



SELF STORAGE SALES NETWORK

Self Storage Investment Opportunity

\$2,150,000

Secure Space Self Storage

3115 E. Mulberry St.

Fort Collins, CO 80524

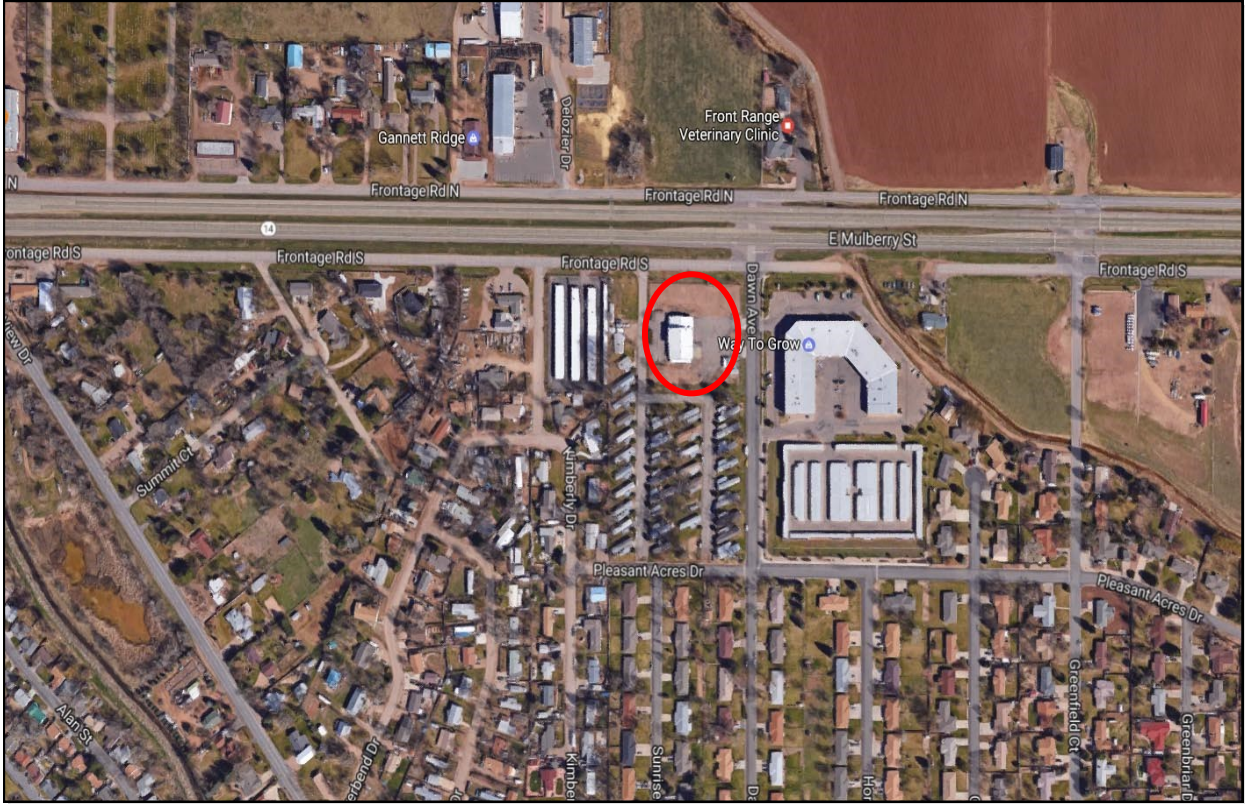


PROPERTY HIGHLIGHTS

- New self-storage project featuring container storage and two-story building with climate controlled units
- Project has been open since July 2016 and is 50% occupied
- Great signage, visibility and access from Mulberry
- Mulberry is the north, east-west arterial, coming into Fort Collins carrying 30,000 cars per day (2015 numbers)
- Large single family residential project under construction just north of project which will contain 400 homes
- Portable containers can be depreciated more rapidly than regular buildings and they are taxed as personal property



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