ALL MINI STORAGE

1811 EAGLE LAKE RD, SEALY, TX | OFFERING MEMORANDUM

TABLE OF CONTENTS

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Austin McLeod in conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

1811 Eagle Lake Rd, Sealy, TX 77474

S
Creekmore Meadows
±23 Homes
Westward Pointe by D.R. Horton
±350 Homes
2026 Developments
Sika
BUILDING TRUST
Manufacturer
±350 Employees
Walmart
Supercenter
Distribution Center
±1K Employees
K. Hovnanian Homes Cane Crossing Estates
±106 Homes
2026 Developments
Sealy High School
±1,002 Students
INTERSTATE
10
± 44,576 VPD
Subject Property
Expansion Land

Retail Tenant Map
E
H-E-B
Brookshire Brothers
TACO BELL
WHATABURGER
TRACTOR SUPPLY CO
Domino's
BEALLS
Live Life Local
Jack in the box
Pizza Hut
Popeyes
Chicken Express
Walmart Supercenter
Briarwood Estates
±347 Lots
Creekmore Meadows
±23 Homes
Sealy High School
±1,002 Students
Interstate 10
± 44,576 VPD
The Retreat at Sealy
±196 Units
Selman Elementary School
±676 Students
Vail Apartments
±60 Units
Expansion Land
Subject Property

Residential Development Map
N
36
± 14,193 VPD
The Grove
±1,300 Homes
300-Acre Development Planned
Cedar Cove Apartments
±80 Units
Vail Apartments
±60 Units
Westview Terrace Townhomes
±60 Units
Subject Property
The Retreat at Sealy
±196 Units
± 44,576 VPD
10
Westward Pointe by D.R. Horton
±350 Homes
2026 Developments
K. Hovnanian Homes Cane Crossing Estates
±106 Homes
2026 Developments
Creekmore Meadows
±23 Homes
Southfork Ranch Subdivision
±58 Homes
2026 Development
Google Earth

EXECUTIVE SUMMARY

The Opportunity

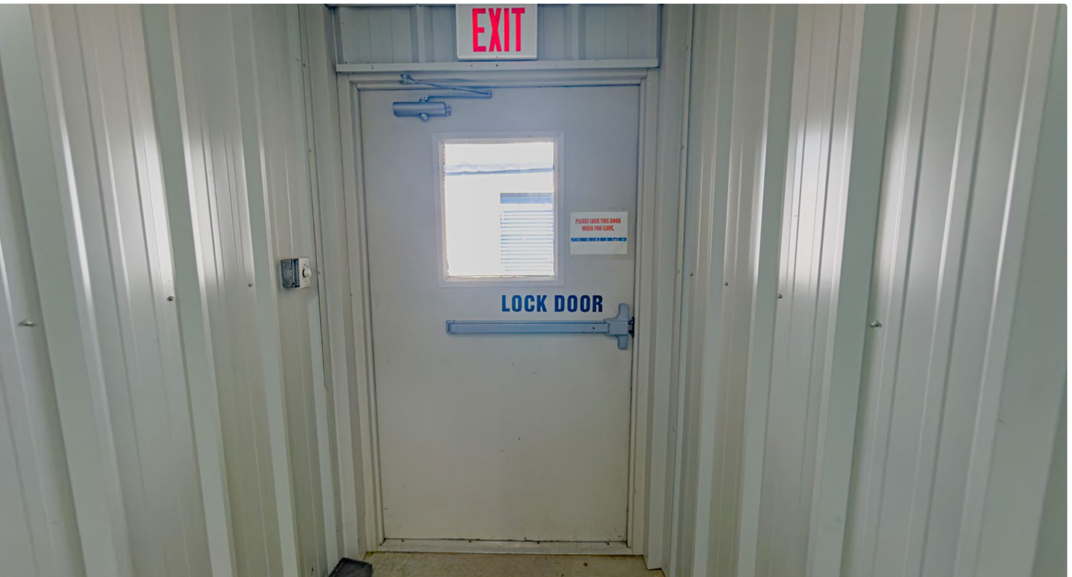
Austin McLeod and Trey Sullivan with Matthews™ have been exclusively hired to market for sale a stabilized self-storage facility totaling 52,340 rentable square feet in Sealy, Texas. Built in 2019, the asset is well-positioned adjacent to I-10, seeing over 44,576 vehicles per day. The property also includes vacant land providing an opportunity to expand the facility in the future.

Currently owner-operated, this deal presents an immediate opportunity for a professional management company to step in and drive up occupancy, improve operational efficiencies, and increase revenue growth. The asset is located in the path of growth to the west of the Houston MSA, where thousands of new homes are currently being developed within a 5-mile radius, including "The Grove" project just four miles north of the facility. This residential momentum, combined with strong projected population growth of 2.0% or more annually through 2030, continues to support sustained demand for self-storage in the market. Average household incomes are also $84,580 within 3 miles and $90,060 within 5 miles, further reinforcing the stability and quality of the tenant base.

This opportunity is being offered on a rolling-bid, first-come, first-serve basis. Please contact Austin McLeod to discuss pricing guidance and gain access to the full deal room.

Exterior Photos

Interior Photos



01

PROPERTY DETAILS

ASSET OVERVIEW

Facility Name	All Mini Self Storage
Address	1811 Eagle Lake Rd
City, State	Sealy, TX
County	Austin County
Parcel Numbers	58545 & 57525
Lot Size (Acres)	5.45
Year Built	1998
Number of Buildings	9
Number of Stories	1
Net Rentable SF	±52,340
Total Units	424
Climate Controlled Units	235
Non-Climate Controlled Units	189
Parking Spaces	0
Unit Occupancy	89%
Square Foot Occupancy	88%
Economic Occupancy	81%
3-Mile SF/Capita	17.66
5-Mile SF/Capita	26.62
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	None
Parking Surface	Paved
Entry	Open Access
Traffic Counts	±44,576 VPD
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- ±52,340 rentable square foot facility built in 2019 that is 89% occupied by units and 88% by square footage
- Expansion opportunity included in the sale with vacant land still remaining
- Located in the Houston MSA, the fifth largest MSA in the country
- Visibility from I-10, seeing over ±44,576 vehicles per day
- Owner-operated location presenting upside for professional managers to step in and drive occupancy and revenue
- Thousands of new homes being developed within 5 miles. Located in the path of growth to the west of the Houston MSA
- Limited amount of climate controlled competition in the immediate trade area
- Average household incomes of $84,580 within 3 miles and $90,060 within 5 miles

LISTING DETAILS

MARKET BID
List Price

$432,026 Current NOI	$479,770 Year 2 NOI	$514,987 Year 4 NOI
424 Total Units	235 Climate Controlled Units	189 Non-Climate Controlled Units
±52,340 NRSF	89% Unit Occupancy	81% Economic Occupancy

UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
4 X 5	20	1	1	0	20	$67	$67	$804
5 X 10	50	24	23	1	1,200	$110	$2,640	$31,680
6 X 10	60	11	10	1	660	$149	$1,639	$19,668
8 X 10	80	16	16	0	1,280	$149	$2,384	$28,608
10 X 10	100	1	1	0	100	$104	$104	$1,248
10 X 10	100	91	84	7	9,100	$152	$13,832	$165,984
10 X 13	130	1	1	0	130	$189	$189	$2,268
10 X 15	150	51	48	3	7,650	$192	$9,792	$117,504
10 X 20	200	35	31	4	7,000	$235	$8,225	$98,700
15 X 20	300	4	3	1	1,200	$340	$1,360	$16,320
Totals	**-**	**235**	**218**	**17**	**28,340**	**-**	**$40,232**	**$482,784**

UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	32	28	4	1,600	$85	$2,720	$32,640
10 X 10	100	68	58	10	6,800	$111	$7,548	$90,576
10 X 13	130	1	0	1	130	$156	$156	$1,872
10 X 15	150	44	35	9	6,600	$159	$6,996	$83,952
10 X 17	170	1	0	1	170	$213	$213	$2,556
10 X 20	200	1	1	0	200	$158	$158	$1,896
10 X 20	200	41	35	6	8,200	$195	$7,995	$95,940
10 X 30	300	1	1	0	300	$312	$312	$3,744
Totals	**-**	**189**	**158**	**31**	**24,000**	**-**	**$26,098**	**$313,176**

Facility Totals	**-**	**424**	**376**	**48**	**52,340**	**-**	**$66,330**	**$795,960**

FINANCIAL OVERVIEW

		T-12			Year 1			Year 2			Year 3			Year 4	
		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF
Income															
Gross Potential Rent		$795,960	$15.21		$795,960	$15.21		$835,758	$15.97		$860,831	$16.45		$886,656	$16.94
Truck Rental Commissions		$11,162	$0.21		$11,496	$0.22		$11,841	$0.23		$12,196	$0.23		$12,562	$0.24
Merchandise Sales		$752	$0.01		$977	$0.02		$1,006	$0.02		$1,036	$0.02		$1,068	$0.02
Tenant Insurance (Net)		$13,454	$0.26		$19,843	$0.38		$26,458	$0.51		$28,111	$0.54		$28,955	$0.55
Admin Fees		$2,839	$0.05		$3,456	$0.07		$3,560	$0.07		$3,666	$0.07		$3,776	$0.07
Late Fees		$10,564	$0.20		$10,881	$0.21		$11,208	$0.21		$11,544	$0.22		$11,890	$0.23
Economic Vacancy	-19.2%	($152,919)	($2.92)	-12.0%	($95,515)	($1.82)	-12.0%	($100,291)	($1.92)	-12.0%	($103,300)	($1.97)	-12.0%	($106,399)	($2.03)
Effective Gross Income		**$681,812**	**$13.03**		**$747,098**	**$14.27**		**$789,539**	**$15.08**		**$814,085**	**$15.55**		**$838,508**	**$16.02**
Expenses															
Real Estate Taxes		$52,708	$1.01		$94,282	$1.80		$96,168	$1.84		$98,091	$1.87		$100,053	$1.91
Insurance		$12,293	$0.23		$12,539	$0.24		$12,790	$0.24		$13,045	$0.25		$13,306	$0.25
Utilities & Trash		$21,114	$0.40		$21,536	$0.41		$21,967	$0.42		$22,406	$0.43		$22,854	$0.44
On-Site Payroll		$70,142	$1.34		$71,545	$1.37		$72,976	$1.39		$74,435	$1.42		$75,924	$1.45
Management Fees		$34,091	$0.65		$37,355	$0.71		$39,477	$0.75		$40,704	$0.78		$41,925	$0.80
Bank and Credit Card Fees		$15,341	$0.29		$16,810	$0.32		$17,765	$0.34		$18,317	$0.35		$18,866	$0.36
Advertising & Marketing		$15,006	$0.29		$18,000	$0.34		$18,360	$0.35		$18,727	$0.36		$19,102	$0.36
Office & Administrative		$9,584	$0.18		$9,775	$0.19		$9,971	$0.19		$10,170	$0.19		$10,373	$0.20
Telephone & Internet		$1,811	$0.03		$1,847	$0.04		$1,884	$0.04		$1,922	$0.04		$1,960	$0.04
Repairs & Maintenance		$17,698	$0.34		$18,052	$0.34		$18,413	$0.35		$18,781	$0.36		$19,157	$0.37
Total Operating Expenses		**$249,786**	**$4.77**		**$301,740**	**$5.77**		**$309,769**	**$5.92**		**$316,599**	**$6.05**		**$323,521**	**$6.18**
Operating Expense Ratio		*36.6%*	-		*40.4%*	-		*39.2%*	-		*38.9%*	-		*38.6%*	-
Net Operating Income		**$432,026**	**$8.25**		**$445,358**	**$8.51**		**$479,770**	**$9.17**		**$497,486**	**$9.50**		**$514,987**	**$9.84**

ASSUMPTIONS:

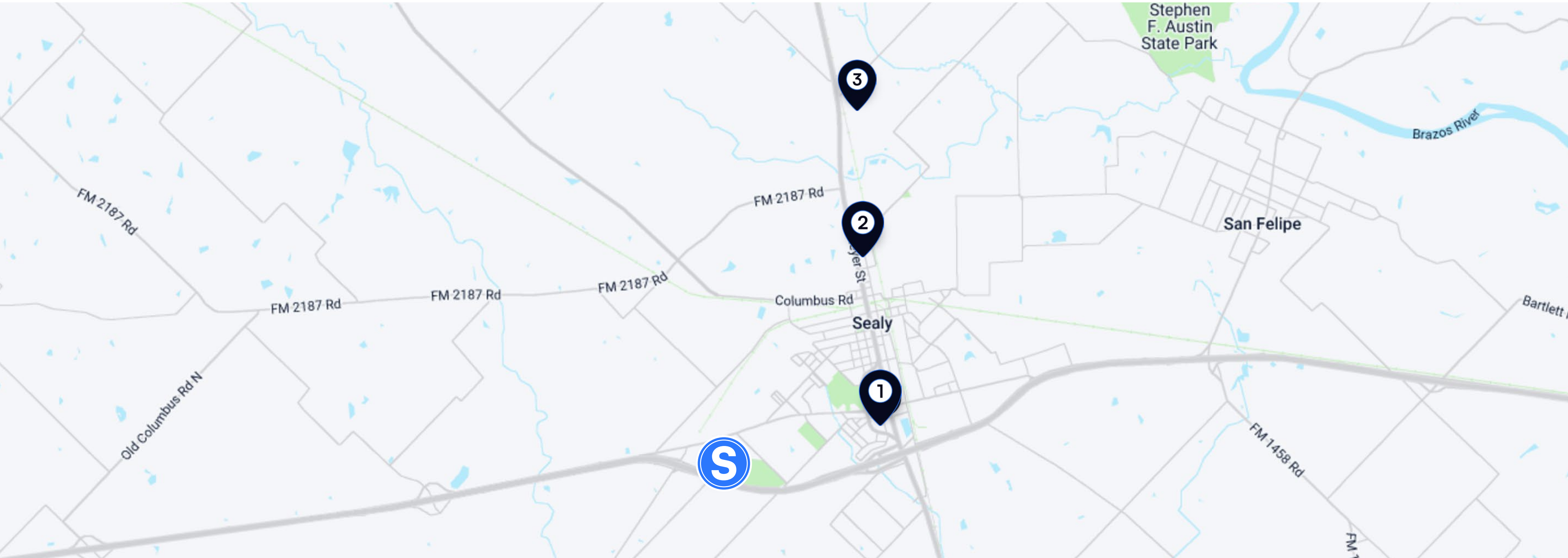
- Gross Potential Rent - Unchanged in Year 1, 5% increase in Year 2, and 3% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 60% penetration x $6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - $24 per move-in x 12 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - $1,500 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	$795,960	$835,758	$860,831	$886,656	$913,255	$940,653	$968,873	$997,939	$1,027,877	$1,058,713
Truck Rental Commissions	$11,496	$11,841	$12,196	$12,562	$12,939	$13,327	$13,727	$14,139	$14,563	$15,000
Merchandise Sales	$977	$1,006	$1,036	$1,068	$1,100	$1,133	$1,167	$1,202	$1,238	$1,275
Tenant Insurance (Net)	$19,843	$26,458	$28,111	$28,955	$29,823	$30,718	$31,639	$32,589	$33,566	$34,573
Admin Fees	$3,456	$3,560	$3,666	$3,776	$3,890	$4,006	$4,127	$4,250	$4,378	$4,509
Late Fees	$10,881	$11,208	$11,544	$11,890	$12,247	$12,614	$12,993	$13,382	$13,784	$14,197
Economic Vacancy	($95,515)	($100,291)	($103,300)	($106,399)	($109,591)	($112,878)	($116,265)	($119,753)	($123,345)	($127,046)
Effective Gross Income	**$747,098**	**$789,539**	**$814,085**	**$838,508**	**$863,663**	**$889,573**	**$916,260**	**$943,748**	**$972,061**	**$1,001,222**
Expenses										
Real Estate Taxes	$94,282	$96,168	$98,091	$100,053	$102,054	$104,095	$106,177	$108,301	$110,467	$112,676
Insurance	$12,539	$12,790	$13,045	$13,306	$13,573	$13,844	$14,121	$14,403	$14,691	$14,985
Utilities & Trash	$21,536	$21,967	$22,406	$22,854	$23,311	$23,777	$24,253	$24,738	$25,233	$25,737
On-Site Payroll	$71,545	$72,976	$74,435	$75,924	$77,443	$78,991	$80,571	$82,183	$83,826	$85,503
Management Fees	$37,355	$39,477	$40,704	$41,925	$43,183	$44,479	$45,813	$47,187	$48,603	$50,061
Bank and Credit Card Fees	$16,810	$17,765	$18,317	$18,866	$19,432	$20,015	$20,616	$21,234	$21,871	$22,528
Advertising & Marketing	$18,000	$18,360	$18,727	$19,102	$19,484	$19,873	$20,271	$20,676	$21,090	$21,512
Office & Administrative	$9,775	$9,971	$10,170	$10,373	$10,581	$10,793	$11,008	$11,229	$11,453	$11,682
Telephone & Internet	$1,847	$1,884	$1,922	$1,960	$1,999	$2,039	$2,080	$2,122	$2,164	$2,207
Repairs & Maintenance	$18,052	$18,413	$18,781	$19,157	$19,540	$19,931	$20,329	$20,736	$21,151	$21,574
Total Operating Expenses	**$301,740**	**$309,769**	**$316,599**	**$323,521**	**$330,600**	**$337,838**	**$345,239**	**$352,809**	**$360,549**	**$368,465**
Operating Expense Ratio	*40.4%*	*39.2%*	*38.9%*	*38.6%*	*38.3%*	*38.0%*	*37.7%*	*37.4%*	*37.1%*	*36.8%*
Net Operating Income	**$445,358**	**$479,770**	**$497,486**	**$514,987**	**$533,064**	**$551,735**	**$571,021**	**$590,940**	**$611,512**	**$632,758**

NON-CLIMATE CONTROLLED - RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x15 NC		10x20 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
Subject Property	**1811 Eagle Lake Rd, Sealy, TX**	**$85.00**	**-**	**$111.00**	**-**	**$159.00**	**-**	**$158.00**	**-**	**-**
Sealy Storage	1130 Atchison St, Sealy, TX	-	-	-	-	-	-	$209.00	$179.00	1.30 Miles
Sealy Self Storage	311 Maler Rd, Sealy, TX	$65.00	-	$80.00	-	-	-	$129.00	-	2.19 Miles
2 Broke Guys Self Storage LLC	310 Jurica Rd, Sealy, TX	$60.00	-	$75.00	-	$105.00	-	-	-	3.31 Miles
Averages		**$62.50**	**-**	**$77.50**	**-**	**$105.00**	**-**	**$169.00**	**$179.00**	
Average Rent Per Foot		**$1.25**	**-**	**$0.78**	**-**	**$0.70**	**-**	**$0.85**	**$0.90**	



02

MARKET OVERVIEW

SEALY, TX
DEMOGRAPHIC ANALYSIS

WITHIN 5 MILES

2.0%
2025-2030 Annual Population Growth

40
Median Age

3.7%
2020-2025 Annual Household Growth

3,716
Owner Occupied Households

1,288
Renter Occupied Households

$90,060
Average Household Income

12,555+
TOTAL POPULATION

2.7
AVG HOUSEHOLD SIZE (PEOPLE)

4,545+
NUMBER OF HOUSEHOLDS

$72,482
MEDIAN HOUSEHOLD INCOME

HOUSTON MSA

2.3 MILLION+

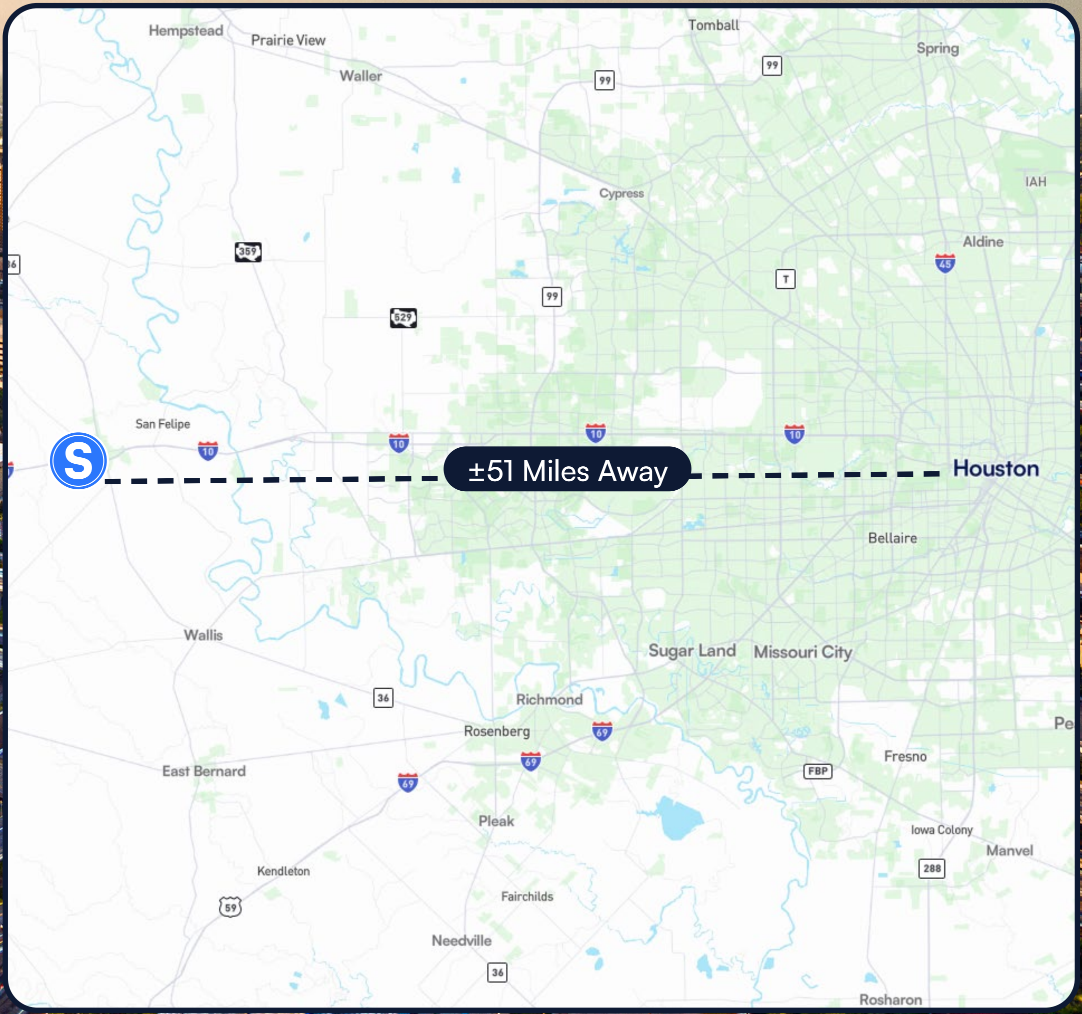
Total Population
Within ±30-Mile City Limits

#2 FASTEST GROWING CITY

In The United States
Houston Chronicle (2025)

#4 LARGEST CITY

In The United States
Houston Business Journal (2025)



HOUSTON ECONOMY

Houston's pro-business economy continues to demonstrate strong momentum, driven by corporate expansion, population growth, and its position as one of the nation's leading economic centers. As the 4th largest city in the U.S. and home to one of the most diverse economies in the country, Houston has established itself as a premier destination for both businesses and residents. The Houston MSA exceeds 7 million people and continues to rank among the fastest-growing metro areas nationwide, supported by steady in-migration and long-term demographic expansion.

Houston is a global leader in energy, healthcare, logistics, and aerospace, anchored by major employers and institutions such as ExxonMobil, Chevron, NASA's Johnson Space Center, and the Texas Medical Center—the largest medical complex in the world. The region also ranks among the top U.S. metros for Fortune 500 headquarters, reinforcing its reputation as a major corporate hub.

In recent years, Houston has continued to diversify beyond its traditional energy base, with significant growth in technology, life sciences, and advanced manufacturing. Supported by top-tier universities such as Rice University and the University of Houston, along with increasing venture capital investment, the city is emerging as a key innovation hub. Combined with its strategic location, global connectivity, and business-friendly environment, Houston remains one of the most attractive markets in the nation for investment and long-term growth.

Fortune 500 Companies

ExxonMobil
Phillips 66
Sysco
Enterprise Products Partners L.P.
WM Waste Management
OXY

Higher Education

Rice University
TSU Texas Southern University
University of Houston
University of St. Thomas Houston

DEMOGRAPHIC ANALYSIS

POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population	1,094	8,366	10,609
2025 Population	1,349	9,965	12,555
2030 Population Projection	1,492	10,964	13,798
Median Age	39.3	39.9	40

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2020 Households	397	3,037	3,829
2025 Households	489	3,627	4,545
2030 Household Projection	542	3,997	5,004
Owner Occupied Households	383	2,907	3,716
Renter Occupied Households	159	1,090	1,288

INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	$81,876	$84,580	$90,060
Median Household Income	$73,071	$71,284	$72,482
< $25,000	76	653	763
$25,000 - 50,000	81	674	855
$50,000 - 75,000	97	567	726
$75,000 - 100,000	68	506	616
$100,000 - 125,000	97	643	766
$125,000 - 150,000	21	165	203
$150,000 - 200,000	40	237	279
$200,000+	10	183	337

Confidentiality Agreement and 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 **1811 Eagle Lake Rd, Sealy, TX 77474** (“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:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

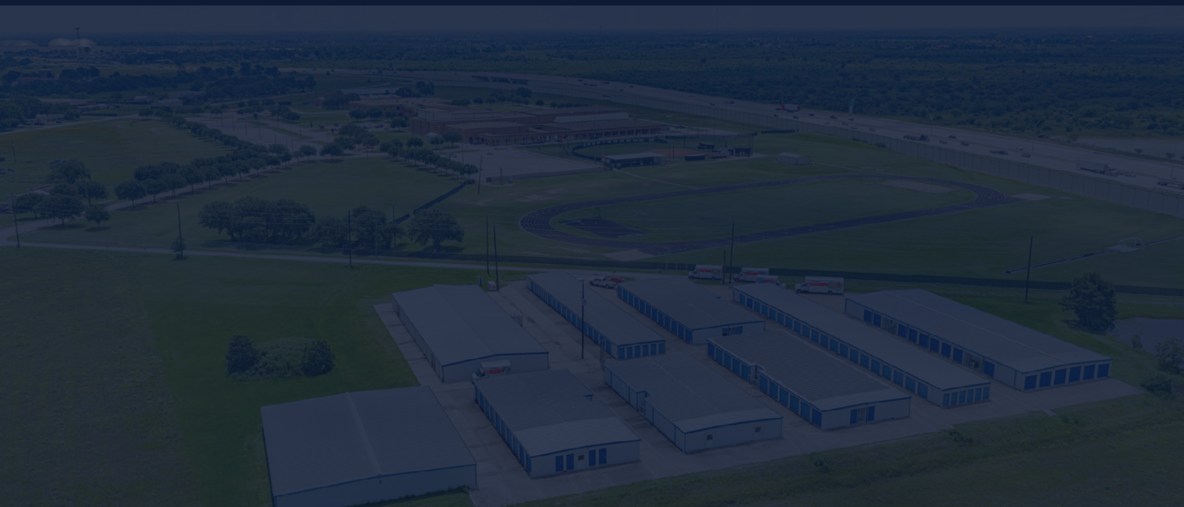
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

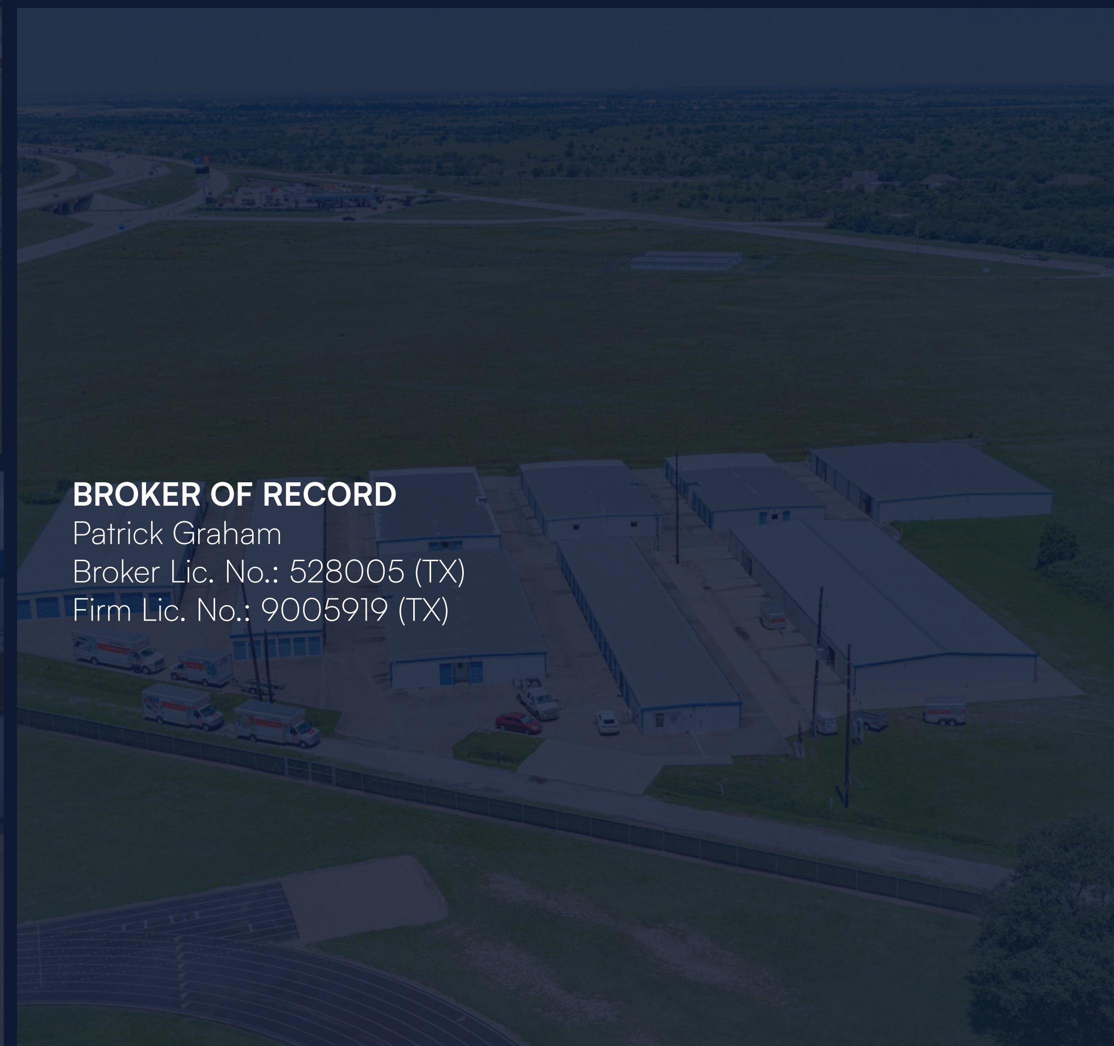
MATTHEWS™

OFFERING MEMORANDUM

ALL MINI STORAGE

1811 EAGLE LAKE RD, SEALY, TX 77474





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