, resulting in the addition of 30,400 households. The metro is home to the Oklahoma City Thunder NBA team, as well as a number of triple-A and semi-professional sports teams.



## METRO HIGHLIGHTS



### GROWING ENERGY AND ALTERNATIVE-ENERGY INDUSTRY

The region is home to prominent companies in the energy industry and ranks among the nation’s top 10 in compressed natural gas and wind energy.



### DIVERSE EMPLOYMENT OPPORTUNITIES

Oklahoma City’s economic base is diversifying beyond energy and government. The medical and information technology sectors are generating new jobs.



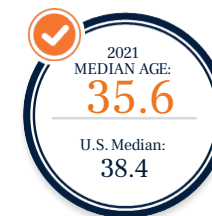
### POPULATION GAINS

Over the next five years, population growth is expected to slightly outpace the national rate, enhancing demand for health care and education.

## ECONOMY

- The energy industry continues to be a major economic driver. Chesapeake Energy and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy, Continental Resources and SandRidge Energy.
- A large number of jobs are attributed to the government segment. Employers include the State of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center.
- Other major employers in the metro include INTEGRIS Health, Mercy Hospital, Amazon, The Boeing Co., Hobby Lobby, AT&T, Dell, Love’s Travel Stops & Country Stores and Paycom.

## DEMOGRAPHICS



\*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

## DEMOGRAPHICS // 405 Storage

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	7,658	30,633	35,766
<b>2022 Estimate</b>			
Total Population	7,579	30,488	35,537
<b>2010 Census</b>			
Total Population	7,241	29,475	34,281
<b>2000 Census</b>			
Total Population	7,323	28,982	33,141
<b>Daytime Population</b>			
2022 Estimate	7,195	35,417	41,142
<b>HOUSEHOLDS</b>			
	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	3,338	12,039	13,973
<b>2022 Estimate</b>			
Total Households	3,274	11,907	13,799
Average (Mean) Household Size	2.3	2.4	2.5
<b>2010 Census</b>			
Total Households	3,107	11,461	13,255
<b>2000 Census</b>			
Total Households	3,134	11,351	12,930

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$250,000 or More	2.9%	1.8%	2.0%
\$200,000-\$249,999	1.9%	1.2%	1.3%
\$150,000-\$199,999	2.7%	1.9%	2.3%
\$125,000-\$149,999	4.3%	3.9%	4.5%
\$100,000-\$124,999	6.6%	5.6%	6.1%
\$75,000-\$99,999	11.5%	10.6%	10.8%
\$50,000-\$74,999	24.0%	20.9%	21.0%
\$35,000-\$49,999	12.9%	14.3%	14.1%
\$25,000-\$34,999	10.9%	11.1%	10.8%
\$15,000-\$24,999	10.4%	12.8%	12.4%
Under \$15,000	12.0%	15.9%	14.8%
Average Household Income	\$73,772	\$62,458	\$65,295
Median Household Income	\$54,295	\$45,156	\$47,408
Per Capita Income	\$32,013	\$25,012	\$25,948



POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate	7,579	30,488	35,537
0 to 4 Years	6.0%	6.9%	6.8%
5 to 14 Years	12.6%	13.4%	13.4%
15 to 17 Years	3.6%	3.6%	3.7%
18 to 19 Years	2.1%	3.7%	3.6%
20 to 24 Years	5.8%	8.1%	7.8%
25 to 29 Years	6.7%	7.4%	7.1%
30 to 34 Years	6.4%	6.8%	6.6%
35 to 39 Years	6.1%	6.3%	6.3%
40 to 49 Years	10.9%	11.1%	11.2%
50 to 59 Years	12.1%	11.3%	11.4%
60 to 64 Years	6.5%	5.2%	5.4%
65 to 69 Years	5.7%	4.6%	4.8%
70 to 74 Years	5.1%	4.1%	4.2%
75 to 79 Years	4.1%	3.2%	3.3%
80 to 84 Years	2.8%	2.1%	2.1%
Age 85+	3.6%	2.3%	2.2%
Median Age	40.6	35.1	35.8

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	5,301	19,599	22,987
Elementary (0-8)	2.0%	3.1%	3.0%
Some High School (9-11)	6.8%	9.4%	9.1%
High School Graduate (12)	30.6%	33.0%	32.9%
Some College (13-15)	24.9%	23.6%	23.6%
Associate Degree Only	5.9%	8.1%	8.5%
Bachelor's Degree Only	18.4%	15.3%	15.2%
Graduate Degree	11.4%	7.6%	7.8%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	3,580	13,427	15,499
2022 Estimate	3,516	13,286	15,316
Owner Occupied	2,181	7,143	8,600
Renter Occupied	1,093	4,764	5,199
Vacant	242	1,379	1,517
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	3,274	11,907	13,799
1 Person Units	34.3%	31.2%	29.8%
2 Person Units	33.8%	32.8%	33.5%
3 Person Units	14.0%	15.0%	15.2%
4 Person Units	10.6%	11.8%	12.0%
5 Person Units	4.5%	5.3%	5.5%
6+ Person Units	2.8%	3.9%	3.9%



### POPULATION

In 2022, the population in your selected geography is 35,537. The population has changed by 7.2 percent since 2000. It is estimated that the population in your area will be 35,766 five years from now, which represents a change of 0.6 percent from the current year. The current population is 47.6 percent male and 52.4 percent female. The median age of the population in your area is 35.8, compared with the U.S. average, which is 38.6. The population density in your area is 452 people per square mile.



### HOUSEHOLDS

There are currently 13,799 households in your selected geography. The number of households has changed by 6.7 percent since 2000. It is estimated that the number of households in your area will be 13,973 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.4 people.



### INCOME

In 2022, the median household income for your selected geography is \$47,408, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 63.5 percent since 2000. It is estimated that the median household income in your area will be \$58,732 five years from now, which represents a change of 23.9 percent from the current year.

The current year per capita income in your area is \$25,948, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$65,295, compared with the U.S. average, which is \$96,357.



### EMPLOYMENT

In 2022, 18,099 people in your selected area were employed. The 2000 Census revealed that 57.5 percent of employees are in white-collar occupations in this geography, and 42.5 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 15.7 minutes.



### HOUSING

The median housing value in your area was \$132,253 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 8,231 owner-occupied housing units and 4,700 renter-occupied housing units in your area. The median rent at the time was \$339.



### EDUCATION

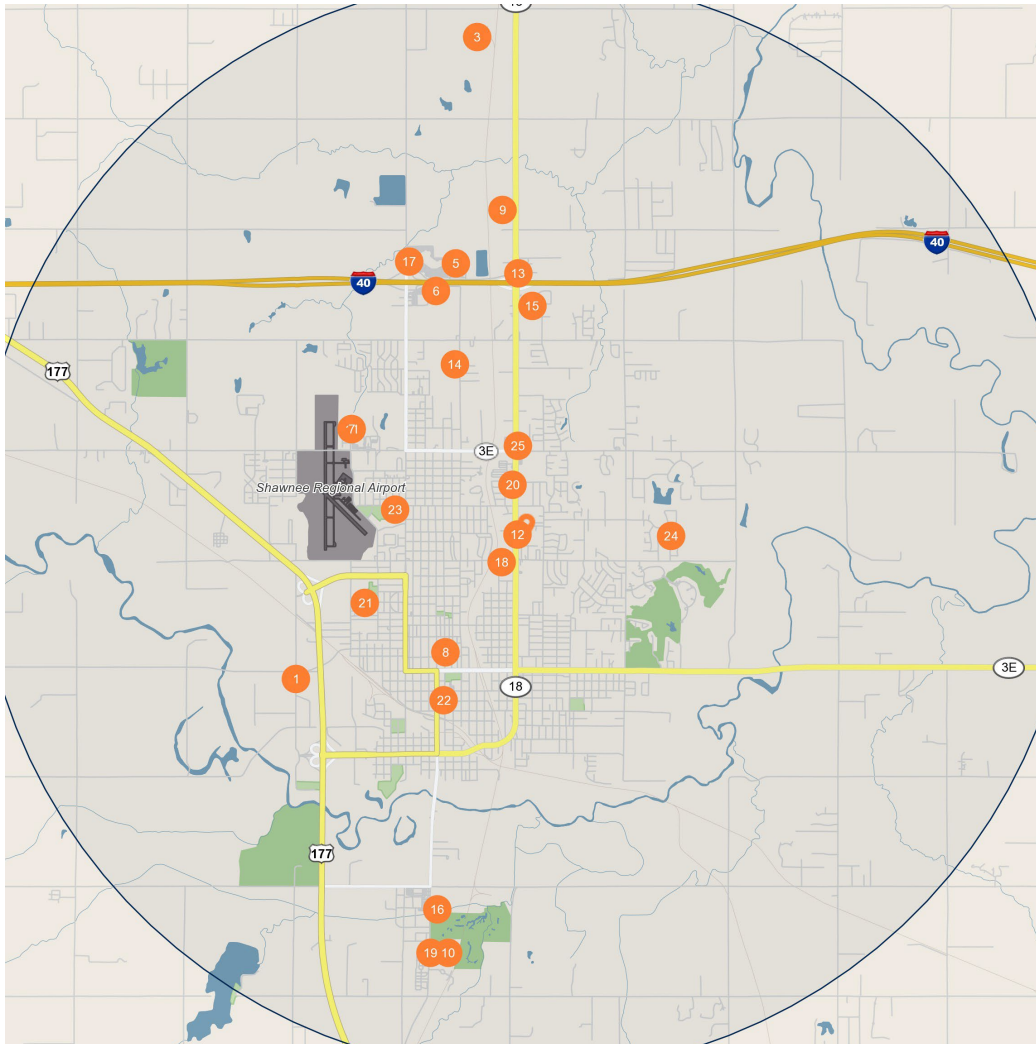
The selected area in 2022 had an equal level of educational attainment when compared with the U.S. averages. Only 7.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 15.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 8.5 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 32.9 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.6 percent in the selected area compared with the 20.4 percent in the U.S.

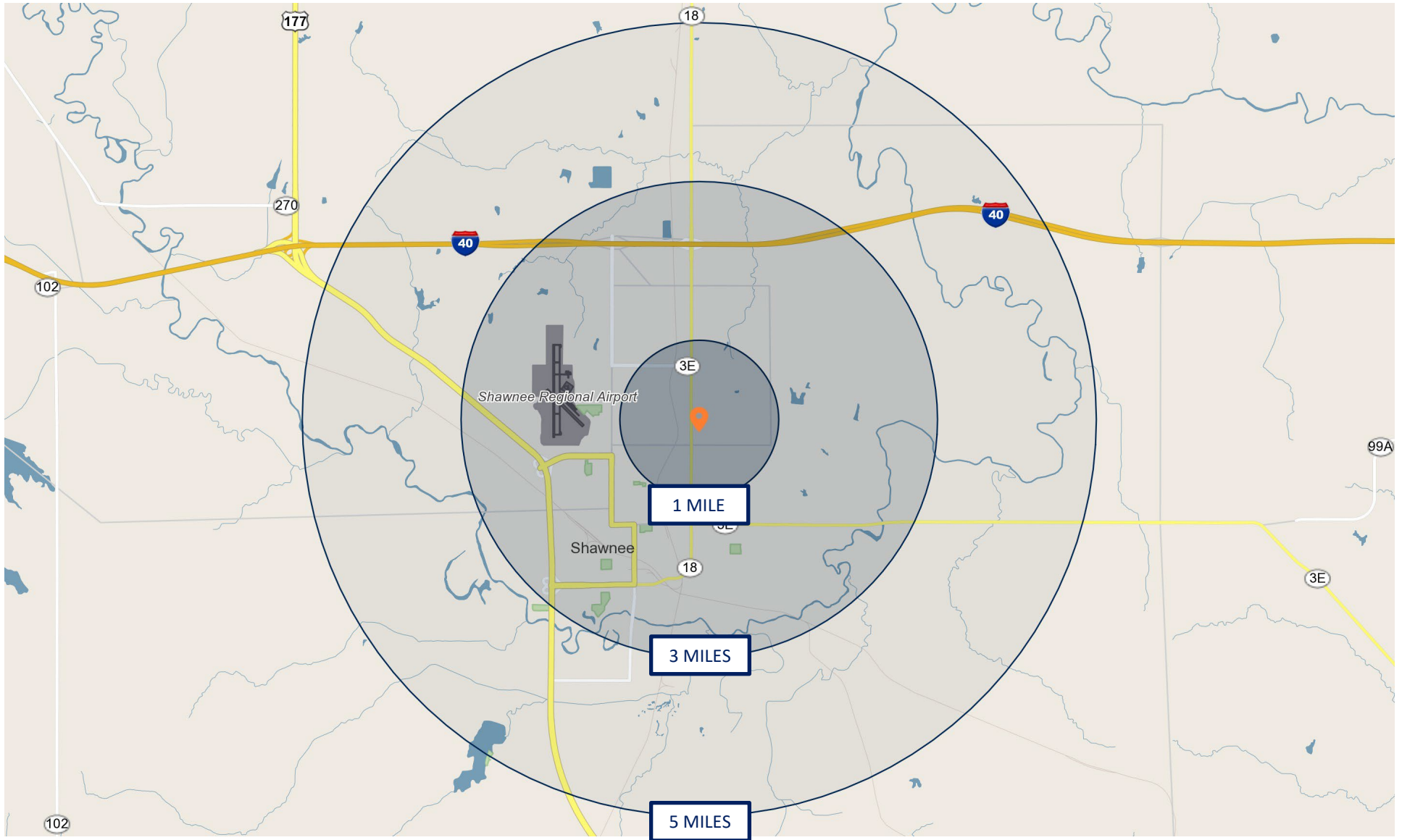


## 405 Storage // DEMOGRAPHICS



Major Employers		Employees
1	Wolverine Tube Inc	540
2	Wolverine Tube Inc	500
3	Jindal Films Americas LLC	400
4	Eaton Corporation-Hydraulics Operations Plant	400
5	Walmart Inc-Walmart	270
6	Cracker Barrel Old Cntry Str In-Cracker Barrel	240
7	Medical Properties Co	207
8	Finley & Cook PLLC	200
9	Tdk Ferrites Corporation-Tdk	200
10	Absentee Shwnee Tribe of Okla	186
11	Shawnee Medical Ctr Clinic Inc-Stanthony Physicians Shawnee	160
12	Navy United States Department	158
13	Seana Restaurant Group	153
14	Shawnee Ind Schl Dst 93-Shawnee Middle School	147
15	Cooper Gordon Technology Ctr-Gordon Cooper Technology Ctr	116
16	Citizen Potawatomi Nation-Firelake Discount Foods	115
17	Kohls Inc-Kohls	110
18	Indian Health Service-Shawnee Oehe Field Office	110
19	Absentee Shwnee Tribe of Okla-Tribal Hlth Prgram Shwnee Cli	105
20	Boomarang Diner	105
21	Shawnee Ind Schl Dst 93-Shawnee High School	102
22	City of Shawnee-CITY OF SHAWNEE	100
23	N & R of Shawnee LLC-Shawnee Colonial Estates Home	98
24	Cohesive Hlthcare MGT Cnslting	94
25	Hac Inc-Homeland 196	93

# DEMOGRAPHICS // 405 Storage





# 405 Storage // TRAFFIC COUNT MAP



TRAFFIC COUNT	
YEAR	COUNT
2022	355



355 (2022)

405 Storage





## EXCLUSIVELY LISTED BY

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