





DREAM STORAGE STORE

Dream Storage Portfolio

Oroville & Tonasket | Washington State

AREA
AMERICAN REAL ESTATE ASSOCIATES

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FOR FURTHER INFORMATION, PLEASE CONTACT: American Real Estate Associates, Inc, 4200 S Cheney Spokane Rd Spokane, WA 99224 WA Real Estate Firm Lic# 19640



■ OVERVIEW SUMMARY

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Price: $3,650,000

Cap Rate: 6.25%

Dream Storage Portfolio is a 300+ unit, (3) facility self-storage portfolio located across Oroville and Tonasket, Washington. Owning this portfolio would provide the buyer with an instant dominant market presence with limited self-storage competition in the area **(less than 8 SF per capita).** Featuring fully automated operations, online renting and payment systems, gated access, video surveillance, and a diverse mix of storage sizes ranging from 10x10 to 20x50, and Covered RV/boat storage. The portfolio delivers stable cash flow with minimal management requirements. Situated near the U.S. Canada border and beautiful Osoyoos Lake. A vibrant outdoor recreation area that has high demand for storage needs. Dream Storage offers investors immediate scale, operational efficiency, and strong long-term value in a stable secondary market.

Value Creation Opportunities

- Lease-up opportunity at Ellisforde
- Continued annual rental rate growth
- Expansion execution opportunity
- Additional RV/boat storage demand
- Operational efficiencies from centralized management and automation

Property Highlights

Market Dominance:
Own (3) of the (4) storage facilities in a market.

Strong Local Reputation:
Clean units, seamless technology integration, and dependable service.

Outside Covered Parking:
Outdoor covered RV / Boat parking adjacent to locally frequented Osoyoos Lake.

Low Per Capita SF:
Less than 8 SF per Capita, allowing for expansion opportunity.

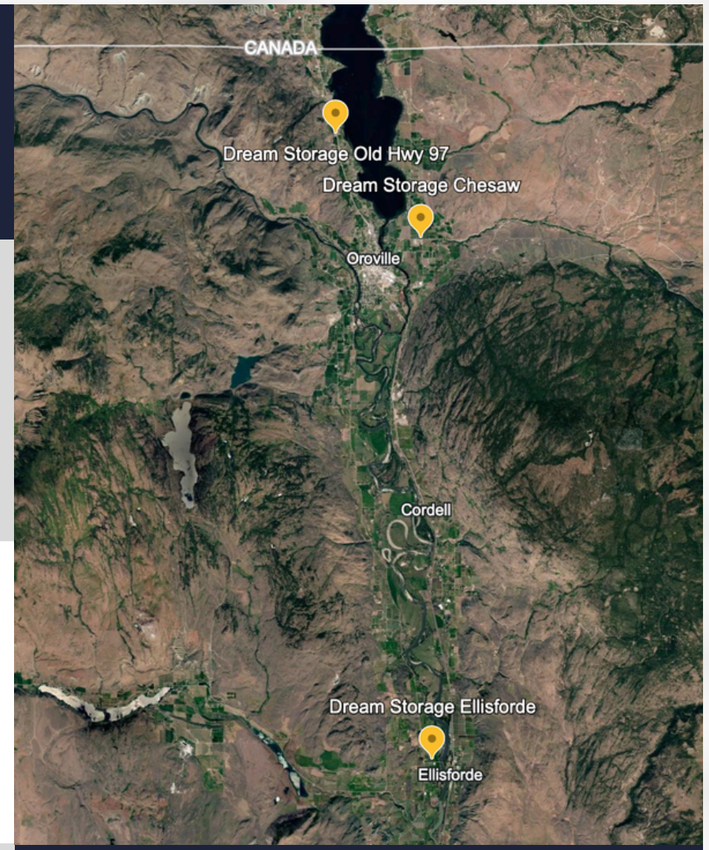
3 Rental Homes:
Stable cash flow and on-site presence.

Seller Financing Available to Qualified Buyer
(Up to $1.3M, Rate (%) & Term TBD)

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OVERVIEW SUMMARY

Property	Total Units	NRSF	Acres	Area (SF) Occ. (June '26)	Year Built
Dream Storage - Hwy 97 33463 U.S. 97, Oroville	60	11,285	2.00	97.95%	1994
Dream Storage - Chesaw 140 Chesaw Rd, Oroville	177	40,130	4.75	95.00%	2017
Dream Storage - Ellisforde 22 Ellisforde Bridge Rd, Tonasket	82	13,400	1.27	55.60%	2010
	319	**64,815**	**8.02**		



Current Adjusted Cap	$ / SF	Price
6.00%	$74	$3,750,000

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UNIT MIX | OROVILLE HWY 97

Description	W	L	Unit SF	Total Units	Total RSF	Rental Rate	Monthly	Annual	$/SF	Occ / SF
Indoor	8	10	80	14	1,120	$55	$770	$9,240	$0.69	1,120
Indoor	10	10	100	3	300	$70	$210	$2,520	$0.70	200
Indoor	10	15	150	8	1,200	$80	$640	$7,680	$0.53	750
Indoor	12	15	180	2	360	$90	$180	$2,160	$0.50	180
Indoor	10	20	200	4	800	$90	$360	$4,320	$0.45	800
Indoor	9	25	225	1	225	$40	$40	$480	$0.18	225
Indoor	10	25	250	1	250	$100	$100	$1,200	$0.40	250
Indoor	15	20	300	2	600	$160	$320	$3,840	$0.53	300
Indoor	20	50	1,000	2	2,000	$265	$530	$6,360	$0.27	2,000
Indoor	20	25	500	1	500	$175	$175	$2,100	$0.35	0
Outdoor	12	30	360	3	1,080	$100	$300	$3,600	$0.28	360
Outdoor	10	15	150	19	2,850	$80	$1,520	$18,240	$0.53	300
				60	**11,285**		**$5,145**	**$61,740**		**6,485**
Rental Units			1600 + 625	2	2,225	$1,600	$1,600	$19,200		2,225

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UNIT MIX | OROVILLE CHESAW RD

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Description	W	L	Unit SF	Total Units	Total RSF	Rental Rate	Monthly	Annual	$/SF	Occ / SF
Drive-Up	5	10	50	30	1,500	$70	$2,100	$25,200	$1.40	1,500
Drive-Up	10	10	100	35	3,500	$90	$3,150	$37,800	$0.90	1,900
Drive-Up	10	15	150	23	3,450	$100	$2,300	$27,600	$0.67	3,150
Drive-Up	10	20	200	32	6,400	$120	$3,840	$46,080	$0.60	5,800
Drive-Up	15	30	450	4	1,800	$240	$960	$11,520	$0.53	1,800
General Misc.	10	40	400	1	400	$75	$75	$900	$0.19	400
Ramp Space	10	40	400	1	400	$50	$50	$600	$0.13	400
Covered Boat & RV	9	20	180	6	1,080	$150	$900	$10,800	$0.83	360
Covered Boat & RV	12	40	480	11	5,280	$120	$1,320	$15,840	$0.25	5,280
Central Outdoor Park	12	40	480	4	1,920	$100	$400	$4,800	$0.21	1,920
Electric Outdoor Park	12	40	480	14	6,720	$140	$1,960	$23,520	$0.29	2,880
General Outdoor Park	12	40	480	16	7,680	$80	$1,280	$15,360	$0.17	4,800
				177	**40,130**		**$18,335**	**$220,020**		**30,190**
Rental House			1,600	1	1,600	$1,300	$1,300	$15,600		1,600

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UNIT MIX | ELLISFORDE

Description	W	L	Unit SF	Total Units	Total RSF	Rental Rate	Monthly	Annual	$/SF	Occ / SF
Drive-Up	5	10	50	4	200	$60	$240	$2,880	$1.20	200
Drive-Up	10	10	100	6	600	$75	$450	$5,400	$0.75	400
Drive-Up	10	15	150	36	5,400	$95	$3,420	$41,040	$0.63	2,850
Drive-Up	10	20	200	36	7,200	$106	$3,816	$45,792	$0.53	4,000
Dream Storage Store				**82**	**13,400**		**$7,926**	**$95,112**		**7,450**

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Income & Expenses	Jan - Dec 26 T-12 Annualized	Year 1	Year 2	Year 3	Year 4	Year 5
Blended $/SF Rates	$0.50	$0.51	$0.53	$0.54	$0.55	$0.58
Potential Gross Rental Income	$376,872	$391,947	$407,625	$423,930	$440,887	$458,522
Vacancy, Discounts & Credit Loss	(110,548)	(97,987)	(81,525)	(74,188)	(66,133)	(45,852)
Gross Rental Income	$266,324	$293,960	$326,100	$349,742	$374,754	$412,670
Rental Houses Income	$34,800	$35,844	$36,919	$38,027	$39,168	$40,343
Tenant Insurance	$2,099	$5,947	$7,350	$8,870	$10,508	$12,264
Effective Gross Revenue	**$303,223**	**$335,751**	**$370,369**	**$396,639**	**$424,430**	**$465,277**
Operating Expenses						
Marketing & Advertising	$3,032	$3,154	$3,280	$3,411	$3,547	$3,689
Bank & Credit Card Charges	$5,337	$5,909	$6,518	$6,981	$7,470	$8,189
Insurance	$9,209	$9,578	$9,961	$10,359	$10,774	$11,205
Dues/Subscriptions	$500	$520	$541	$562	$585	$608
Off-Site Management Fees	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000
Repairs & Maintenance	$3,389	$3,525	$3,666	$3,812	$3,965	$4,123
Real Estate Taxes	$11,623	$12,088	$12,571	$13,074	$13,597	$14,141
Telephone & Internet	$2,807	$2,919	$3,036	$3,158	$3,284	$3,415
Utilities	$3,847	$4,001	$4,161	$4,327	$4,500	$4,680
Landscaping/Snow Removal	$1,500	$1,560	$1,622	$1,687	$1,755	$1,825
Software	$3,000	$3,120	$3,245	$3,375	$3,510	$3,650
Outside Services - Fire, Pest	$1,500	$1,560	$1,622	$1,687	$1,755	$1,825
Professional Fees	$1,500	$1,560	$1,622	$1,687	$1,755	$1,825
B&O Tax	$3,995	$4,155	$4,321	$4,494	$4,673	$4,860
Total Operating Expenses	**$75,239**	**$77,647**	**$80,166**	**$82,615**	**$85,169**	**$88,036**
Expense Ratio	25%	23%	22%	21%	20%	19%
Net Operating Cash Flow	**$227,984**	**$256,411**	**$288,442**	**$312,194**	**$337,357**	**$375,261**

PROFORMA ASSUMPTIONS

Operating Assumptions		Key Metrics	
Total Storage Square Footage	64,815	Current Unit Occupancy	70%
Year 1-5 Annual Rate Increases	4%	Current SF Occupancy	68%
		Current Economic Occupancy	71%
Average Economic Occupancy Percentage		Storage $/SF Rates	$0.50
-Year 1	75%	Average Storage Unit Size	188 SF
-Year 2	80%	Acquisition $/SF	$74
-Year 3	83%	Year Expense Ratio	25%
-Year 4	85%	Year 1 NOI	$227,984
-Year 5	90%		
Trailing Storage Potential Gross Rental Income	$376,872		
Capital Reserves Per Square Foot	$0.15		

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AREA OVERVIEW

Located just four miles south of the Canadian border along Highway 97, Oroville is a vibrant community surrounded by stunning glacial landscapes and thriving green orchards. It is a playground for nature enthusiasts and a welcoming home for entrepreneurs.

World-Class Recreation: With deep lakes and winding rivers, Oroville is a haven for boating, fishing, and all kinds of water sports. On land, the scenic Similkameen and Whistler Canyon trails offer miles of hiking, biking, and horseback riding.

Vibrant Local Culture: Enjoy tasting flights at local wineries and breweries, shop at our specialty stores, or tee off at our incredibly scenic 18-hole golf course. The Oroville Farmer's Market is a weekly staple, brimming with locally grown produce, live music, and friendly faces.

Affordable Living: Oroville boasts a cost of living significantly lower than the national and state averages, meaning your dollar goes further when it comes to housing, utilities, and daily expenses.





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DEMOGRAPHICS

Oroville, Washington	0 - 10 Miles
2030 Projections	4,582
2025 Estimate	4,331
Households	
2030 Projection	1,509
2025 Estimate	1,377
Median Household Income	$42,377
Average Household Income	$53,496
2025 Estimated Per Capita Income	$34,451
Occupied Housing Units	100%
Owner-Occupied	73%
Renter-Occupied	27%
Self Storage Market Data (YardiMatrix & Tract IQ)	
Total Rentable SF	61,335
SF per Capita	7.83



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RENT COMPARABLES

Facility Name	Distance	8x10	10x10	10x15	10x20	Parking
Dream Storage Chesaw	Subject	N/A	$90	$100	$120	$80
Dream Storage Hwy 97	Subject	$55	$70	$80	$90	$80
Dream Storage Ellisforde	Subject	N/A	$75	$95	$106	N/A
Lakeside Storage & Rentals	0.20 miles	$80	$100	$120	$140	$50

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PORTFOLIO MAP



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OROVILLE MAP



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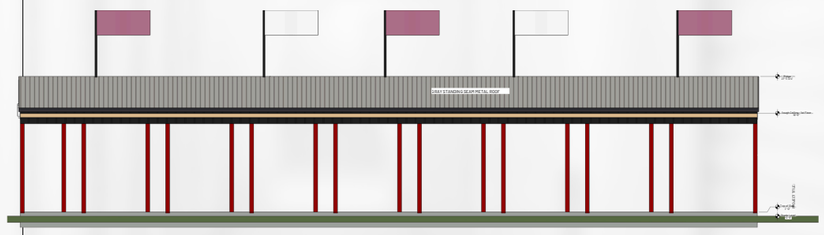
HWY 97 EXPANSION

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SITE PLAN











CUP Approved | Architectural Plans Completed | 16 Additional Units | 6,720 SF Expansion | Covered RV/Boat Canopy | 14x30s | Expansion designed to support continued market dominance and future NOI growth

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PROPERTY PHOTOS | OROVILLE HWY 97









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PROPERTY PHOTOS | OROVILLE CHESAW RD









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PROPERTY PHOTOS | ELLISFORDE









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AGENT SUMMARY



Ryan Layton

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(509) 435-2424
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WA Broker Lic# 27102

- Member Washington State Commercial Brokers Association (CBA)
- Board Member Washington State Self Storage Association (WASSA)
- Washington/Idaho Argus Self Storage Advisor
- $150 Million in Self Storage Transactions (2023-2025)
- Designated Broker in Washington State and Idaho



Greg Meager

Self Storage Advisor
(509) 795-4431
greg@areanw.com
WA Broker Lic# 123803

CONTACT US FOR DETAILS & INFO

Interested buyers are required to direct all communications, inquiries, site visit requests, and Letters of Intent to the American Real Estate Associates team member listed, who serves as the Seller's representative.



Kael Layton

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