

SHOWCASE SELF STORAGE

PROJECT SUMMARY

Location	3265 E. Speedway Blvd Tucson, AZ 85716
Property Type:	Interior Self Storage 3-story air-cooled 587 Units
Rentable SF:	43,650 sq ft Site: 3.6 acres
Sponsor:	Value Add Management

DEAL STORY MR. DAVIS' CONTRIBUTIONS INCLUDE THE FOLLOWING

- Scouted, selected, and negotiated the property acquisition from the REO office of the FDIC
- Organized and managed the ownership entity
- Established, coordinated, and managed all value-add activities
- Recruited all capital for acquisition and all value-add requirements
- Completed permanent loan-placement upon project stabilization
- Marketed the Asset, procured a Buyer, conducted all contract negotiations, and closed Sale of Asset.



Project Description:

Facility consists of a single 3-story masonry building with concrete floors, totaling 62,930 sq ft of space, of which 43,650 sq ft are rentable. Metal partitions separate the individual units which are enclosed by metal roll-up and swing doors. The manager's apartment consists of a two-bedroom, two-bath unit occupying 1,400 square feet with separate entrance, and the office is 600 sq ft and is fully computerized. Facility access is through the use of a commercial elevator.

