

# OFFERING MEMORANDUM

Listing Price: \$4,750,000 | 50,462 NRSF | 362 UNITS | 4-Property Portfolio Georgia



In Association with Scott Reid & ParaSell, Inc. | A Licensed Georgia Broker #77666



5389 Hwy. 115 W., Cleveland, GA 30528

## Copper Storage (Georgia)

# Exclusively Listed By Urow Real Estate



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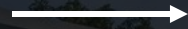
Please note that the properties may be purchased individually or as a portfolio. Buyers have the option to acquire them separately or together.





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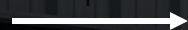
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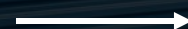
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## MARKET OVERVIEW

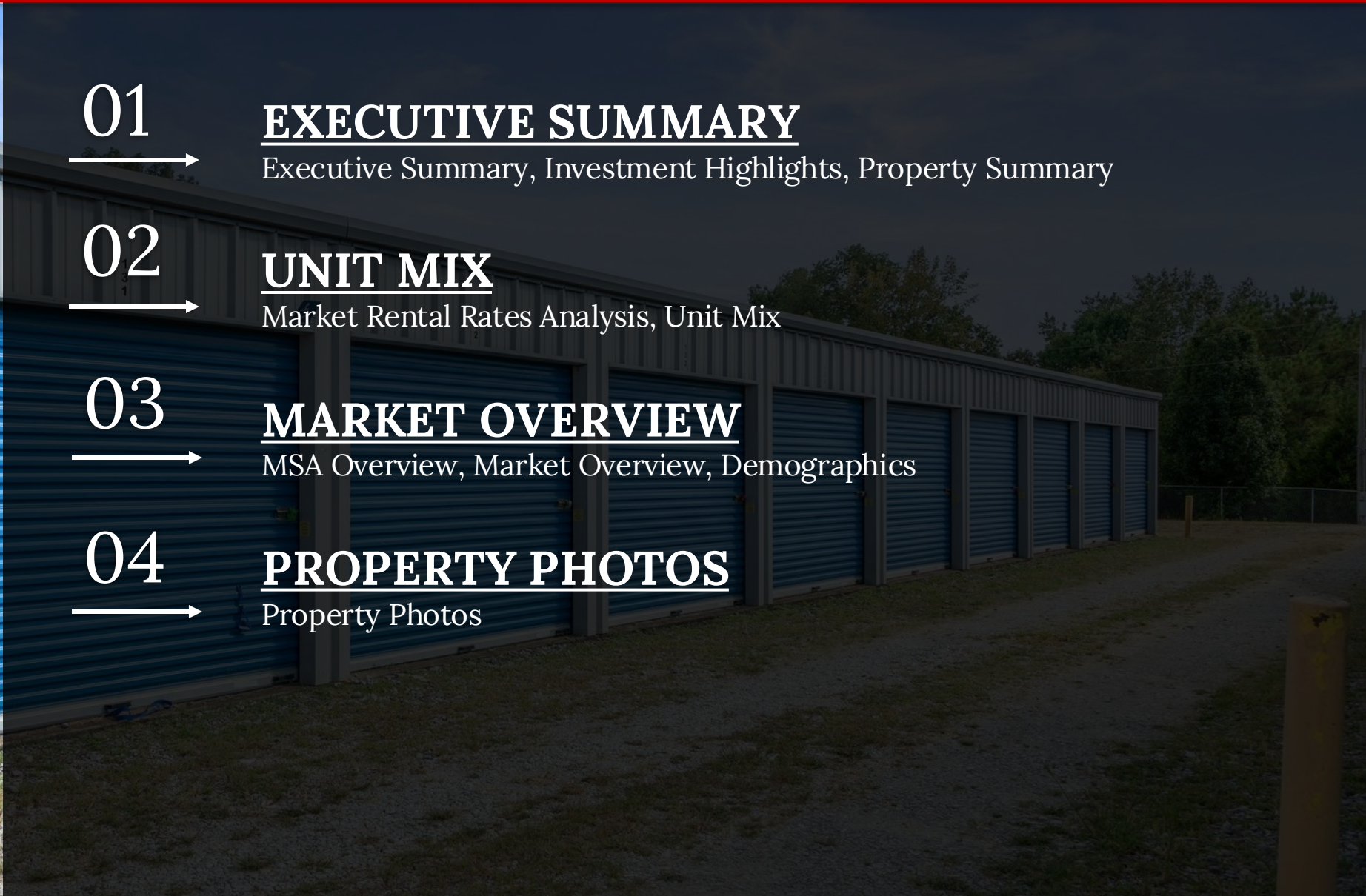
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## PROPERTY PHOTOS

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# Copper Storage (Georgia)



115 Hunt Rd., Tifton, GA 31793



806 Avondale Ave., Tifton, GA 31793

## EXECUTIVE SUMMARY



5389 Hwy. 115 W., Cleveland, GA 30528



50 Victory Dr., Tifton, GA 31793



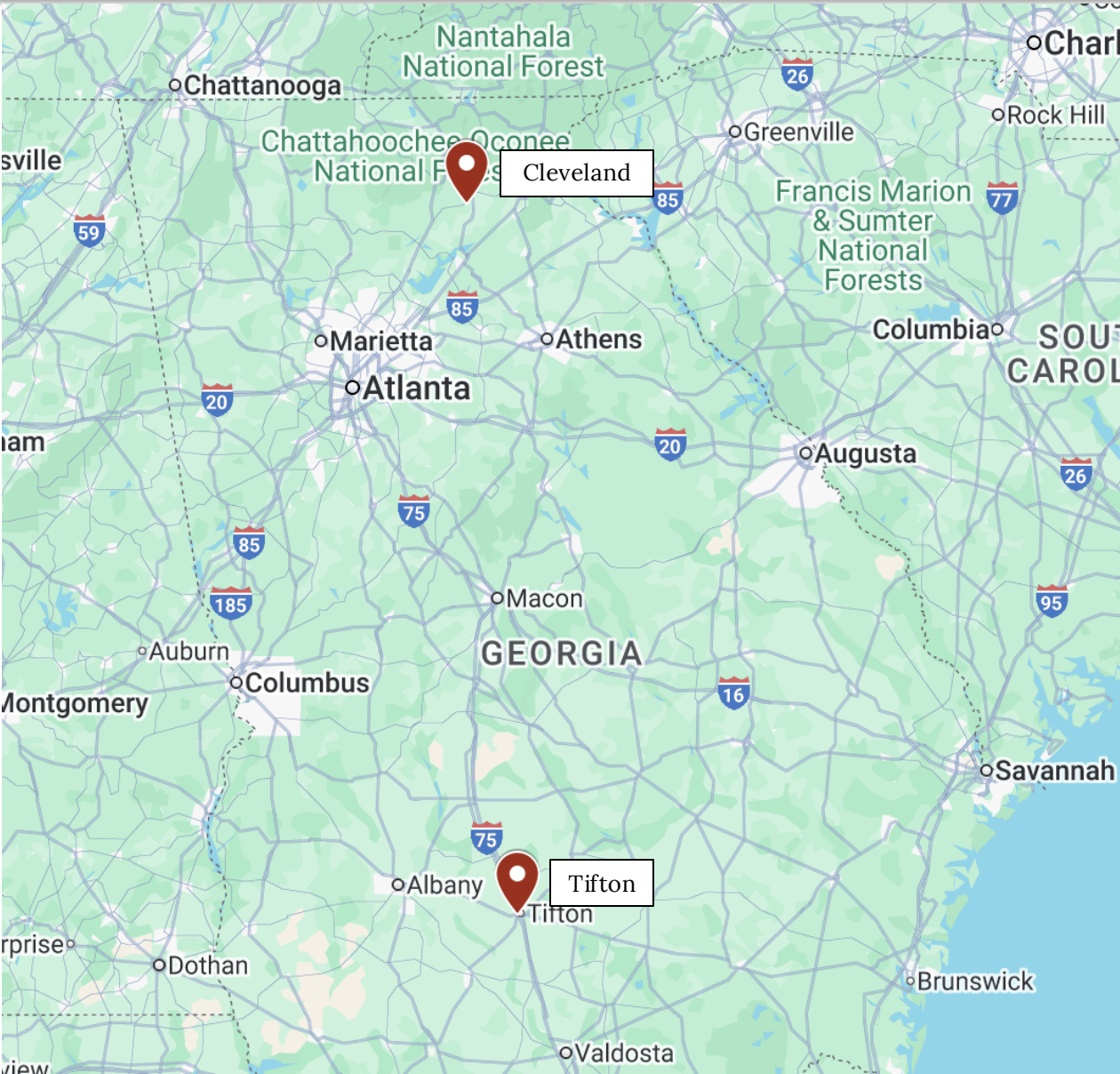


# Executive Summary

This is an exclusive opportunity to acquire Copper Storage (Georgia), a 4-property portfolio, a 50,462 NRSF portfolio, featuring 362 Drive Up Non-Climate Controlled units in total.

Name	Copper Storage
Total NRSF	50,462 NRSF
Total Units	362
Occupancy % (SF)	80%

Georgia Properties	Cleveland	5389 Hwy. 115 W., Cleveland, GA 30528
	Tifton	115 Hunt Rd., Tifton, GA 31793 806 Avondale Ave., Tifton, GA 31793 50 Victory Dr. Tifton, GA 31793



# Investment Highlights



## Compact, Multi-Market Portfolio

Four properties totaling 50,462 NRSF and 362 drive-up units across Cleveland and Tifton, offering efficient operational scale.

## Lease-Up and Operational Upside

Current performance allows for NOI growth through improved occupancy, stronger collections, and optimized rental cadence.

## Notable Rent Upside

In-place rents sit below competitive facilities in both submarkets, supporting future rate adjustments as the properties stabilize.

## Diverse Economic Drivers

Cleveland benefits from tourism and service activity tied to North Georgia's mountain corridor, while Tifton anchors a stable agriculture, healthcare, and logistics economy.

## Simple, Low-Capex Product Type

All sites feature ground-floor, drive-up units with secure access, supporting low maintenance costs and operational efficiency.





# Copper Storage (Georgia)



115 Hunt Rd., Tifton, GA 31793



806 Avondale Ave., Tifton, GA 31793

UNIT MIX



5389 Hwy. 115 W., Cleveland, GA 30528



50 Victory Dr., Tifton, GA 31793

# Market Rental Rates Analysis – Cleveland

ID	PROPERTY	ESTIMATED NRSF	DRIVE DISTANCE	DRIVE-UP				CLIMATE-CONTROLLED			PARKING
				5x10	10x10	10x15	10x20	5x10	10x10	10x20	10x20
1	<b>Copper Safe Storage</b> 5389 Hwy. 115 W, Cleveland, GA 30528	-	-	\$58	\$81	\$130	\$142	\$73	\$122	\$197	\$39
2	<b>Stonegate Mini-Storage</b> 2071 Hwy 115 W, Cleveland, GA 30528	32,771	3.1 Miles	-	\$75	\$95	-	\$80	\$115	-	-
3	<b>Byrds Mini Storage</b> 6362 GA-52, Murrayville, GA 30564	23,550	5.0 Miles	\$70	\$105	\$140	\$160	-	-	-	-
4	<b>Midgard Self Storage</b> 5924 Cleveland Hwy, Clermont, GA 30527	61,071	5.4 Miles	\$43	\$76	-	\$137	\$64	\$84	\$127	-
5	<b>Armored Mini Storage</b> 5361 Long Branch Rd, Dahlanega, GA 30533	61,071	5.4 Miles	\$55	\$85	\$100	\$150	-	-	\$200	\$50
6	<b>Local Storage</b> 1664 GA-52, Dahlonega, GA 30533	21,703	8.4 Miles	-	-	-	\$185	\$99	\$129	\$229	\$40
Note: " - " denotes unit size unavailable											
Average Market Rents				\$56	\$85	\$112	\$158	\$81	\$109	\$185	\$45
Subject Gap % to Reach Market Rents				-3.4%	5.2%	-14.1%	11.3%	11.0%	-10.4%	-5.9%	15.4%





# Unit Mix – Cleveland

TYPE	SIZE	SF / UNIT	TOTAL UNITS	UNITS RENTED	TOTAL NRSF	OCC. SF	TOTAL SF %	OCC SF %
Drive-Up	5x10	50	10	8	500	400	2.15%	80.00%
Drive-Up	5x10	50	2	1	100	50	0.43%	50.00%
Drive-Up	8x8	64	1	1	64	64	0.28%	100.00%
Drive-Up	8x10	80	10	8	800	640	3.45%	80.00%
Drive-Up	8x20	160	31	11	4,960	1,760	21.36%	35.48%
Drive-Up	10x10	100	19	18	1,900	1,800	8.18%	94.74%
Drive-Up	10x10	100	1	0	100	0	0.43%	0.00%
Drive-Up	10x15	150	12	8	1,800	1,200	7.75%	66.67%
Drive-Up	10x20	200	21	18	4,200	3,600	18.09%	85.71%
Parking - Uncovered	0x20	0	3	3	0	0	0.00%	
Parking - Uncovered	0x25	0	2	1	0	0	0.00%	
Climate-Controlled	5x10	50	5	5	250	250	1.08%	100.00%
Climate-Controlled	5x10	50	1	1	50	50	0.22%	100.00%
Climate-Controlled	9x9	81	1	1	81	81	0.35%	100.00%
Climate-Controlled	9x18	162	1	1	162	162	0.70%	100.00%
Climate-Controlled	10x10	100	22	15	2,200	1,500	9.48%	68.18%
Climate-Controlled	10x15	150	2	2	300	300	1.29%	100.00%
Climate-Controlled	10x15	150	11	8	1,650	1,200	7.11%	72.73%
Climate-Controlled	10x20	200	19	19	3,800	3,800	16.37%	100.00%
Climate-Controlled	10x30	300	1	1	300	300	1.29%	100.00%
Subtotal - Cleveland		133	175	130	23,217	17,157	100.00%	73.90%

CURRENT			
CURRENT RENT / UNIT	PSF / MONTH	RENT / MONTH	RENT / YEAR
\$58	\$1.15	\$460	\$5,520
\$54	\$1.08	\$54	\$648
\$54	\$0.84	\$54	\$648
\$59	\$0.74	\$474	\$5,688
\$122	\$0.76	\$1,344	\$16,128
\$81	\$0.81	\$1,463	\$17,556
\$0	\$0.00	\$0	\$0
\$130	\$0.86	\$1,036	\$12,432
\$142	\$0.71	\$2,550	\$30,600
\$39		\$116	\$1,392
\$76		\$76	\$912
\$73	\$1.46	\$365	\$4,380
\$69	\$1.38	\$69	\$828
\$94	\$1.16	\$94	\$1,128
\$219	\$1.35	\$219	\$2,628
\$122	\$1.22	\$1,835	\$22,020
\$101	\$0.67	\$202	\$2,424
\$152	\$1.01	\$1,213	\$14,556
\$197	\$0.99	\$3,749	\$44,988
\$279	\$0.93	\$279	\$3,348
\$120	\$0.91	\$15,652	\$187,824

MARKET			
MARKET RENT / UNIT	PSF / MONTH	RENT / MONTH	RENT / YEAR
\$58	\$1.15	\$575	\$6,900
\$58	\$1.16	\$116	\$1,392
\$64	\$1.00	\$64	\$768
\$80	\$1.00	\$800	\$9,600
\$136	\$0.85	\$4,216	\$50,592
\$85	\$0.85	\$1,615	\$19,380
\$85	\$0.85	\$85	\$1,020
\$130	\$0.87	\$1,560	\$18,720
\$158	\$0.79	\$3,318	\$39,816
\$45		\$135	\$1,620
\$76		\$152	\$1,824
\$81	\$1.62	\$405	\$4,860
\$81	\$1.62	\$81	\$972
\$113	\$1.39	\$113	\$1,351
\$162	\$1.00	\$162	\$1,944
\$115	\$1.15	\$2,530	\$30,360
\$156	\$1.04	\$312	\$3,744
\$156	\$1.04	\$1,716	\$20,592
\$185	\$0.93	\$3,515	\$42,180
\$270	\$0.90	\$270	\$3,240
\$124	\$0.94	\$21,740	\$260,875





# Market Rental Rates Analysis – Tifton

				DRIVE-UP				PARKING
ID	PROPERTY	ESTIMATED NRSF	DRIVE DISTANCE	10x10	12x10	10x15	10x20	10x20
1	Copper Safe Storage 50 Victory Dr, Tifton, GA 31794*	-	-	\$91	\$95	\$119	\$131	\$69
2	Southern Storage- Tifton 3085 Carpenter Rd Ste A, Tifton , GA 31793	26,852	2.0 Miles	\$99	-	\$112	\$124	-
3	Storage Zone 2202 Leslie Lock Rd, Tifton , GA 31794	11,873	3.0 Miles	\$99	-	-	\$125	\$69
4	Southern Storage- New River 36 New River Church Rd, Tifton , GA 31794	13,414 s	3.0 Miles	\$99	-	\$119	\$139	-
5	Tifton Storage & Rentals 3698 US Hwy 82 W, Tifton , GA 31793	10,223	3.4 Miles	\$75	-	-	\$140	-
Note: " - " denotes unit size unavailable								
Average Market Rents				\$93	-	\$116	\$132	\$69
Subject Gap % to Reach Market Rents				2.2%	-	-2.9%	0.8%	0.0%

\*All other subject locations and annexes reflect rental rates comparable to those of the primary location referenced above.



# Unit Mix – Tifton

TYPE	SIZE	SF / UNIT	TOTAL UNITS	UNITS RENTED	TOTAL NRSF	OCC. SF	TOTAL SF %	OCC SF %
Drive-Up	10x15	150	1	0	150	0	0.60%	0.00%
Drive-Up	8x6	48	20	20	960	960	3.85%	100.00%
Drive-Up	10x10	100	1	0	100	0	0.40%	0.00%
Drive-Up	10x10	100	16	15	1,600	1,500	6.42%	93.75%
Drive-Up	10x15	150	17	12	2,550	1,800	10.23%	70.59%
Drive-Up	10x15	150	1	1	150	150	0.60%	100.00%
Drive-Up	10x20	200	21	20	4,200	4,000	16.85%	95.24%
Drive-Up	10x20	200	11	11	2,200	2,200	8.83%	100.00%
Drive-Up	10x30	300	1	1	300	300	1.20%	100.00%
Drive-Up	12x6	72	10	8	720	576	2.89%	80.00%
Drive-Up	12x10	120	21	19	2,520	2,280	10.11%	90.48%
Drive-Up	12x10	120	45	39	5,400	4,680	21.67%	86.67%
Drive-Up	12x10	120	2	2	240	240	0.96%	100.00%
Drive-Up	12x12	144	1	0	144	0	0.58%	0.00%
Drive-Up	12x12	144	2	2	288	288	1.16%	100.00%
Drive-Up	12x12	144	7	7	1,008	1,008	4.04%	100.00%
Drive-Up	15x30	450	2	1	900	450	3.61%	50.00%
Drive-Up	20x20	400	2	2	800	800	3.21%	100.00%
Drive-Up	24x10	240	1	1	240	240	0.96%	100.00%
Drive-Up	30x15	450	1	0	450	0	1.81%	0.00%
Parking - Uncovered	0x20	0	3	2	0	0	0.00%	
Subtotal - Tifton		134	186	163	24,920	21,472	100.00%	86.16%
Non-Storage Units								
Billboard	25x25	625	1	1	625	625	100.00%	100.00%
Subtotal - Tifton Non- Storage Units		625	1	1	625	625	100.00%	100.00%

CURRENT			
CURRENT RENT / UNIT	PSF / MONTH	RENT / MONTH	RENT / YEAR
\$0	\$0.00	\$0	\$0
\$76	\$1.58	\$1,513	\$18,156
\$0	\$0.00	\$0	\$0
\$91	\$0.91	\$1,365	\$16,380
\$117	\$0.78	\$1,407	\$16,884
\$119	\$0.79	\$119	\$1,428
\$128	\$0.64	\$2,557	\$30,684
\$131	\$0.65	\$1,440	\$17,280
\$189	\$0.63	\$189	\$2,268
\$81	\$1.13	\$650	\$7,800
\$95	\$0.79	\$1,798	\$21,576
\$92	\$0.77	\$3,597	\$43,164
\$99	\$0.83	\$198	\$2,376
\$0	\$0.00	\$0	\$0
\$109	\$0.76	\$218	\$2,616
\$107	\$0.75	\$752	\$9,024
\$265	\$0.59	\$265	\$3,180
\$229	\$0.57	\$458	\$5,496
\$164	\$0.68	\$164	\$1,968
\$0	\$0.00	\$0	\$0
\$69		\$138	\$1,656
\$103	\$0.78	\$16,828	\$201,936
\$166	\$0.27	\$166	\$1,992
\$166	\$0.27	\$166	\$1,992

MARKET			
MARKET RENT / UNIT	PSF / MONTH	RENT / MONTH	RENT / YEAR
\$119	\$0.79	\$119	\$1,428
\$38	\$0.79	\$758	\$9,101
\$93	\$0.93	\$93	\$1,116
\$93	\$0.93	\$1,488	\$17,856
\$116	\$0.77	\$1,972	\$23,664
\$116	\$0.77	\$116	\$1,392
\$132	\$0.66	\$2,772	\$33,264
\$132	\$0.66	\$1,452	\$17,424
\$180	\$0.60	\$180	\$2,160
\$57	\$0.79	\$569	\$6,826
\$95	\$0.79	\$1,995	\$23,940
\$95	\$0.79	\$4,275	\$51,300
\$95	\$0.79	\$190	\$2,280
\$111	\$0.77	\$111	\$1,331
\$111	\$0.77	\$222	\$2,661
\$111	\$0.77	\$776	\$9,314
\$265	\$0.59	\$530	\$6,360
\$240	\$0.60	\$480	\$5,760
\$156	\$0.65	\$156	\$1,872
\$270	\$0.60	\$270	\$3,240
\$69		\$207	\$2,484
\$101	\$0.75	\$18,731	\$224,772
\$166	\$0.27	\$166	\$1,992
\$166	\$0.27	\$166	\$1,992





# Copper Storage (Georgia)



115 Hunt Rd., Tifton, GA 31793



806 Avondale Ave., Tifton, GA 31793

## MARKET OVERVIEW



5389 Hwy. 115 W., Cleveland, GA 30528



50 Victory Dr., Tifton, GA 31793



# County Overview - Cleveland



White County, Georgia is located in the foothills of the Blue Ridge Mountains in northeast Georgia, with Cleveland serving as the county seat and Helen as one of the state's most visited mountain towns. The county combines small-town communities, natural amenities, and strong tourism appeal with proximity to larger markets such as Gainesville and Atlanta. The local economy is supported by a blend of tourism, agriculture, manufacturing, healthcare, and education. Tourism is a major driver, with Helen's Alpine-themed village, nearby wineries, and outdoor recreation in the Chattahoochee National Forest attracting visitors year-round. Agriculture, including poultry and livestock, continues to play an important role, complemented by a growing base of light manufacturing and small businesses.

Healthcare is anchored by Northeast Georgia Medical Center – White County, which provides regional medical services. Education is supported by the White County School District and Truett McConnell University in Cleveland, which adds higher-education resources to the area. Strategically located along U.S. Highway 129 and State Route 75, White County has direct access to Gainesville, Dahlonega, and north Georgia's tourism corridor, while remaining within reach of the Atlanta metropolitan market. Balancing a strong tourism industry with local services, agriculture, and growing commercial activity, White County blends economic stability with natural and cultural appeal in the north Georgia mountains.



# Market Overview - Cleveland










Located in the foothills of the Blue Ridge Mountains in northeast Georgia, White County blends natural beauty with a growing tourism and service economy. Anchored by the city of Cleveland, the county is part of the North Georgia mountain region and benefits from its proximity to Atlanta, while also serving as a gateway to outdoor recreation areas such as Unicoi State Park and the Chattahoochee National Forest.

### Education

The county is home to Truett McConnell University, a private Christian liberal arts institution in Cleveland offering undergraduate and graduate programs across disciplines such as theology, business, nursing, and education. White County is also served by the White County School District, providing K-12 education and supporting the local workforce pipeline. Proximity to institutions in nearby Gainesville, Dahlonega, and Athens expands access to higher education, including the University of North Georgia and the University of Georgia.

### Transportation

White County's transportation network centers on U.S. Route 129 and Georgia State Route 75, which connect Cleveland to Gainesville, Helen, and other key destinations in North Georgia. These routes also provide access to Interstate 985 and Interstate 85, linking the county with the Atlanta metropolitan area. While there is no commercial airport within the county, residents and businesses utilize the nearby Lee Gilmer Memorial Airport in Gainesville for general aviation and Hartsfield-Jackson Atlanta International Airport for commercial air service. The county's highway access and proximity to metro Atlanta support both tourism-driven and local economic development.

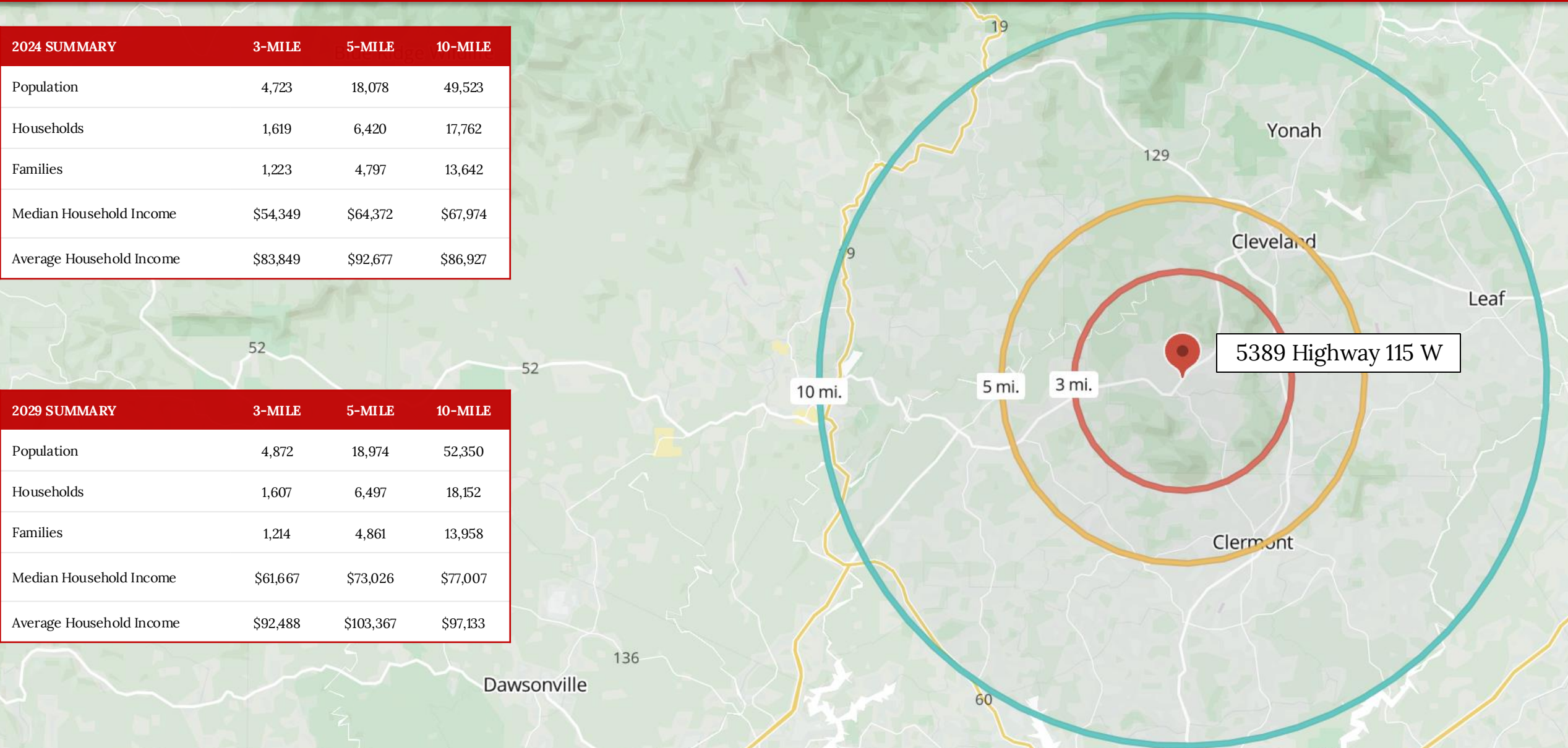
METRICS (5-MILE RADIUS)			
<div></div> <div>18,078</div> <div>2024 Population</div>	<div></div> <div>18,974</div> <div>2024 Households</div>	<div></div> <div>0.6%</div> <div>Five-Year Home Rent Growth</div>	<div></div> <div>4,797</div> <div>Family Households</div>
<div></div> <div>20.1%</div> <div>Households Make \$125K or More a Year</div>	<div></div> <div>13.4%</div> <div>Five-Year Median Income Growth</div>	<div></div> <div>\$666,500</div> <div>Annual GDP (in County)</div>	<div></div> <div>3,335</div> <div>Total Jobs</div>
<div></div> <div>\$717</div> <div>Median Home Rent</div>			



# Demographics - Cleveland

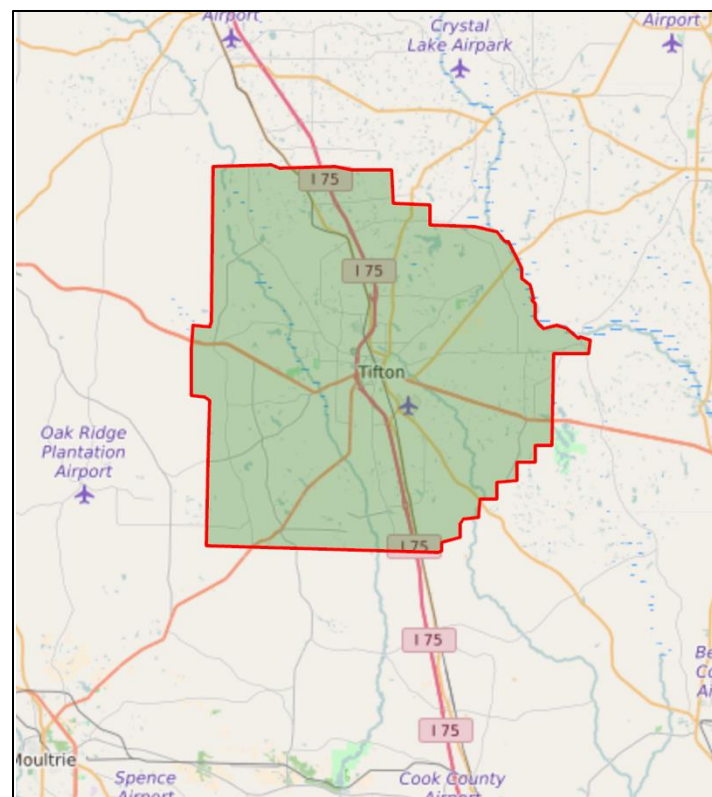
2024 SUMMARY	3-MILE	5-MILE	10-MILE
Population	4,723	18,078	49,523
Households	1,619	6,420	17,762
Families	1,223	4,797	13,642
Median Household Income	\$54,349	\$64,372	\$67,974
Average Household Income	\$83,849	\$92,677	\$86,927

2029 SUMMARY	3-MILE	5-MILE	10-MILE
Population	4,872	18,974	52,350
Households	1,607	6,497	18,152
Families	1,214	4,861	13,958
Median Household Income	\$61,667	\$73,026	\$77,007
Average Household Income	\$92,488	\$103,367	\$97,133





# MSA Overview - Tifton



The Tifton metropolitan statistical area (MSA), located in south-central Georgia, is anchored by the city of Tifton, the county seat of Tift County. Often referred to as the “Friendly City,” Tifton serves as a regional hub for agriculture, education, healthcare, and transportation across south Georgia.

The local economy is strongly rooted in agriculture and agribusiness, with the area widely known for its peanut, cotton, and vegetable production. Tifton also hosts a concentration of agricultural research through the University of Georgia Tifton Campus, which supports innovation in crop science and farming technology. In addition to agriculture, the economy is diversified by healthcare, retail trade, education, and light manufacturing. Healthcare in the region is anchored by Tift Regional Medical Center, which provides comprehensive services to residents throughout south-central Georgia. Education plays a central role, with Abraham Baldwin Agricultural College (ABAC) contributing to workforce development and serving as a key cultural and academic institution in the area.

The region benefits from its location at the intersection of Interstate 75, U.S. Highway 82, and U.S. Highway 319, providing direct connectivity to Atlanta, Macon, and Florida markets. This strategic positioning has made Tifton a growing logistics and distribution hub for the state. Culturally, the Tifton area is known for its historic downtown, agricultural heritage, and community events such as the Georgia Peanut Festival. Its balance of education, healthcare, agriculture, and transportation makes the Tifton MSA a stable and strategically positioned regional center in south Georgia.



# Market Overview - Tifton

Located in south-central Georgia, the Tifton MSA is known as the “Friendly City” and serves as a hub for agriculture, agribusiness research, and regional commerce. Its location along Interstate 75 positions it as a gateway to both Atlanta to the north and Florida markets to the south, enhancing its role as a logistical and economic center in the region.

**Education**  
The area is home to Abraham Baldwin Agricultural College (ABAC), a key institution within the University System of Georgia. ABAC enrolls thousands of undergraduates and is nationally recognized for programs in agriculture, forestry, and natural resource management. Additionally, students have access to the University of Georgia’s Tifton Campus, which focuses on agricultural research and extension services, supporting both local farmers and national agribusiness. Southern Regional Technical College also offers technical and workforce training that strengthens the region’s employment base.

**Transportation**  
Tifton’s position along Interstate 75 makes it a vital north-south corridor for freight and passenger traffic. The region is also served by U.S. Highways 82, 319, and 41, providing strong east-west connectivity across Georgia. Rail service supports the movement of agricultural and manufactured goods, while the Henry Tift Myers Airport accommodates general aviation. These assets, combined with Tifton’s strategic placement within the Southeastern U.S., make the MSA a critical link in regional logistics and distribution networks.












## MAJOR EMPLOYERS



STAFFORD



## METRICS (5-MILE RADIUS)

 <div>26,886</div> 2024 Population	 <div>10,425</div> 2024 Households	 <div>6,490</div> Family Households	 <div>3,647</div> Undergraduate Students Enrolled (in MSA)
 <div>19.3%</div> Households Make \$125K or More a Year	 <div>13.1%</div> Five-Year Median Income Growth	 <div>\$2.6M</div> Annual GDP (in MSA)	 <div>2</div> Local Colleges and Universities (in MSA)
 <div>8,569</div> Total Jobs	 <div>\$576</div> Median Home Rent	 <div>0.6%</div> Five-Year Home Rent Growth	

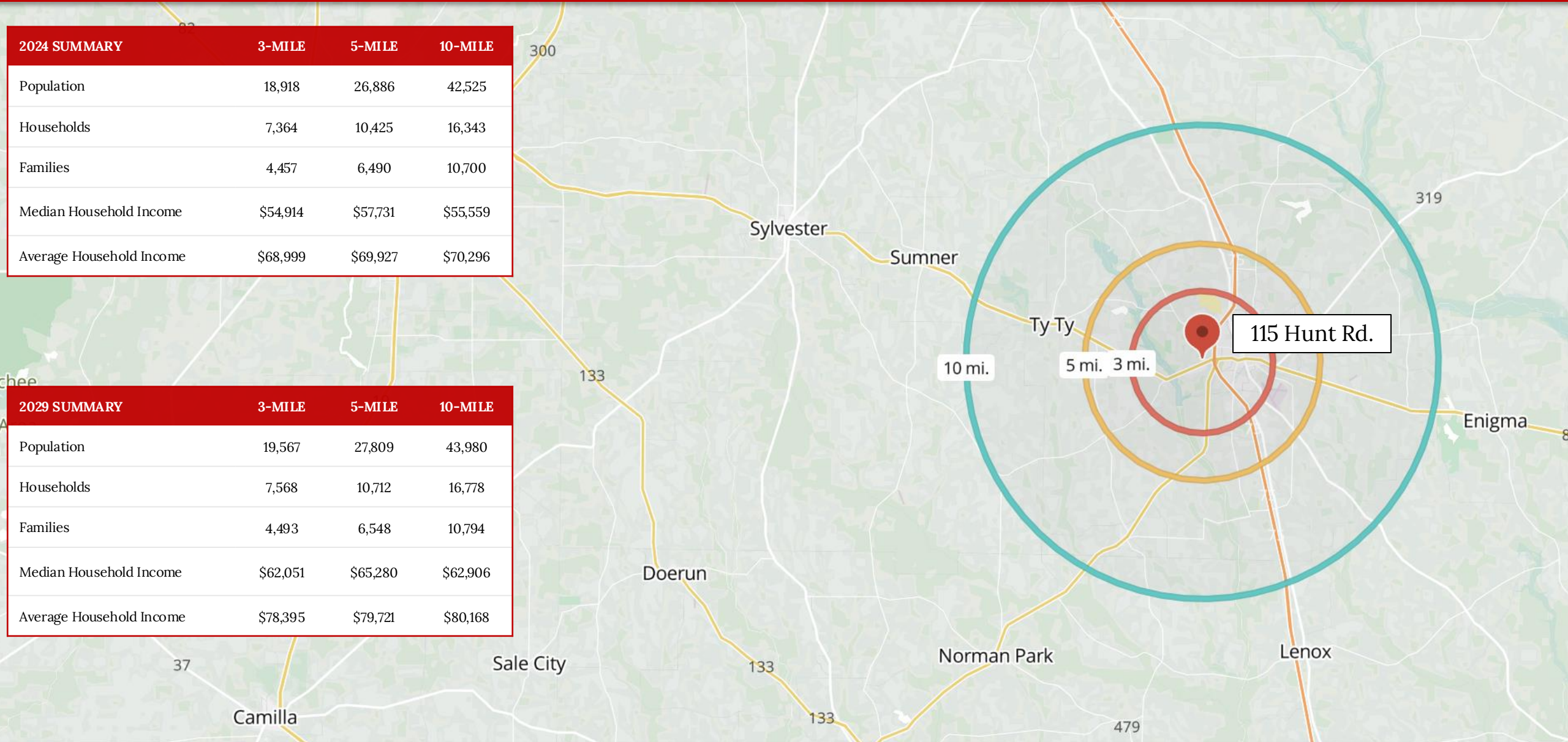




# Demographics - Tifton

2024 SUMMARY	3-MILE	5-MILE	10-MILE
Population	18,918	26,886	42,525
Households	7,364	10,425	16,343
Families	4,457	6,490	10,700
Median Household Income	\$54,914	\$57,731	\$55,559
Average Household Income	\$68,999	\$69,927	\$70,296

2029 SUMMARY	3-MILE	5-MILE	10-MILE
Population	19,567	27,809	43,980
Households	7,568	10,712	16,778
Families	4,493	6,548	10,794
Median Household Income	\$62,051	\$65,280	\$62,906
Average Household Income	\$78,395	\$79,721	\$80,168





# Copper Storage (Georgia)



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806 Avondale Ave., Tifton, GA 31793

## PROPERTY PHOTOS



5389 Hwy. 115 W., Cleveland, GA 30528



50 Victory Dr., Tifton, GA 31793



# Property Photos – Cleveland – 5389 Hwy. 115 W





# Property Photos – Tifton – 115 Hunt Rd.





# Property Photos – Tifton – 806 Avondale Ave.





# Property Photos – Tifton – 50 Victory Dr.





# Exclusively Listed by Urow Real Estate

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