

WHAT YOU GET FROM US

YOU WILL KNOW WHERE WE STAND

We will provide initial feedback and our interest level within 24 hours of submission.

YOU KNOW WHERE YOU STAND

We will confirm your agency the same business day of submission. (i.e. has this been sent to us previously, and by who)

YOU WILL BE PROTECTED

Procuring brokers will always be protected, whether you represent the seller or not.

WE WILL SUCCEED TOGETHER

Deals sold to us that are resold will be returned to the procuring broker when we are ready to sell.



WHAT WE NEED FROM YOU



VALUE ADDED OR RUN DOWN DRIVE-UP STORAGE PROPERTIES

Deal Size	Up to \$25 Million
Square Footage	80,000 - 150,000 SF
Geography Target	Southern California & Bay Area (Morgan Hill to Concord)
Holding Period	1 - 4 Years

LAND WITH ZONING THAT ALLOWS FOR THE CONSTRUCTION OF SELF STORAGE EITHER BY RIGHT OR THROUGH CUP INCLUDING LARGE LOTS WITH SMALLER OBSOLETE BUILDINGS

Deal Size	Up to \$10 Million, 0.75 Acres+
Deal Requirements	Existing improvements are ok- 35% cover or less with outdated properties, vacant or short term leases in place (low clear, ground level only, underpowered, etc)
Geography Target	Southern California & Bay Area (Morgan Hill to Concord); dense infill locations preferred
Holding Period	5 - 7 Years depending on absorption

LOW CEILINGS
DON'T HURT
OUR FEELINGS

BEN YEHL

PRINCIPAL

BY@LARREAPARTNERS.COM

323.515.8393



DEBT CONSTANT CHART

INTEREST RATE	AMORTIZATION IN YEARS		
	20	25	30
3.00%	6.66%	5.69%	5.06%
3.13%	6.73%	5.77%	5.14%
3.25%	6.81%	5.85%	5.22%
3.38%	6.88%	5.93%	5.31%
3.50%	6.96%	6.01%	5.39%
3.63%	7.04%	6.09%	5.47%
3.75%	7.12%	6.17%	5.56%
3.88%	7.19%	6.25%	5.64%
4.00%	7.27%	6.33%	5.73%
4.13%	7.35%	6.42%	5.82%
4.25%	7.43%	6.50%	5.90%
4.38%	7.51%	6.59%	5.99%
4.50%	7.59%	6.67%	6.08%
4.63%	7.67%	6.76%	6.17%
4.75%	7.76%	6.84%	6.26%
4.88%	7.84%	6.93%	6.35%
5.00%	7.92%	7.02%	6.44%
5.13%	8.00%	7.10%	6.53%
5.25%	8.09%	7.19%	6.63%
5.38%	8.17%	7.28%	6.72%
5.50%	8.26%	7.37%	6.81%
5.63%	8.34%	7.46%	6.91%
5.75%	8.43%	7.55%	7.00%
5.88%	8.51%	7.64%	7.10%
6.00%	8.60%	7.73%	7.20%
6.13%	8.68%	7.82%	7.29%
6.25%	8.77%	7.92%	7.39%
6.38%	8.86%	8.01%	7.49%
6.50%	8.95%	8.10%	7.59%
6.63%	9.04%	8.20%	7.68%
6.75%	9.12%	8.29%	7.78%
6.88%	9.21%	8.39%	7.88%