

# Higley & Thomas RV & Boat Storage



# INVESTMENT OVERVIEW

- » Prime Investment Opportunity in Mesa, Arizona a fully entitled, shovel-ready RV & boat storage development positioned in one of the strongest and fastest-growing outdoor storage markets in the United States.

**18–22%**

**Projected IRR**

Strong risk-adjusted return  
supply-constrained market

**\$12M**

**Total Project Size**

Structured as an equity  
investment opportunity

**640+**

**Storage Units**

Across approximately 14 acres  
of entitled land

**May'26**

**Targeted Close**

Positioned for immediate  
construction upon close

EQUITY INVESTMENT

TARGET CLOSE: MAY 31, 2026

- » Located at the strategic intersection of Higley Road and Thomas Road in Mesa, Arizona, this high-demand industrial outdoor storage asset offers exceptional fundamentals and a clear path to value creation.

# PROJECT SNAPSHOT

## »» Key Specifications



**Site Size**

**14 acres**



**Unit Count**

**640–650 units**



**Asset Class**

**Industrial  
Outdoor Storage**



**Market**

**Mesa, Arizona**

## »» Shovel-Ready

- »» Fully entitled development immediate construction-ready, eliminating entitlement risk and accelerating time to revenue.

# LOCATION ADVANTAGE

## » Unmatched Visibility & Access

- » The site commands direct frontage along Loop 202, one of Mesa's primary transportation corridors, with over 60,000 vehicles passing daily.
- » A full diamond interchange at Higley Road provides seamless ingress and egress for large vehicles a critical operational advantage for RV and boat owners.

Strategic signage placement along Loop 202 drives organic lease-up and long-term brand equity.

## » Strategic Market Context

- » Prime Demographic Reach
- » The site is situated within a high-income residential pocket, capturing the target "Active Lifestyle" demographic that drives consistent demand for premium RV and boat storage.
- » Regional Connectivity Hub
  - 10 Minutes to Phoenix-Mesa Gateway Airport.
  - Immediate Access to the East Valley's primary affluent housing developments.
  - Proximity to major recreational lakes and desert trails, positioning this as the "last stop" for travelers.

# ARIZONA'S OUTDOOR STORAGE MARKET

## »» Top RV State

»» Arizona consistently ranks among the nation's leaders in RV ownership, fueled by year-round outdoor recreation and a culture built around adventure.

## »» Snowbird Effect

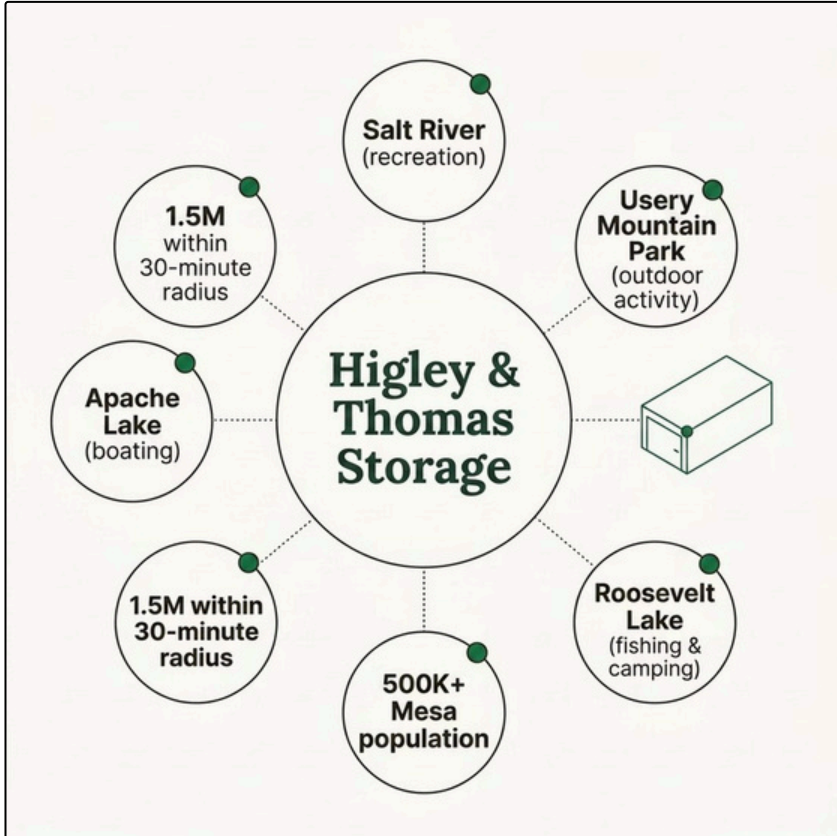
»» A large seasonal demographic of retirees and part-time residents creates persistent, recurring demand for premium outdoor storage solutions.

## »» Supply Constrained

»» Mesa's rapid population growth has far outpaced available storage supply, creating a structural undersupply that supports strong occupancy and rental rate growth.



# DEMAND DRIVERS



## »» A Captive, Growing Customer Base

»» The site sits within reach of premier recreational destinations that drive consistent RV and boat usage and consistent demand for storage.

- Salt River, Apache Lake & Roosevelt Lake for boating
- Usery Mountain Park for off-road and camping access
- **500,000+** residents within Mesa city limits
- **1.5 million+** within a 30-minute drive radius

# ECONOMIC STRENGTH OF THE TRADE AREA

- » The surrounding employment base anchors a high-income demographic with strong purchasing power the ideal customer profile for premium RV and boat storage.



## Boeing

Major defense & aerospace employer with a large skilled workforce in Mesa



## Amazon

Large-scale logistics operations anchoring the East Valley employment corridor



## Northrop Grumman

Leading defense contractor driving high-wage employment in the region



## Mitsubishi & MD Helicopters

Advanced manufacturing employers reinforcing Mesa's diversified industrial economy

## » Strong Stabilized Fundamentals

- **Annual Revenue:** ~\$3.2 million at stabilization
- **Stabilized NOI:** ~\$2.0 million
- **Operating Expenses:** ~20% of revenue
- **Vacancy Assumption:** ~7%

**i** Conservative underwriting with built-in cushion actual performance in comparable Mesa markets has consistently outperformed 7% vacancy assumptions.

## » Target Return Profiles

- **Target IRR:** 20%+ through strategic asset management.
- **Equity Multiple:** Projected 2.5x – 3.0x over the hold period.
- **Cash-on-Cash:** Robust monthly distributions following the stabilization phase.

# INVESTMENT UPSIDE & EXIT STRATEGY

## Build & Hold

Retain the stabilized asset for long-term income generation, capturing durable cash flow from a high-demand, supply- constrained market.

## Build & Sell

Develop to stabilization and execute a disposition at projected valuations of \$33M-\$39M delivering significant profit realization relative to the \$12M project basis.

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# A RARE, EXECUTION-READY OPPORTUNITY

- » Higley & Thomas RV& Boat Storage is a compelling convergence of location, entitlement, and market timing positioned to deliver exceptional risk-adjusted returns.

## Fully Entitled

Zero entitlement risk – build immediately

## Supply-Constrained Market

Structural demand with limited competition

## 18–22% IRR

Strong projected returns with multiple exit paths

## \$33M–\$39M Exit

Substantial value creation relative to \$12M basis

- » Target Close: May 31, 2026 Contact us today to receive the full investment memorandum and due diligence [package](#).

# Ready to Invest?

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



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& FUND LEAD**

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