

MATTHEWS™



U-STORAGE (MANAGED)

10315 COLONEL GLENN RD, LITTLE ROCK, AR | OFFERING MEMORANDUM



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MREIS AR Real Estate



10315 Colonel Glenn Rd, Little Rock, AR 72204





The Pointe Brodie Creek Apartments
±503 Units

Bowman Pointe Apartments
±715 Units

Arlo Luxury Apartment Homes
±243 Units



J.A. Fair K-8 Preparatory Academy
±780 Students



Kenwood Estates
±80 Lots



S Shackelford Dr

Colonel Glenn Rd ± 11,000 VPL

Subject Property





Little Rock
±8.5 Miles Away



University of Arkansas at Little Rock
±8,200 Students
±1,140 Employees



Western Hills Elementary
±202 Students



Greenwood Acres
±450 Homes



Baptist Health Medical Center-Little Rock
±872 Beds
±9K Employees



Redevelopment Opportunity
±100—150 Acres Available

LANDERS
COLLISION & GLASS

Colonel Glenn Rd ±11,000 VPD

KEMPER Life



Subject Property



Twin Lakes

Residential community near I-430 with stable suburban density supporting long-term storage demand.

Sandpiper Area

Established neighborhood with convenient access to I-430 and nearby retail/service corridors.

Walnut Valley

Mature residential subdivision with strong commuter access to West Little Rock employment centers.

Broadmoor Area

Large residential district with long-standing homeowner occupancy and regional accessibility.

University District Neighborhoods

Residential areas surrounding UALR with student, faculty, and renter-driven storage demand.

John Barrow Area

Established residential neighborhood directly northeast of the property with a mix of single-family homes and workforce housing.

Boyle Park Area Neighborhoods

Residential communities benefiting from central Little Rock accessibility and commuter connectivity.

Subject Property

UALR Student Housing

Student-oriented apartment and housing clusters generating seasonal storage demand.

Colonel Glenn Apartment Corridor

Concentration of multifamily communities along Colonel Glenn Rd supporting transient and renter storage needs.

Westwood/Pecan Lake Area

Residential corridor with established single-family housing and nearby apartment communities.

Otter Creek Communities

Expanding southwest Little Rock residential area contributing to broader storage demand.

Wakefield Village

Suburban residential neighborhood serving southwest Little Rock commuter households.

Mabelvale Residential Corridor

Growing residential trade area with suburban rooftops and workforce housing demand.

Cloverdale Watson Area

Dense residential pocket with a mix of single-family and multifamily housing near major commuter routes.



Little Rock
±8.5 Miles

Legacy Blooms Assisted Living Facility New Construction
New Construction of an 8-bed Assisted Living Facility

The Lofts At Kanis Creek
Site Work and New Construction of a Multi-Residential Development

Mackenzie Park Apartments
Site Work and New Construction of a Multi-Residential Development

New Construction Services - 8325 West 29th
Construct One (1) Single-Family Structure

New Home Construction
Site Work and New Construction of a Residential Development

The Peaks at Little Rock Phase II
Site Work and New Construction of a Multi-Residential Development

Subject Property

New Construction Services
Construct One (1) Single-Family Structure

Duplexes
New Construction of a Mixed-Use Development

Pine Ridge Place - Arkansas Development Finance Authority
Pre-Construction Phase with Funding Secured and Environmental Approvals

New Construction 3720 Zion Street
Site Work and New Construction of a Residential Development

The Ridge at Little Rock
New Construction of a Mixed-Use Development

New Home Construction - 4422 Holt St/4411 Bowers St
Site Work and New Construction of a Residential Development

New Construction Of 1 Residential Structure
Site Work and New Construction of a Residential Development

| EXECUTIVE SUMMARY

The Opportunity

Austin McLeod and Hunter Reynolds with Matthews™ have been exclusively hired to market for sale a modern, well-maintained self-storage facility in Little Rock, Arkansas. Originally constructed in 2018 and expanded in 2023, the asset represents a rare opportunity to acquire a high-quality property at just \$92.70 per rentable square foot — below replacement cost, given that 77% of the facility is climate-controlled.

The immediate 3-mile trade area is home to over 38,000 residents and more than 137,000 people living within a 5-mile radius. The market also benefits from over \$110 million in residential developments currently in the pipeline within 5 miles, further supporting near-term occupancy and rental rate growth. The facility is currently managed by a local family-owned company. While the property has been well cared for, this, as well as current occupancy, presents a clear value-add opportunity for an incoming buyer — whether through implementation of professional third-party management or REIT-level operations — to unlock additional NOI growth that the current management leaves on the table.

The property is located near one of the largest economic development projects in Arkansas history: the AVAIO Digital Leo data center campus. This \$6 billion+ AI-ready hyperscale data center and power campus in Pulaski County is currently under construction, with the first phase expected to be energized by June 2027. The project is projected to create over 500 permanent high-paying operations jobs and thousands of construction jobs during build-out. This major infrastructure investment is expected to drive significant household formation and storage demand in the surrounding trade area over the next several years.

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



Exterior Photos



Interior Photos





01

PROPERTY
DETAILS



ASSET OVERVIEW

Facility Name	U-Storage (Managed)
Address	10315 Colonel Glenn Rd
City, State	Little Rock, AR
County	Pulaski County
Parcel Number	44L-144-09-004-00
Lot Size (Acres)	±3.58
Year Built	2018
Year Expanded	2023
Number of Buildings	4
Number of Stories	1
Net Rentable SF	±45,305
Total Units	361
Climate Controlled Units	291
Non-Climate Controlled Units	47
Parking Spaces	22
Unit Occupancy	45%
Square Foot Occupancy	49%
Economic Occupancy	63%
3-Mile SF/Capita	25.43
5-Mile SF/Capita	15.92
Management	Third-Party Management
Foundation	Concrete
Framing	Steel
Roof	Standing Seam
Fencing	Wrought Iron
Parking Surface	Pavement
Entry	Keypad Access
Traffic Counts	±11,000 VPD
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- High quality facility built in 2018 and expanded in 2023 listed at only \$92.70 per rentable foot
- 77% of the facility is climate controlled making this a below replacement cost offering
- \$6B+ data center campus currently under construction near Little Rock, projected to create 500+ permanent jobs and thousands of construction jobs by June 2027
- Over \$110M in residential developments showing within 5-miles of the facility
- 38,000+ residents living within 3-miles of the facility and over 137,000 people living within a 5-mile
- Managed by local family-owned management company, presenting opportunity for someone utilizing larger management companies or REIT management



LISTING DETAILS

\$4,200,000

List Price

\$115,315

Current NOI

\$329,338

Year 2 NOI

\$396,517

Year 4 NOI

361

Total Units

291

Climate Controlled Units

47

Non-Climate Controlled Units

±45,305

NRSF

49%

SF Occupancy

63%

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
5 X 5	25	10	6	4	250	\$52	\$520	\$6,240
10 X 5	50	34	14	20	1,700	\$55	\$1,870	\$22,440
10 X 7	70	44	7	37	3,080	\$56	\$2,464	\$29,568
5 X 15	75	15	5	10	1,125	\$76	\$1,140	\$13,680
10 X 10	100	61	33	28	6,100	\$87	\$5,307	\$63,684
7 X 15	105	10	4	6	1,050	\$85	\$850	\$10,200
10 X 15	150	55	19	36	8,250	\$90	\$4,950	\$59,400
10 X 20	200	54	25	29	10,800	\$122	\$6,588	\$79,056
15 X 20	300	8	4	4	2,400	\$215	\$1,720	\$20,640
Totals	-	291	117	174	34,755	-	\$25,409	\$304,908

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	10	6	4	500	\$51	\$510	\$6,120
10 X 10	100	3	2	1	300	\$116	\$348	\$4,176
10 X 20	200	7	5	2	1,400	\$148	\$1,036	\$12,432
10 X 25	250	10	9	1	2,500	\$185	\$1,850	\$22,200
12 X 25	300	12	9	3	3,600	\$185	\$2,220	\$26,640
12 X 30	360	5	2	3	1,800	\$202	\$1,010	\$12,120
Totals	-	47	33	14	10,100	-	\$6,974	\$83,688

UNIT MIX

Open Parking

Unit	Total Units	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
10 X 20	0	22	12	10	0	\$80	\$1,760	\$21,120
Totals	-	22	12	10	0	-	\$1,760	\$21,120

Office

Unit	Total Units	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
15 X 30	450	1	1	0	450	\$648	\$648	\$7,776
Totals	-	1	1	0	450	-	\$648	\$7,776

Facility Totals	-	361	163	198	45,305	-	\$34,791	\$417,492
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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	\$409,716	\$9.04	\$409,716	\$9.04	\$602,400	\$13.30	\$602,400	\$13.30	\$654,555	\$14.45					
Office Income	\$7,560	\$0.17	\$7,787	\$0.17	\$8,020	\$0.18	\$8,261	\$0.18	\$8,509	\$0.19					
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
Tenant Insurance (Net)	\$16,854	\$0.37	\$18,455	\$0.41	\$21,091	\$0.47	\$22,409	\$0.49	\$23,082	\$0.51					
Admin Fees	\$560	\$0.01	\$6,624	\$0.15	\$6,823	\$0.15	\$7,027	\$0.16	\$7,238	\$0.16					
Late Fees	\$12,397	\$0.27	\$12,769	\$0.28	\$13,152	\$0.29	\$13,547	\$0.30	\$13,953	\$0.31					
Economic Vacancy	-37.2%	(\$152,289)	(\$3.36)	-20.0%	(\$81,943)	(\$1.81)	-15.0%	(\$90,360)	(\$1.99)	-10.0%	(\$60,240)	(\$1.33)	-10.0%	(\$65,456)	(\$1.44)
Effective Gross Income	\$294,798	\$6.51	\$373,407	\$8.24	\$561,126	\$12.39	\$593,405	\$13.10	\$641,881	\$14.17					
Expenses															
Real Estate Taxes	\$46,578	\$1.03	\$47,510	\$1.05	\$48,460	\$1.07	\$49,429	\$1.09	\$50,418	\$1.11					
Insurance	\$25,661	\$0.57	\$26,174	\$0.58	\$26,698	\$0.59	\$27,232	\$0.60	\$27,776	\$0.61					
Utilities & Trash	\$20,707	\$0.46	\$21,121	\$0.47	\$21,543	\$0.48	\$21,974	\$0.49	\$22,414	\$0.49					
On-Site Payroll	\$14,965	\$0.33	\$40,000	\$0.88	\$40,800	\$0.90	\$41,616	\$0.92	\$42,448	\$0.94					
Management Fees	\$30,000	\$0.66	\$30,000	\$0.66	\$28,056	\$0.62	\$29,670	\$0.65	\$32,094	\$0.71					
Bank and Credit Card Fees	\$6,532	\$0.14	\$8,402	\$0.19	\$12,625	\$0.28	\$13,352	\$0.29	\$14,442	\$0.32					
Advertising & Marketing	\$14,148	\$0.31	\$30,000	\$0.66	\$30,600	\$0.68	\$31,212	\$0.69	\$31,836	\$0.70					
Office & Administrative	\$11,254	\$0.25	\$11,479	\$0.25	\$11,709	\$0.26	\$11,943	\$0.26	\$12,182	\$0.27					
Telephone & Internet	\$839	\$0.02	\$2,100	\$0.05	\$2,142	\$0.05	\$2,185	\$0.05	\$2,229	\$0.05					
Repairs & Maintenance	\$8,800	\$0.19	\$8,976	\$0.20	\$9,155	\$0.20	\$9,338	\$0.21	\$9,525	\$0.21					
Total Operating Expenses	\$179,483	\$3.96	\$225,761	\$4.98	\$231,788	\$5.12	\$237,951	\$5.25	\$245,364	\$5.42					
Operating Expense Ratio	60.9%	-	60.5%	-	41.3%	-	40.1%	-	38.2%	-					
Net Operating Income	\$115,315	\$2.55	\$147,646	\$3.26	\$329,338	\$7.27	\$355,454	\$7.85	\$396,517	\$8.75					

ASSUMPTIONS:

- Gross Potential Rent - Unchanged in Year 1, adjusted to market rates in Year 2, and 3% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 70% 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 23 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 15% 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 - \$2,500 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	\$409,716	\$602,400	\$602,400	\$654,555	\$674,192	\$694,417	\$715,250	\$736,707	\$758,809	\$781,573
Office Income	\$7,787	\$8,020	\$8,261	\$8,509	\$8,764	\$9,027	\$9,298	\$9,577	\$9,864	\$10,160
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Insurance (Net)	\$18,455	\$21,091	\$22,409	\$23,082	\$23,774	\$24,487	\$25,222	\$25,979	\$26,758	\$27,561
Admin Fees	\$6,624	\$6,823	\$7,027	\$7,238	\$7,455	\$7,679	\$7,909	\$8,147	\$8,391	\$8,643
Late Fees	\$12,769	\$13,152	\$13,547	\$13,953	\$14,372	\$14,803	\$15,247	\$15,704	\$16,176	\$16,661
Economic Vacancy	(\$81,943)	(\$90,360)	(\$60,240)	(\$65,456)	(\$67,419)	(\$69,442)	(\$71,525)	(\$73,671)	(\$75,881)	(\$78,157)
Effective Gross Income	\$373,407	\$561,126	\$593,405	\$641,881	\$661,138	\$680,972	\$701,401	\$722,443	\$744,116	\$766,440
Expenses										
Real Estate Taxes	\$47,510	\$48,460	\$49,429	\$50,418	\$51,426	\$52,454	\$53,503	\$54,574	\$55,665	\$56,778
Insurance	\$26,174	\$26,698	\$27,232	\$27,776	\$28,332	\$28,898	\$29,476	\$30,066	\$30,667	\$31,281
Utilities & Trash	\$21,121	\$21,543	\$21,974	\$22,414	\$22,862	\$23,319	\$23,786	\$24,261	\$24,747	\$25,242
On-Site Payroll	\$40,000	\$40,800	\$41,616	\$42,448	\$43,297	\$44,163	\$45,046	\$45,947	\$46,866	\$47,804
Management Fees	\$30,000	\$28,056	\$29,670	\$32,094	\$33,057	\$34,049	\$35,070	\$36,122	\$37,206	\$38,322
Bank and Credit Card Fees	\$8,402	\$12,625	\$13,352	\$14,442	\$14,876	\$15,322	\$15,782	\$16,255	\$16,743	\$17,245
Advertising & Marketing	\$30,000	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122	\$33,785	\$34,461	\$35,150	\$35,853
Office & Administrative	\$11,479	\$11,709	\$11,943	\$12,182	\$12,426	\$12,674	\$12,928	\$13,186	\$13,450	\$13,719
Telephone & Internet	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273	\$2,319	\$2,365	\$2,412	\$2,460	\$2,510
Repairs & Maintenance	\$8,976	\$9,155	\$9,338	\$9,525	\$9,715	\$9,910	\$10,108	\$10,310	\$10,516	\$10,727
Total Operating Expenses	\$225,761	\$231,788	\$237,951	\$245,364	\$250,737	\$256,231	\$261,849	\$267,594	\$273,470	\$279,479
<i>Operating Expense Ratio</i>	<i>60.5%</i>	<i>41.3%</i>	<i>40.1%</i>	<i>38.2%</i>	<i>37.9%</i>	<i>37.6%</i>	<i>37.3%</i>	<i>37.0%</i>	<i>36.8%</i>	<i>36.5%</i>
Net Operating Income	\$147,646	\$329,338	\$355,454	\$396,517	\$410,401	\$424,741	\$439,552	\$454,849	\$470,646	\$486,961

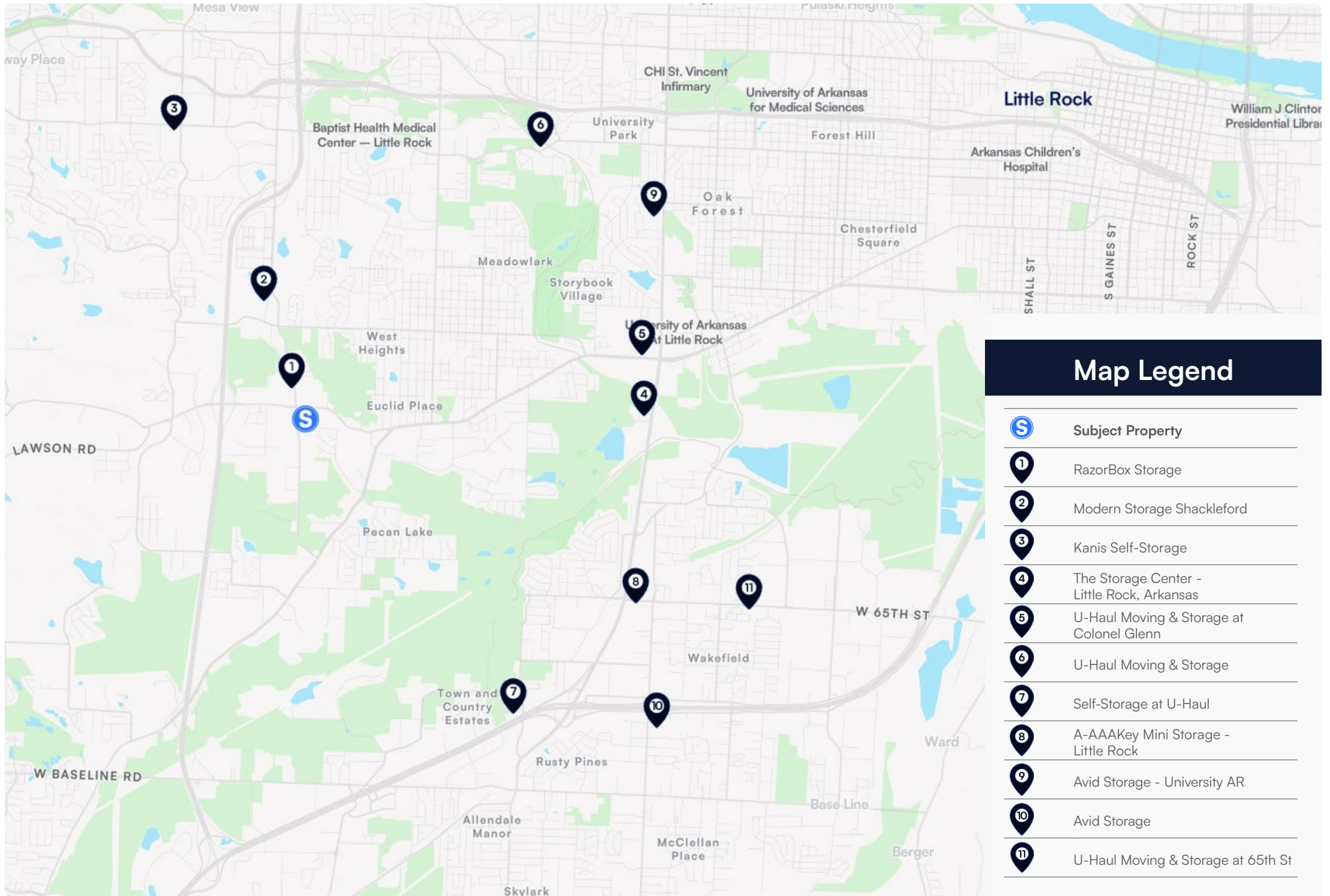
CURRENT: CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x5 CC		10x10 CC		10x15 CC		10x20 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	10315 Colonel Glenn Rd, Little Rock, AR	\$52.00	-	\$87.00	-	\$90.00	-	\$122.00	-	-
 RazorBox Storage	4324 S Shackleford Rd, Little Rock, AR	\$60.00	\$46.20	\$125.00	\$100.00	\$155.00	\$62.00	\$200.00	\$102.00	0.26 Miles
 Modern Storage Shackleford	3400 S Shackleford Rd, Little Rock, AR	-	-	\$135.00	\$90.45	\$139.00	\$93.13	\$159.00	\$106.53	0.94 Miles
 Kanis Self-Storage	12101 Kanis Rd, Little Rock, AR	\$62.00	\$62.00	\$131.00	\$131.00	\$158.00	\$158.00	\$182.00	\$182.00	2.46 Miles
 The Storage Center - Little Rock, Arkansas	4520 S University Ave, Little Rock, AR	\$60.00	\$42.00	\$279.00	\$195.00	\$164.00	\$115.00	\$217.00	\$152.00	2.60 Miles
 U-Haul Moving & Storage at Colonel Glenn	6300 Colonel Glenn Rd, Little Rock, AR	-	-	\$114.95	\$114.95	-	-	-	-	2.65 Miles
 U-Haul Moving & Storage	7618 Kanis Rd, Little Rock, AR	\$49.95	\$49.95	\$194.95	\$194.95	\$174.95	\$174.95	-	-	2.77 Miles
 Self-Storage at U-Haul	9302 I-30, Little Rock, AR	\$54.95	\$54.95	\$104.95	\$104.95	\$124.95	\$124.95	-	-	2.79 Miles
 A-AAAKey Mini Storage - Little Rock	6117 W 65th St, Little Rock, AR	-	-	\$109.00	\$109.00	-	-	\$302.00	\$302.00	2.94 Miles
 Avid Storage - University AR	2010 S University Ave, Little Rock, AR	\$62.00	\$62.00	\$142.00	\$142.00	\$147.00	\$147.00	\$202.00	\$202.00	3.13 Miles
 Avid Storage	8015 Geyer Springs Rd, Little Rock, AR	\$63.00	\$63.00	\$114.00	\$114.00	\$137.00	\$137.00	\$252.00	\$252.00	3.59 Miles
 U-Haul Moving & Storage at 65th St	4809 W 65th St, Little Rock, AR	\$39.95	\$39.95	-	-	-	-	-	-	3.72 Miles
Averages		\$56.48	\$52.51	\$144.99	\$129.63	\$149.99	\$126.50	\$216.29	\$185.50	
Average Rent Per Foot		\$2.26	\$2.10	\$1.45	\$1.30	\$1.00	\$0.84	\$1.08	\$0.93	

T-12: CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x5 CC		10x10 CC		10x15 CC		10x20 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	10315 Colonel Glenn Rd, Little Rock, AR	\$52.00	-	\$87.00	-	\$90.00	-	\$122.00	-	-
 RazorBox Storage	4324 S Shackelford Rd, Little Rock, AR	\$55.00	\$55.00	\$85.00	\$85.00	-	-	\$230.00	\$230.00	0.26 Miles
 Modern Storage Shackelford	3400 S Shackelford Rd, Little Rock, AR	-	-	-	-	-	-	-	-	0.94 Miles
 Kanis Self-Storage	12101 Kanis Rd, Little Rock, AR	\$62.00	\$62.00	\$131.00	\$131.00	\$158.00	\$158.00	\$182.00	\$182.00	2.46 Miles
 The Storage Center - Little Rock, Arkansas	4520 S University Ave, Little Rock, AR	\$42.00	\$42.00	-	-	\$125.00	\$125.00	\$159.00	\$159.00	2.60 Miles
 U-Haul Moving & Storage at Colonel Glenn	6300 Colonel Glenn Rd, Little Rock, AR	\$69.00	\$69.00	\$115.00	\$115.00	\$164.00	\$164.00	\$205.00	\$205.00	2.65 Miles
 U-Haul Moving & Storage	7618 Kanis Rd, Little Rock, AR	\$100.00	\$100.00	\$187.00	\$187.00	-	-	\$265.00	\$265.00	2.77 Miles
 Self-Storage at U-Haul	9302 I-30, Little Rock, AR	\$55.00	\$55.00	\$102.00	\$102.00	\$125.00	\$125.00	-	-	2.79 Miles
 A-AAAKey Mini Storage - Little Rock	6117 W 65th St, Little Rock, AR	-	-	\$234.00	\$234.00	-	-	-	-	2.94 Miles
 Avid Storage - University AR	2010 S University Ave, Little Rock, AR	\$67.00	\$67.00	\$189.00	\$189.00	\$160.00	\$160.00	\$235.00	\$235.00	3.13 Miles
 Avid Storage	8015 Geyer Springs Rd, Little Rock, AR	\$66.00	\$66.00	\$130.00	\$130.00	\$157.00	\$157.00	\$271.00	\$271.00	3.59 Miles
 U-Haul Moving & Storage at 65th St	4809 W 65th St, Little Rock, AR	-	-	-	-	-	-	-	-	3.72 Miles
Averages		\$64.50	\$64.50	\$146.63	\$146.63	\$148.17	\$148.17	\$221.00	\$221.00	
Average Rent Per Foot		\$2.58	\$2.58	\$1.47	\$1.47	\$0.99	\$0.99	\$1.11	\$1.11	

CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



Map Legend

- S Subject Property

- 1 RazorBox Storage

- 2 Modern Storage Shackelford

- 3 Kanis Self-Storage

- 4 The Storage Center - Little Rock, Arkansas

- 5 U-Haul Moving & Storage at Colonel Glenn

- 6 U-Haul Moving & Storage

- 7 Self-Storage at U-Haul

- 8 A-AAAKey Mini Storage - Little Rock

- 9 Avid Storage - University AR


- 10 Avid Storage

- 11 U-Haul Moving & Storage at 65th St

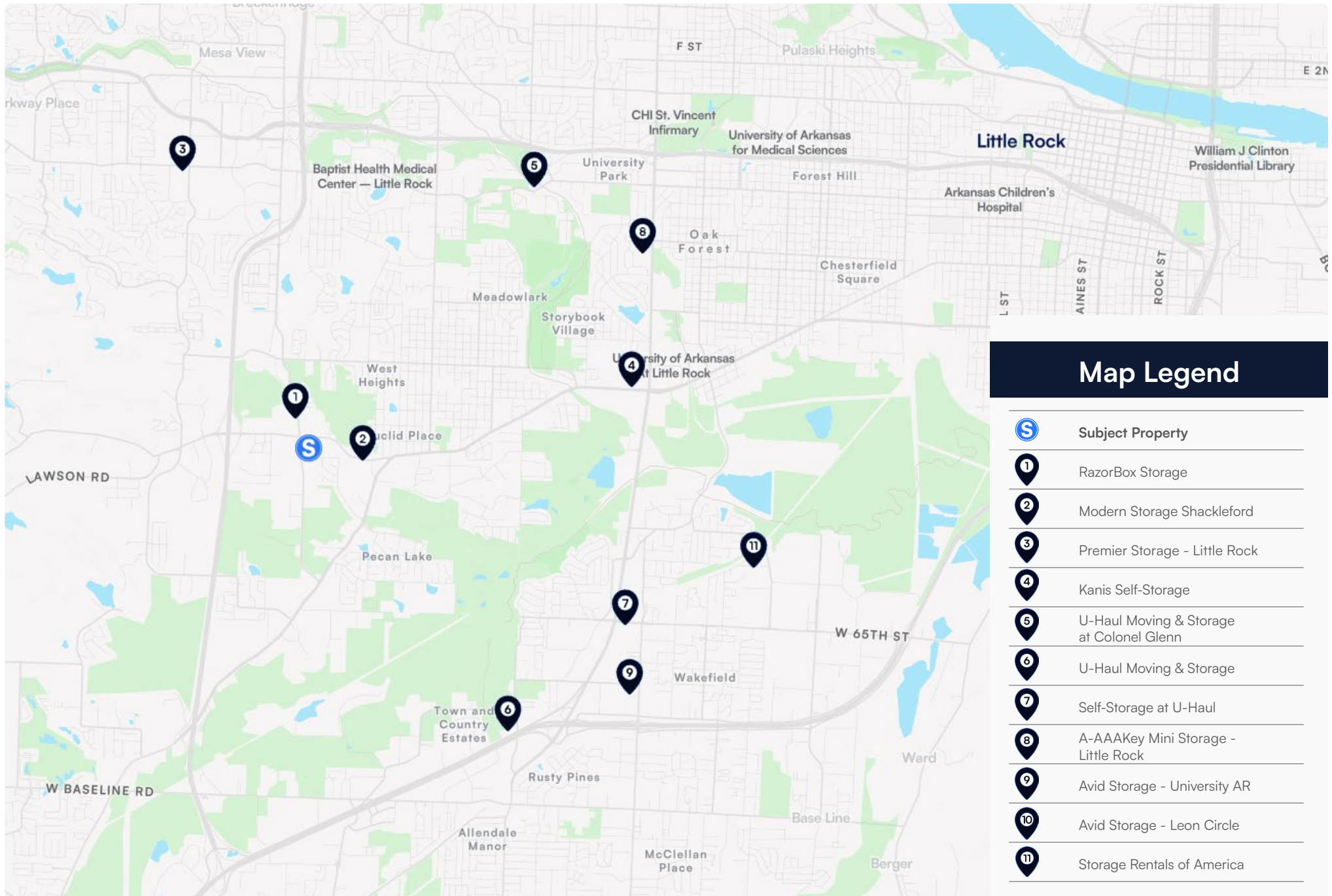
CURRENT: NON-CLIMATE CONTROLLED - RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x20 NC		10x25 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	10315 Colonel Glenn Rd, Little Rock, AR	\$51.00	-	\$116.00	-	\$148.00	-	\$185.00	-	-
 RazorBox Storage	4324 S Shackleford Rd, Little Rock, AR	-	-	\$105.00	\$54.60	\$145.00	\$72.50	-	-	0.26 Miles
 Modern Storage Shackleford	3400 S Shackleford Rd, Little Rock, AR	-	-	-	-	-	-	\$145.00	\$97.15	0.94 Miles
 Premier Storage - Little Rock	9715 Colonel Glenn Rd, Little Rock, AR	-	-	-	-	\$72.00	\$72.00	\$75.00	\$75.00	0.42 Miles
 Kanis Self-Storage	12101 Kanis Rd, Little Rock, AR	\$58.00	\$58.00	\$86.00	\$86.00	\$122.00	\$122.00	\$132.00	\$132.00	2.46 Miles
 U-Haul Moving & Storage at Colonel Glenn	6300 Colonel Glenn Rd, Little Rock, AR	\$59.95	\$59.95	\$114.95	\$114.95	\$204.95	\$204.95	-	-	2.65 Miles
 U-Haul Moving & Storage	7618 Kanis Rd, Little Rock, AR	\$89.95	\$89.95	\$174.95	\$174.95	-	-	-	-	2.77 Miles
 Self-Storage at U-Haul	9302 I-30, Little Rock, AR	\$64.95	\$64.95	\$94.95	\$94.95	\$134.95	\$134.95	\$164.95	\$164.95	2.79 Miles
 A-AAAKey Mini Storage - Little Rock	6117 W 65th St, Little Rock, AR	\$31.00	\$23.00	\$71.00	\$53.00	\$133.00	\$100.00	-	-	2.94 Miles
 Avid Storage - University AR	2010 S University Ave, Little Rock, AR	\$42.00	\$42.00	\$92.00	\$92.00	\$139.00	\$139.00	\$167.00	\$167.00	3.13 Miles
 Avid Storage - Leon Circle	6100 Leon Cir, Little Rock, AR	\$42.00	\$42.00	\$62.00	\$62.00	\$89.00	\$89.00	\$119.00	\$119.00	3.26 Miles
 Storage Rentals of America	4607 Hoffman Rd, Little Rock, AR	\$28.00	\$23.00	\$50.00	\$42.00	\$94.00	\$47.00	\$112.00	\$56.00	3.70 Miles
Averages		\$51.98	\$50.36	\$94.54	\$86.05	\$125.99	\$109.04	\$130.71	\$115.87	
Average Rent Per Foot		\$1.04	\$1.01	\$0.95	\$0.86	\$0.63	\$0.55	\$0.52	\$0.46	

T-12: NON-CLIMATE CONTROLLED - RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x20 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	10315 Colonel Glenn Rd, Little Rock, AR	\$51.00	-	\$116.00	-	\$148.00	-	-
 RazorBox Storage	4324 S Shackleford Rd, Little Rock, AR	-	-	-	-	-	-	0.26 Miles
 Premier Storage - Little Rock	9715 Colonel Glenn Rd, Little Rock, AR	-	-	-	-	-	-	0.94 Miles
 Kanis Self-Storage	12101 Kanis Rd, Little Rock, AR	-	-	-	-	-	-	0.42 Miles
 U-Haul Moving & Storage at Colonel Glenn	6300 Colonel Glenn Rd, Little Rock, AR	-	-	-	-	-	-	2.46 Miles
 U-Haul Moving & Storage	7618 Kanis Rd, Little Rock, AR	\$75.00	\$75.00	\$115.00	-	\$205.00	\$205.00	2.65 Miles
 Self-Storage at U-Haul	9302 I-30, Little Rock, AR	-	-	-	-	-	-	2.77 Miles
 A-AAAKey Mini Storage - Little Rock	6117 W 65th St, Little Rock, AR	-	-	-	-	-	-	2.79 Miles
 Avid Storage - University AR	2010 S University Ave, Little Rock, AR	-	-	-	-	-	-	2.94 Miles
 Avid Storage - Leon Circle	6100 Leon Cir, Little Rock, AR	\$52.00	\$52.00	\$109.00	-	\$176.00	\$176.00	3.13 Miles
 Storage Rentals of America	4607 Hoffman Rd, Little Rock, AR	\$48.00	\$48.00	\$71.00	-	\$99.00	\$99.00	3.26 Miles
 Storage Rentals of America	4607 Hoffman Rd, Little Rock, AR	-	-	-	-	-	-	3.70 Miles
Averages		\$58.33	\$58.33	\$98.33	-	\$160.00	\$160.00	
Average Rent Per Foot		\$1.17	\$1.17	\$0.98	-	\$0.80	\$0.80	

NON-CLIMATE CONTROLLED - RENT COMPARABLES MAP



Map Legend

- S Subject Property

- 1 RazorBox Storage

- 2 Modern Storage Shackelford

- 3 Premier Storage - Little Rock

- 4 Kanis Self-Storage

- 5 U-Haul Moving & Storage at Colonel Glenn

- 6 U-Haul Moving & Storage

- 7 Self-Storage at U-Haul

- 8 A-AAKey Mini Storage - Little Rock

- 9 Avid Storage - University AR

- 10 Avid Storage - Leon Circle

- 11 Storage Rentals of America



02

MARKET OVERVIEW

LITTLE ROCK, AR MSA DEMOGRAPHIC ANALYSIS

0.4%

2025-2030 Annual
Population Growth

38.5

Median Age

0.5%

2020-2025 Annual
Household Growth

198,580

Owner Occupied
Households

112,967

Renter Occupied
Households

\$93,000

Average Household
Income



760,000+

TOTAL
POPULATION

36.3%

HOME RENTAL
RATE

31,547+

NUMBER OF
HOUSEHOLDS

\$67,154

MEDIAN
HOUSEHOLD INCOME

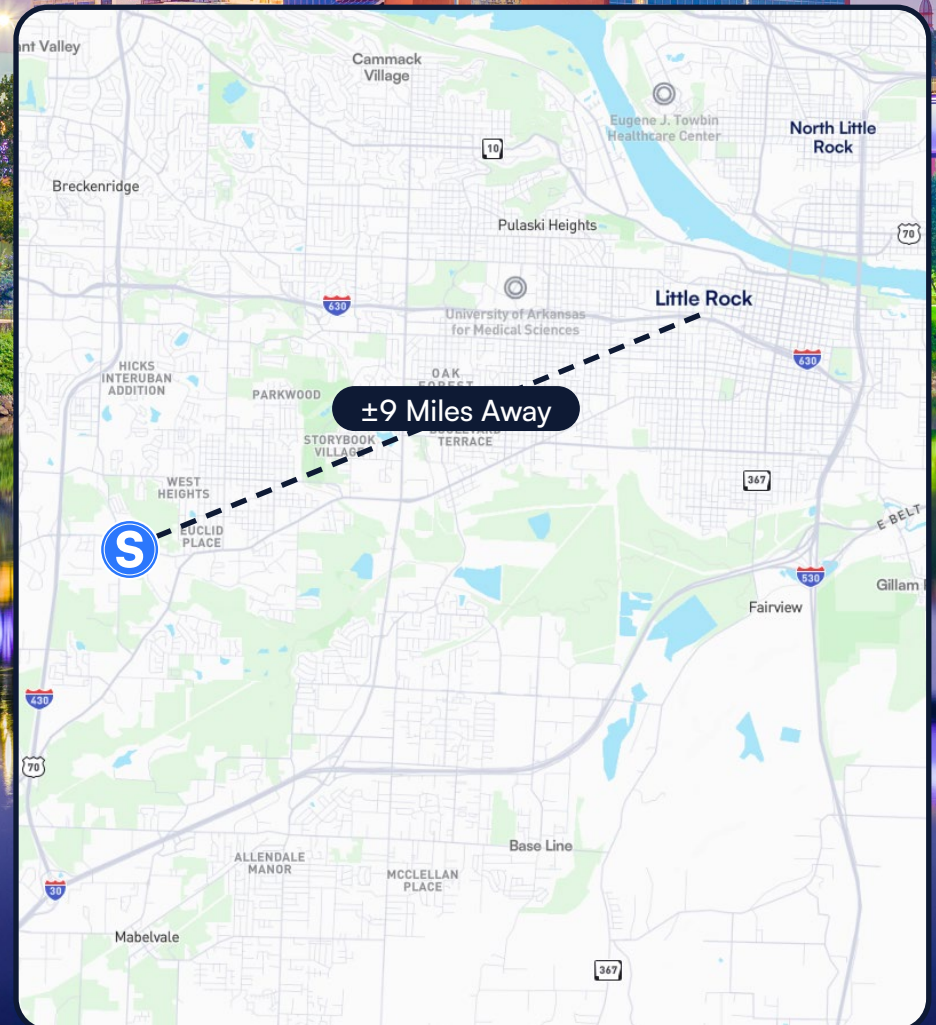


LITTLE ROCK, AR

LOCAL MARKET OVERVIEW

Little Rock anchors Central Arkansas as the state capital and the region's primary hub for government, healthcare, education, logistics, and professional services. The city benefits from a broad employment base, short commute times, and steady household formation, supporting recurring self-storage demand tied to residential mobility, business inventory, student transitions, and downsizing. Little Rock's population exceeds 206,000 residents, with nearly 88,000 households and a median household income of approximately \$63,000.

The Colonel Glenn corridor serves west and southwest Little Rock with convenient access to I-430, I-630, major retail nodes, residential neighborhoods, and employment centers. For self-storage, the area offers demand drivers from apartment renters, homeowners, contractors, university users, and small businesses seeking accessible, flexible space. Little Rock's relatively affordable housing market, regional healthcare presence, and state-government employment base contribute to stable local fundamentals.



MAJOR INDUSTRIES

- Healthcare
- Government
- Education
- Logistics
- Finance
- Professional Services
- Utilities
- Retail Trade

SELF-STORAGE DEMAND DRIVERS

- Strategic location near I-430 with convenient access to major residential and employment centers
- Strong healthcare, government, and education employment base supporting consistent storage demand
- Growing multifamily inventory and renter mobility throughout the Little Rock market
- High concentration of homeowners generating long-term household storage needs
- Small-business and contractor demand for inventory, equipment, and document storage
- Student and university-related storage demand from nearby higher education institutions
- Household relocations, downsizing, and life-transition related storage usage
- Central Arkansas regional population base supporting a broad and recurring customer pool
- Boat, RV, trailer, and recreational equipment storage demand
- Excellent accessibility via I-430, I-630, and I-30 regional corridors

MAJOR EMPLOYERS



HIGHER EDUCATION



DEMOGRAPHIC ANALYSIS

POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population	3,482	39,083	138,714
2025 Population	3,476	38,594	137,915
2030 Population Projection	3,495	38,708	138,540
Median Age	40.2	37.1	36.6

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2020 Households	1,461	16,489	59,288
2025 Households	1,460	16,261	58,786
2030 Household Projection	1,468	16,309	59,038
Owner Occupied Households	922	8,902	29,954
Renter Occupied Households	546	7,407	29,085

INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	\$72,148	\$77,550	\$81,284
Median Household Income	\$67,351	\$58,349	\$57,696
< \$25,000	305	3,160	11,501
\$25,000 - 50,000	247	3,681	14,202
\$50,000 - 75,000	307	3,561	10,749
\$75,000 - 100,000	246	1,885	6,504
\$100,000 - 125,000	198	1,558	5,674
\$125,000 - 150,000	73	534	2,635
\$150,000 - 200,000	57	979	3,392
\$200,000+	28	904	4,129



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 **10315 Colonel Glenn Rd, Little Rock, AR 72204** (“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

U-STORAGE (MANAGED)

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EXCLUSIVELY LISTED BY:

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Director | Self-Storage

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BROKER OF RECORD

Kyle Matthews

Broker Lic. No. PB00084217 (AR)

MREIS AR Real Estate