

FOR SALE

# EZ Storage Pittsburgh Portfolio

ROSS TOWNSHIP, GREEN TREE AND MONROEVILLE



The EZ Storage portfolio represents three of the best self storage locations throughout the entire Pittsburgh market. The portfolio consists of 233,025 rentable square feet and 1,887 storage units with current occupancy of 93%. The facilities are located in upscale neighborhoods with high barriers-to-entry in irreplaceable infill retail locations.

The portfolio, with excellent brand and location awareness, features outstanding highway and street visibility adjacent to regional malls and Pittsburgh's largest office complexes. Additional features include climate control space, exterior drive-up access, expansion potential with climate-control conversion, on-site manager's residence, computers controlled access, automatic gates, video surveillance, perimeter fencing, with all units accessible at grade.

The desirable portfolio represents an ideal opportunity for an investor or operator to become the market leader with Pittsburgh's best locations.

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CREATING VALUE THROUGH EXPERIENCE



# STORAGE

## PITTSBURGH PORTFOLIO ROSS TOWNSHIP, GREEN TREE AND MONROEVILLE

### PORTFOLIO HIGHLIGHTS

- **Retail Location:** The EZ Storage facilities are located in the most desirable infill retail locations throughout Pittsburgh.
- **Market Share:** Opportunity to gain significant market presence with an aggregate of 233,025 square feet and 1,887 units in three of Pittsburgh's best self storage markets.
- **High Barriers-to-Entry:** Pittsburgh is a unique market with both natural and market-driven barriers-to entry.
- **Stabilized Occupancy:** The EZ Storage facilities are well-established brands with local awareness with their respective markets. The Portfolio is currently 93% occupied.
- **Maximize Revenue:** The Portfolio provides an opportunity to maximize revenues through economies-of-scale in operation, expansion, and climate control conversion.
- **Bid Submittal Deadline**



EZ STORAGE GREEN TREE

### ROSS TOWNSHIP

Net Rentable Area:	64,850 sq ft
Number of Units:	517
Occupancy (July 2007):	99%
Year 1 Gross Rental Income (100%):	\$1,086,828
Estimated Year 1 Net Operating Income:	\$758,311
Average Rent Per Square Foot:	\$11.96



5000 JOHANNA DRIVE, PITTSBURGH, PA

### GREEN TREE

Net Rentable Area:	89,900 sq ft
Number of Units:	705
Occupancy (July 2007):	93%
Year 1 Gross Rental Income (100%):	\$1,097,004
Estimated Year 1 Net Operating Income:	\$707,853
Average Rent Per Square Foot:	\$10.83



810 TRUMBULL DRIVE, PITTSBURGH, PA

### MONROEVILLE

Net Rentable Area:	78,275 sq ft
Number of Units:	665
Occupancy (July 2007):	86%
Year 1 Gross Rental Income (100%):	\$1,025,448
Estimated Year 1 Net Operating Income:	\$617,874
Average Rent Per Square Foot:	\$11.68



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