3-PROPERTY STACK & GO SELF STORAGE PORTFOLIO

New Boston & Portsmouth, OH | Offering Memorandum

22910-2028 Walnut St, Portsmouth, OH

MATTHEWS™

206 Vine St, New Boston, OH

1510 7th St, Portsmouth, OH

Exclusively Listed By

Point of Contact

Russell Handelman
Associate

(872) 260-5752
russ.handelman@matthews.com
License No. 475.215960 (IL)

Rob Cook
Vice President

(708) 243-9414
rob.cook@matthews.com
License No. 475171700 (IL)

Matt Wallace
Broker of Record
Broker Lic. No.: BRKP.2024002419 (OH)
Firm Lic. No.: REC.2022007141 (OH)

1510 7th St, Portsmouth, OH

Table of Contents

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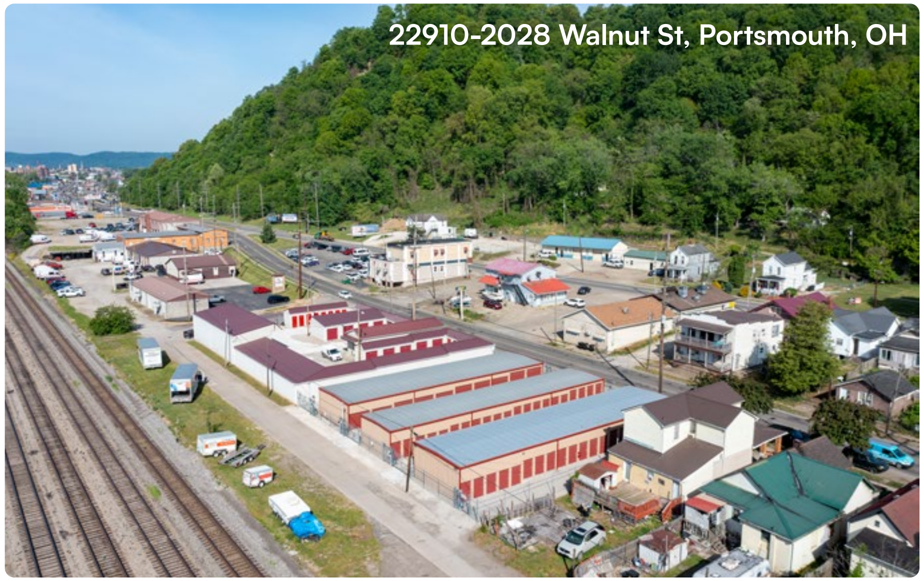
PORTFOLIO OVERVIEW

3 Property Stack and Go Self Storage

New Boston & Portsmouth, OH

Portfolio Overview



Facility Name	Stack and Go Self Storage
Addresses	206 Vine St, New Boston, OH 45662 1510 7th St, Portsmouth, OH 4566 22910-2028 Walnut St, Portsmouth, OH 4566
Total Number of Units	276
Total Square Feet	±23,935 SF
Average Square Feet Per Unit	±87 SF
Average Monthly Rent Per Square Foot	$1.09
Average Yearly Rent Per Square Foot	$13.12

Investment Highlights

$2,500,000 List Price	**±23,935** NRSF	**276** Total Units
92.4% Physical Occupancy	**$177,215** NOI	**7.09%** Current Cap Rate

1510 7th St, Portsmouth, OH

22910-2028 Walnut St, Portsmouth, OH

Investment Highlights

- 3 Property Portfolio
- 276 total units | ±23,935 rentable SF
- 28 climate controlled units, 242 non-climate controlled units, and 6 parking units
- 3 facilities within a ±2-mile radius enabling operational efficiencies and centralized management
- Supply per capita (per radius)
  - 3-mile radius: ±4.87 SF per capita
  - 5-mile radius: ±6.74 SF per capita
- Current NOI: $177,215
- Physical occupancy: 92.4% (255 / 276 units)
- 53% of housholds are renters (TractIQ)
- SB Energy to build the world's largest artificial intelligence (AI) data center that will create 30k jobs, located within the county

206 Vine St New Boston, OH

1510 7th St, Portsmouth, OH

N
23
± 18,800 VPD
Terrace Apartment's
±99 Units
Southern Ohio Medical Center
±248 Beds
Kendall Heights
±Apartments
Arby's
Long John Silver's
Sonic
Bob Evans Restaurant
Tim Hortons
Ollie's Bargain Outlet
"Good Stuff Cheap"
TSC Tractor Supply Co
planet fitness
Walnut St ± 29,200 VPD
Walmart Supercenter
Portsmouth High School
±626 Students
Portsmouth Elementary School
±160 Students
Kroger
52
± 10,600 VPD
Shawnee State University
±3,233 Students
Stack & Go Self Storage
206 Vine St, New Boston
Stack & Go Self Storage
2028 Walnut St, Portsmouth
Stack & Go Self Storage
1510 7 Th St, Portsmouth
23
± 11,700 VPD
Google Earth

FINANCIAL OVERVIEW

Unit Mix

Climate Controlled

Dimensions			Unit Count	Occupied Unit Count	Square Feet	Average Rent	Average Rent/SF	Monthly Income
3	X	4.5	1	1	14	$20	$1.48	$20
5	X	5	4	3	25	$65	$2.60	$260
5	X	6	1	1	30	$69	$2.30	$69
5	X	8	3	3	40	$80	$2.00	$240
5	X	10	2	2	50	$90	$1.80	$180
5	X	12	3	2	60	$90	$1.50	$270
6	X	10	1	1	60	$100	$1.67	$100
6	X	12	2	2	72	$110	$1.53	$220
7	X	12	3	3	84	$125	$1.49	$375
8	X	12	2	1	96	$160	$1.67	$320
8.5	X	12	2	2	102	$150	$1.47	$300
8	X	15	2	1	120	$160	$1.33	$320
12	X	16	1	1	192	$205	$1.07	$205
12	X	30	1	1	360	$260	$0.72	$260
Totals / Wtd. Averages			**28 Units**	**24 Units**	**78 SF**	**$112**	**$1.43**	**$3,139**

Unit Mix

Non-Climate Controlled

Dimensions			Unit Count	Occupied Unit Count	Square Feet	Average Rent	Average Rent/SF	Monthly Income
5	X	5	36	30	25	$50	$2.00	$1,800
6	X	7	4	4	42	$60	$1.43	$240
5	X	10	53	48	50	$80	$1.60	$4,240
5	X	12.5	2	2	63	$85	$1.36	$170
5	X	15	15	15	75	$90	$1.20	$1,350
7.5	X	10	3	1	75	$90	$1.20	$270
8	X	10	17	14	80	$90	$1.13	$1,530
10	X	10	65	65	100	$100	$1.00	$6,500
12	X	12	1	1	144	$50	$0.35	$50
10	X	15	13	13	150	$125	$0.83	$1,625
8	X	20	4	4	160	$120	$0.75	$480
10	X	18	2	2	180	$135	$0.75	$270
10	X	20	26	25	200	$150	$0.75	$3,900
20	X	20	1	1	400	$200	$0.50	$200
Totals / Wtd. Averages			**242 Units**	**225 Units**	**90 SF**	**$93**	**$1.04**	**$22,625**

Parking

Dimensions	Unit Count	Occupied Unit Count	Square Feet	Average Rent	Average Rent/SF	Monthly Income
15 x 25 Parking Space	2	2	-	$59	$0.00	$118
14 x 28 Indoor Parking/Storage	2	2	-	$100	$0.00	$200
9 x 18 Carport	2	2	-	$44	$0.00	$87
Totals / Wtd. Averages	**6 Units**	**6 Units**	**-**	**$68**	**$0.00**	**$405**

Operating Statement

	T-3		Per SF	Year 1		Per SF
Income						
Gross Scheduled Rent	314,028		13.12	323,449		13.51
Economic Vacancy	(50,580)	16.1%	(2.11)	(45,283)	14.0%	(1.89)
Total Vacancy	($50,580)	16.1%	($2.11)	($45,283)	14.0%	($1.89)
Economic Occupancy	83.89%			86.00%		
Effective Rental Income	263,448		11.01	278,166		11.62
Other Income						
Late Fees	5,820		0.24	5,936		0.25
Admin + Misc Fees	1,720		0.07	1,754		0.07
Tenant Insurance	1,612		0.07	8,942		0.37
Rent Tax	18,272		0.76	19,194		0.80
Total Other Income	$27,424		$1.15	$35,827		$1.50
Effective Gross Income	**$290,872**		**$12.15**	**$313,993**		**$13.12**
Expenses						
Real Estate Taxes	33,960		1.42	34,639		1.45
Insurance	7,208		0.30	7,352		0.31
Utilities	15,696		0.66	16,010		0.67
Sales Tax	18,264		0.76	18,629		0.78
Salaries & Wages	25,000		1.04	25,000		1.04
Software and Processing Fees	6,539		0.27	6,670		0.28
Landscaping & Snow Removal	3,026		0.13	3,087		0.13
Advertising & Website	3,080		0.13	3,142		0.13
Tenant Insurance	884		0.04	902		0.04
Management Fee	0	0.0%	0.00	15,700	5.0%	0.66
Total Expenses	**$113,657**		**$4.75**	**$131,130**		**$5.48**
Expenses as % of EGI	**39.1%**			**41.8%**		
Net Operating Income	**$177,215**		**$7.40**	**$182,863**		**$7.64**

Assumptions:

- Gross potential rent increased 3% anually
- Tenant insurance (Self Storage units only)- 45% penetration x $6 (profit) x 12 months in a year
- Salaries and wages in current are broker adjusted due to abnormal fees
- MGMT fee 5% year one

10 Year Cash Flow

	T-3	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Income											
Gross Scheduled Rent	314,028	323,449	333,152	343,147	353,441	364,045	374,966	386,215	397,801	409,735	422,027
Total Vacancy	**(50,580)**	**(45,283)**	**(39,978)**	**(34,315)**	**(35,344)**	**(36,404)**	**(37,497)**	**(38,621)**	**(39,780)**	**(40,974)**	**(42,203)**
Total Vacancy as % of	**16.11%**	**14.00%**	**12.00%**	**10.00%**	**10.00%**	**10.00%**	**10.00%**	**10.00%**	**10.00%**	**10.00%**	**10.00%**
Effective Rental Income	263,448	278,166	293,174	308,832	318,097	327,640	337,469	347,593	358,021	368,762	379,825
Other Income											
Late Fees	5,820	5,936	6,257	6,591	6,789	6,992	7,202	7,418	7,641	7,870	8,106
Admin + Misc Fees	1,720	1,754	1,849	1,948	2,006	2,066	2,128	2,192	2,258	2,326	2,396
Tenant Insurance	1,612	8,942	9,425	9,928	10,226	10,533	10,849	11,174	11,510	11,855	12,210
Rent Tax	18,272	19,194	20,230	21,310	21,949	22,608	23,286	23,985	24,704	25,445	26,209
Total Other Income	27,424	35,827	37,760	39,777	40,970	42,199	43,465	44,769	46,112	47,496	48,921
Effective Gross Income	**290,872**	**313,993**	**330,934**	**348,609**	**359,067**	**369,839**	**380,935**	**392,363**	**404,134**	**416,258**	**428,745**
Expenses											
Real Estate Taxes	(33,960)	(34,639)	(36,371)	(37,099)	(37,841)	(38,597)	(39,369)	(40,157)	(40,960)	(41,779)	(42,615)
Insurance	(7,208)	(7,352)	(7,499)	(7,649)	(7,802)	(7,958)	(8,117)	(8,280)	(8,445)	(8,614)	(8,787)
Utilities	(15,696)	(16,010)	(16,330)	(16,657)	(16,990)	(17,330)	(17,676)	(18,030)	(18,390)	(18,758)	(19,133)
Sales Tax	(18,264)	(18,629)	(19,002)	(19,382)	(19,770)	(20,165)	(20,568)	(20,980)	(21,399)	(21,827)	(22,264)
Salaries & Wages	(25,000)	(25,000)	(25,500)	(26,010)	(26,530)	(27,061)	(27,602)	(28,154)	(28,717)	(29,291)	(29,877)
Software and Processing Fees	(6,539)	(6,670)	(6,803)	(6,939)	(7,078)	(7,220)	(7,364)	(7,511)	(7,661)	(7,815)	(7,971)
Landscaping & Snow Removal	(3,026)	(3,087)	(3,148)	(3,211)	(3,275)	(3,341)	(3,408)	(3,476)	(3,545)	(3,616)	(3,689)
Advertising & Website	(3,080)	(3,142)	(3,204)	(3,269)	(3,334)	(3,401)	(3,469)	(3,538)	(3,609)	(3,681)	(3,755)
Tenant Insurance	(884)	(902)	(920)	(938)	(957)	(976)	(996)	(1,015)	(1,036)	(1,056)	(1,078)
Management Fee	0	(15,700)	(16,547)	(17,430)	(17,953)	(18,492)	(19,047)	(19,618)	(20,207)	(20,813)	(21,437)
Total Expenses	**(113,657)**	**(131,130)**	**(135,325)**	**(138,584)**	**(141,530)**	**(144,540)**	**(147,616)**	**(150,759)**	**(153,970)**	**(157,251)**	**(160,605)**
Expense Ratio	**39.1%**	**42%**	**41%**	**40%**	**39%**	**39%**	**39%**	**38%**	**38%**	**38%**	**37%**
Net Operating Income	**177,215**	**182,863**	**195,610**	**210,025**	**217,537**	**225,299**	**233,319**	**241,604**	**250,164**	**259,006**	**268,141**

MARKET OVERVIEW

Portsmouth, OH

±91.2 Miles from Columbus, OH

±104 Miles from Cincinnati, OH

Market Demographics

31,146
Total Population

13,030
# of Households

6,965
Owner Occupied Households

16,039
Workday Population

7,334
Renter Occupied Households

Local Market Overview

Portsmouth serves as the civic and commercial center of Scioto County, positioned along the Ohio River with access to U.S. 23, U.S. 52, and the Southern Ohio Veterans Memorial Highway. The area benefits from regional healthcare, education, government, and service-sector demand anchored by Southern Ohio Medical Center and Shawnee State University. For self storage, demand is supported by older housing stock, a meaningful renter base, household transitions, small-business users, and regional mobility across southern Ohio, northern Kentucky, and western West Virginia.

The market offers a low-cost operating environment with stable local demand drivers rather than speculative growth. Portsmouth's riverfront revitalization, highway connectivity, and institutional anchors support continued reinvestment in the city's core. The self-storage use case is especially practical in this setting, where affordability, drive-up access, and proximity to residential neighborhoods are key competitive advantages.

Columbus, OH - MSA

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3 Property Stack and Go Self Storage** ("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.

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