

TWO PROPERTY SELF STORAGE PORTFOLIO

Junction City, KS | Offering Memorandum

All American Self Storage - 552 Grant Ave



Nook-N-Cranny Self Storage - 402 Grant Ave



MATTHEWS™

Exclusively Listed By

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PORTFOLIO OVERVIEW

Two Property Self Storage Portfolio
Junction City, KS



Portfolio Overview



Facility Name Two Property Self Storage Portfolio

Addresses All American Self Storage - 552 Grant Ave
Nook-N-Cranny Self Storage - 402 Grant Ave

City, State, Zip Code Junction City, KS 66441

Total Units 516

Non-Climate Controlled Units 424

Lockers 92

Total Square Feet ±52,357 SF

Average Square Feet Per Unit 101

Average Yearly Rent Per Square Foot \$11.21

Investment Highlights

\$5,250,000

List Price

±52,357

NRSF

516

Total Units

89%

Physical Occupancy

\$368,747

NOI

7.02%

In-Place Cap Rate



Investment Highlights

- The two property portfolio is strategically located on Grant Ave in-between the two entrances into Fort Riley which has a population of $\pm 67,000$.
- All American Storage has 223 non-climate drive-up units with a physical occupancy of 97% and 92 locker style units recently put online with a physical occupancy of 50%. The overall physical occupancy of the property is 84% and $\pm 31,495$ NRSF.
- Nook-N-Cranny location has 201 non-climate units with a physical occupancy of 97% for a total of $\pm 20,862$ NRSF.
- Expansion opportunity on the $\pm 3/4$ acre of land at the All American Self Storage 552 Grant location.
- Strong In-Place Cash Flow with \$368,747 of combined NOI and a 7.02% in-place cap rate.
- Solid Occupancy Profile with 89% combined physical occupancy and 91% economic occupancy.
- Opportunity to lower operational expenses with both facilities being on the same street within walking distance.
- Both facilities are fully secured, fenced with automatic gates and have kiosks on site.





 **Sheridan Elementary School**
±276 Students

 **Stormont Vail Hospital - Flint Hills**
±92 Beds

Walmart
Supercenter

O'Reilly
AUTO PARTS


 **Franklin Elementary School**
±329 Students

NAPA

 **Westwood Elementary**
±617 Students

DOLLAR GENERAL

 **Quick Lane**
TIRE & AUTO CENTER

 **Eagle Landing Town Homes**
±30 Units

HESS & SONS
SALVAGE, INC.

 **Nook-N-Cranny Self Storage**

Grant Ave

 **Meadowlark Manufactured Home Community**
±117 Home Sites

 **All American Self Storage**




Camp Whitside
Fort Riley Base


Main Post
Fort Riley Base

±15K Active-Duty Service Members
Fort Riley
Military Base

 **Forsyth Neighborhood**
±285 Homes

 **Four Seasons Estates**
±84 Home Sites

 **Four Seasons Mobile Home Park**
±84 Home Sites

 **Village At Freedom Place**
Townhomes

Four Seasons Food And Gifts
Grocery Store

Camp Funston
Fort Riley Base

All American Self Storage

 **Meadowlark Manufactured Home Community**
±117 Home Sites



Nook-N-Cranny Self Storage

Grant Ave



FINANCIAL OVERVIEW

Two Property Self Storage Portfolio
Junction Clty, KS



Unit Mix - All American Self Storage

552 Grant Ave

Dimensions			Unit Count	Occupied Unit Count	Square Feet	Average Rent	Average Rent/SF	Monthly Income
Lockers								
5	X	5	1	1	25	\$25	\$1.00	\$25
5	X	5	79	36	25	\$45	\$1.80	\$3,555
5	X	7	2	2	35	\$50	\$1.43	\$100
5	X	8	10	7	40	\$55	\$1.38	\$550
Non-Climate Controlled								
5	X	4	10	10	20	\$55	\$2.75	\$550
5	X	4	2	2	20	\$60	\$3.00	\$120
6	X	8	12	11	48	\$65	\$1.35	\$780
5	X	10	39	37	50	\$75	\$1.50	\$2,925
5	X	12	6	6	60	\$75	\$1.25	\$450
7	X	10	2	2	70	\$75	\$1.07	\$150
6	X	12	21	20	72	\$75	\$1.04	\$1,575
7	X	12	3	3	84	\$75	\$0.89	\$225
7	X	12	12	12	84	\$85	\$1.01	\$1,020
9	X	11	1	1	99	\$120	\$1.21	\$120
10	X	12	45	45	120	\$125	\$1.04	\$5,625
6	X	22	1	1	132	\$115	\$0.87	\$115
11	X	12	9	9	132	\$125	\$0.95	\$1,125
12	X	12	3	3	144	\$125	\$0.87	\$375
14	X	12	4	4	168	\$125	\$0.74	\$500
15	X	12	1	1	180	\$125	\$0.69	\$125
10	X	20	26	25	200	\$140	\$0.70	\$3,640
10	X	20	6	6	200	\$150	\$0.75	\$900
10	X	24	6	6	240	\$150	\$0.63	\$900
12	X	20	4	4	240	\$150	\$0.63	\$600
14	X	22	4	4	308	\$150	\$0.49	\$600
14	X	38	1	1	532	\$250	\$0.47	\$250
16	X	38	2	2	608	\$310	\$0.51	\$620
16	X	50	1	1	800	\$275	\$0.34	\$275
16	X	72	2	2	1,152	\$500	\$0.43	\$1,000
Totals / Wtd. Averages			315 Units	264 Units	100 SF	\$91	\$0.91	\$28,795

Unit Mix - Nook-N-Cranny Self Storage

402 Grant Ave

Dimensions			Unit Count	Occupied Unit Count	Square Feet	Average Rent	Average Rent/SF	Monthly Income
Non-Climate Controlled								
4	X	4	32	28	16	\$30	\$1.88	\$960
5	X	5	18	18	25	\$60	\$2.40	\$1,080
5	X	10	45	45	50	\$75	\$1.50	\$3,375
10	X	10	30	29	100	\$125	\$1.25	\$3,750
10	X	15	26	26	150	\$140	\$0.93	\$3,640
10	X	20	47	46	200	\$140	\$0.70	\$6,580
15	X	30	3	3	450	\$250	\$0.56	\$750
Totals / Wtd. Averages			201 Units	195 Units	104 SF	\$100	\$0.97	\$20,135

Operating Statement

	T-3		Per SF	Year 1		Per SF
Income						
Gross Scheduled Rent	\$587,160		\$11.21	\$645,876		\$12.34
Economic Vacancy	(\$52,600)	9.0%	(\$1.00)	(\$90,423)	14.0%	(\$1.73)
Total Vacancy	(\$52,600)	9.0%	(\$1.00)	(\$90,423)	14.0%	(\$1.73)
Economic Occupancy	91.04%			86.00%		
Effective Rental Income	\$534,560		\$10.21	\$555,453		\$10.61
Other Income						
Late Fee	\$14,640		\$0.28	\$15,079		\$0.29
Tenant Insurance	\$11,344		\$0.22	\$18,576		\$0.35
Merchandise	\$180		\$0.00	\$185		\$0.00
Total Other Income	\$26,164		\$0.50	\$33,841		\$0.65
Effective Gross Income	\$560,724		\$10.71	\$589,294		\$11.26
Expenses						
Real Estate Taxes	\$45,983		\$0.88	\$46,903		\$0.90
Insurance	\$24,740		\$0.47	\$25,235		\$0.48
Utilities	\$10,497		\$0.20	\$10,707		\$0.20
Supplies	\$1,000		\$0.02	\$1,020		\$0.02
Advertising	\$2,400		\$0.05	\$2,448		\$0.05
Accounting	\$1,200		\$0.02	\$1,224		\$0.02
Merchant Services	\$13,482		\$0.26	\$13,752		\$0.26
Office	\$2,500		\$0.05	\$2,550		\$0.05
Software	\$21,139		\$0.40	\$21,562		\$0.41
Lawn & Snow	\$6,000		\$0.11	\$6,120		\$0.12
Repairs & Maintenance	\$5,000		\$0.10	\$5,100		\$0.10
Payroll	\$30,000		\$0.57	\$35,000		\$0.67
Management Fee	\$28,036	5.0%	\$0.54	\$29,465	5.0%	\$0.56
Total Expenses	\$191,977		\$3.67	\$201,085		\$3.84
Expenses as % of EGI	34.2%			34.1%		
Net Operating Income	\$368,747		\$7.04	\$388,209		\$7.41

10 Year Cash Flow

	T-3	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Income											
Gross Scheduled Rent	\$587,160	\$645,876	\$665,252	\$685,210	\$705,766	\$726,939	\$748,747	\$771,210	\$794,346	\$818,176	\$842,722
Total Vacancy	(\$52,600)	(\$90,423)	(\$86,483)	(\$82,225)	(\$77,634)	(\$79,963)	(\$82,362)	(\$84,833)	(\$87,378)	(\$89,999)	(\$92,699)
Total Vacancy as % of	8.96%	14.00%	13.00%	12.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%
Effective Rental Income	\$534,560	\$555,453	\$578,769	\$602,985	\$628,132	\$646,976	\$666,385	\$686,377	\$706,968	\$728,177	\$750,022
Other Income											
Late Fee	\$14,640	\$15,079	\$15,712	\$16,370	\$17,052	\$17,564	\$18,091	\$18,633	\$19,192	\$19,768	\$20,361
Tenant Insurance	\$11,344	\$18,576	\$27,864	\$29,722	\$31,579	\$31,579	\$31,579	\$31,579	\$31,579	\$31,579	\$31,579
Merchandise	\$180	\$185	\$193	\$201	\$210	\$216	\$222	\$229	\$236	\$243	\$250
Total Other Income	\$26,164	\$33,841	\$43,769	\$46,292	\$48,841	\$49,359	\$49,892	\$50,442	\$51,008	\$51,590	\$52,191
Effective Gross Income	\$560,724	\$589,294	\$622,539	\$649,277	\$676,973	\$696,335	\$716,277	\$736,818	\$757,976	\$779,767	\$802,213
Expenses											
Real Estate Taxes	(\$45,983)	(\$46,903)	(\$70,354)	(\$71,761)	(\$73,196)	(\$74,660)	(\$76,153)	(\$77,676)	(\$79,230)	(\$80,815)	(\$82,431)
Insurance	(\$24,740)	(\$25,235)	(\$25,739)	(\$26,254)	(\$26,779)	(\$27,315)	(\$27,861)	(\$28,418)	(\$28,987)	(\$29,567)	(\$30,158)
Utilities	(\$10,497)	(\$10,707)	(\$10,921)	(\$11,140)	(\$11,362)	(\$11,590)	(\$11,821)	(\$12,058)	(\$12,299)	(\$12,545)	(\$12,796)
Advertising	(\$2,400)	(\$2,448)	(\$2,497)	(\$2,547)	(\$2,598)	(\$2,650)	(\$2,703)	(\$2,757)	(\$2,812)	(\$2,868)	(\$2,926)
Accounting	(\$1,200)	(\$1,224)	(\$1,248)	(\$1,273)	(\$1,299)	(\$1,325)	(\$1,351)	(\$1,378)	(\$1,406)	(\$1,434)	(\$1,463)
Merchant Services	(\$13,482)	(\$13,752)	(\$14,027)	(\$14,307)	(\$14,593)	(\$14,885)	(\$15,183)	(\$15,487)	(\$15,796)	(\$16,112)	(\$16,434)
Office	(\$2,500)	(\$2,550)	(\$2,601)	(\$2,653)	(\$2,706)	(\$2,760)	(\$2,815)	(\$2,872)	(\$2,929)	(\$2,988)	(\$3,047)
Software	(\$21,139)	(\$21,562)	(\$21,993)	(\$22,433)	(\$22,882)	(\$23,339)	(\$23,806)	(\$24,282)	(\$24,768)	(\$25,263)	(\$25,768)
Lawn & Snow	(\$6,000)	(\$6,120)	(\$6,242)	(\$6,367)	(\$6,495)	(\$6,624)	(\$6,757)	(\$6,892)	(\$7,030)	(\$7,171)	(\$7,314)
Repairs & Maintenance	(\$5,000)	(\$5,100)	(\$5,202)	(\$5,306)	(\$5,412)	(\$5,520)	(\$5,631)	(\$5,743)	(\$5,858)	(\$5,975)	(\$6,095)
Payroll	(\$30,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)
Management Fee	(\$28,036)	(\$29,465)	(\$31,127)	(\$32,464)	(\$33,849)	(\$34,817)	(\$35,814)	(\$36,841)	(\$37,899)	(\$38,988)	(\$40,111)
Total Expenses	(\$191,977)	(\$201,085)	(\$227,992)	(\$232,567)	(\$237,254)	(\$241,590)	(\$246,022)	(\$250,554)	(\$255,186)	(\$259,921)	(\$264,762)
Net Operating Income	\$368,747	\$388,209	\$394,546	\$416,710	\$439,719	\$454,745	\$470,255	\$486,265	\$502,790	\$519,847	\$537,451
Expense Ratio	34%	34%	37%	36%	35%	35%	34%	34%	34%	33%	33%

Rent Comparables

Facility Name	Address	Distance	4x4	5x4	5x5	5x10	9x11	10x10	10x12	10x15	10x20	10x24	10x25	10x30	15x30	14x38	16x72
All American Self Storage	552 Grant Ave Junction City, KS 66441	SP	-	\$60	-	\$75	\$120	-	\$125	-	\$150	\$150	-	-	-	\$250	\$500
Nook-N-Cranny Self Storage	402 Grant Ave Junction City, KS 66441	SP	\$30	-	\$60	\$75	-	\$125	-	\$140	\$140	-	-	-	\$250	-	-
Brown 2B Self Storage	2323 N Jackson St Junction City, KS 66441	2 mi	-	-	\$35	\$50	-	\$70	-	-	\$100	-	-	-	-	-	-
KO Storage	2239 Elmdale Rd Junction City, KS 66441	2.3 mi	-	-	\$78	\$92	-	\$130	-	\$219	\$234	-	-	-	-	-	-
Sto-Away Storage	127 E Vine St unction City, KS 66441	2.7 mi	-	-	-	-	-	\$75	-	\$85	\$95	-	-	-	-	-	-
Neighborhood Storage	1120 S Madison St Junction City, KS 66441	3.3 mi	-	-	\$65	\$90	-	\$130	-	\$150	\$170	-	\$190	\$210	-	-	-
Self Assured Storage	719 Cannon View Dr Junction City, KS 66441	4.6 mi	-	-	\$60	\$75	-	\$105	-	\$125	\$140	-	-	-	-	-	-
Storage Rentals of America	1838 Old 40 Hwy Junction City, KS 66441	5 mi	-	-	-	\$71	-	\$126	-	\$129	\$154	-	-	\$231	-	-	-
Averages					\$60	\$76		\$106		\$142	\$149		\$190	\$221			

MARKET OVERVIEW

Two Property Self Storage Portfolio
Junction City, KS





Junction City, KS

±65 Miles from Topeka, KS

Market Demographics

22,900

Total Population

\$55,000

Median HH Income

9,500

of Households

4,800

Owner Occupied Households

30,000+

Workday Population

20%

Bachelor's Deg. or Higher

32

Median Age

4,700

Renter Occupied Households

Local Market Overview

Junction City, Kansas is located in northeastern Kansas along Interstate 70, providing convenient regional access to Topeka, Salina, and Kansas City. The city sits near the Kansas River and Milford Lake, one of the largest lakes in the state, offering outdoor recreation such as boating, fishing, and hiking. Its proximity to Fort Riley strongly influences the character of the area, contributing to a steady population base and a mix of long-term residents and military households. The surrounding landscape is defined by rolling plains and open space, giving the community a distinctly Midwestern setting.

The area features a traditional downtown corridor with historic buildings, locally owned shops, and everyday services, complemented by commercial development along major roadways. Community amenities include parks, schools, and access to healthcare, while nearby Manhattan—home to Kansas State University—provides additional cultural, educational, and employment opportunities within a short drive. Overall, Junction City offers a practical location with regional connectivity, access to outdoor recreation, and a community structure shaped by both civilian and military influences.



Fort Riley is a major U.S. Army installation located immediately west of Junction City and serves as the primary economic and population driver for the area. Home to the 1st Infantry Division, it supports about 67,000 active-duty personnel, civilian employees, contractors, and military families, creating consistent demand for housing, retail, and local services. The base contributes significant economic impact to the region and drives steady turnover through military relocations, which supports ongoing activity in both the rental and for-sale housing markets. Its presence provides a level of stability uncommon in similarly sized communities, while also shaping the overall character and pace of growth in Junction City.



TOPEKA, KS

The Topeka Metropolitan Statistical Area (MSA), which includes Shawnee County, serves as a regional center for government, healthcare, education, and transportation in northeastern Kansas. As the state capital, Topeka anchors a significant portion of employment through state government operations, providing stability to the local economy. Additional major employers include healthcare systems, school districts, and manufacturing and distribution firms, supported by the area's location along Interstate 70 and access to rail infrastructure. The MSA benefits from its central position between Kansas City and western Kansas markets, allowing it to function as both an employment hub and a service center for surrounding communities.

Demographically, the Topeka MSA reflects a balanced mix of urban and suburban characteristics, with relatively affordable housing compared to larger Midwest metros. The area offers a range of housing options, from established neighborhoods to newer suburban developments, supporting both owner-occupied and rental demand. Ongoing investment in downtown revitalization, healthcare facilities, and logistics has contributed to gradual economic diversification. While growth trends are generally moderate, the presence of stable institutional employers and regional connectivity supports consistent demand across residential and commercial sectors.



125K+ POPULATION

250K+ ANNUAL VISITORS

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Two Property Self Storage Portfolio** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

TWO PROPERTY SELF STORAGE PORTFOLIO

Junction City, KS

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