



HV-RV Storage Portfolio



PROPERTY OVERVIEW

12029 W Happy
Valley Rd
Peoria, AZ

22611 N 159th
Ave
Surprise, AZ



»» A prime institutional-grade industrial investment in one of America's fastest-growing markets backed by explosive recreational storage demand in the Phoenix Northwest Valley.

PORTFOLIO OVERVIEW

40 Acres of Class A Industrial Storage

»» The HV-RV Storage Portfolio is a strategically positioned industrial hub offering Class A - RV/Boat storage, purpose-built to capture surging demand in the Phoenix Northwest Valley.



Total Acres

40.08
Across two premier facilities

RV & Boat Spaces

1,501
Total storage capacity

Monthly Gross Income

\$330K
Current recurring revenue

Peoria Occupancy

100%
Stable since 2020

STRATEGIC LOCATION

Premium Positioning in a High-Demand Corridor



»» High-Traffic Growth Corridors

Located in Peoria and Surprise, two of the fastest - growing suburbs in the Phoenix metro area, with strong infrastructure and commuter access.

»» Adjacent to Lake Pleasant

Adjacent to Lake Pleasant customer base year-round, directly adjacent to the portfolio.

»» HOA-Restricted Neighborhoods

Surrounded by upscale master-planned communities where strict HOA covenants prohibit on-site RV and boat parking creating structural, recurring demand.

MARKET FUNDAMENTALS

Diverse Demand Anchored by Powerful Demographics



- » This portfolio is anchored by a broad, resilient customer base, combining everyday storage necessity with strong local purchasing power.

Dynamic Demand Mix

Boat owners, RV enthusiasts, retirees, and seasonal "snowbird" markets create year-round occupancy stability.



HOA-Driven Structural Demand

Regional HOA restrictions act as a non-cyclical demand driver, ensuring long-term occupancy for off-site storage.

Strong Household Incomes

Surrounding communities feature above-average income supporting premium Class A storage pricing and low delinquency rates.

INVESTMENT HIGHLIGHTS

Three Core Advantages Driving Long-Term Value



Stable Cash Flow

100% occupancy at the Peoria facility since 2020 and rapid lease-up in Surprise generate \$330,000/month in gross income with minimal vacancy risk.



Value-Add Upside

Completion of the Surprise facility in 2025, plus ancillary revenue from wash bays, propane, and U-Haul, creates meaningful NOI expansion potential.

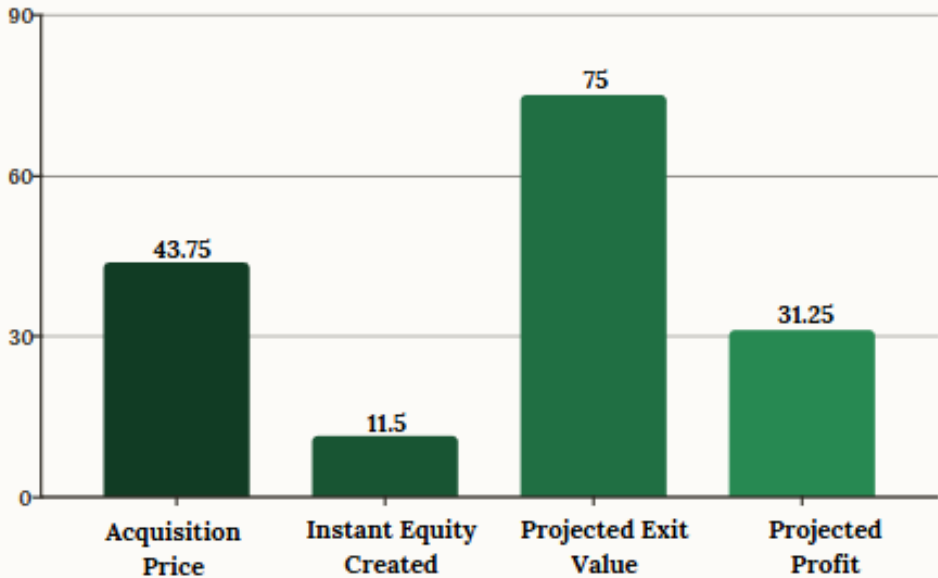


Market Resilience

RV storage is among the most recession-resistant real estate sectors, supported by 16%+ submarket population growth since 2020.

FINANCIAL OVERVIEW

Strong Fundamentals. Compelling Returns.



21–24% Target IRR

Institutional-grade return profile

\$3.87M Stabilized NOI

Efficiently managed operations

19% Cash-on-Cash

High-yield income distribution

INVESTMENT HIGHLIGHTS

Why HV-RV Storage?

» Prime Locations

Adjacent to Lake Pleasant with strong recreational demand and HOA-driven necessity.

» Diverse Revenue

Storage demand plus ancillary services wash bays, propane, U-Haul driving consistent traffic.

» Growth Market

Regional population surges and HOA restrictions ensure long- term demand tailwinds.

» Clear Exit Strategy

Projected \$75M exit at a 6% cap rate in Year 5.

- ✔ The portfolio combines prime location, diverse income streams, strong market growth, and a clear exit path into one compelling investment opportunity.

Ready to Invest?

Suitable for income-focused investors seeking high short-term yield, comfortable with construction-related risk, and seeking defined timelines.



MANISH PUSHYE

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