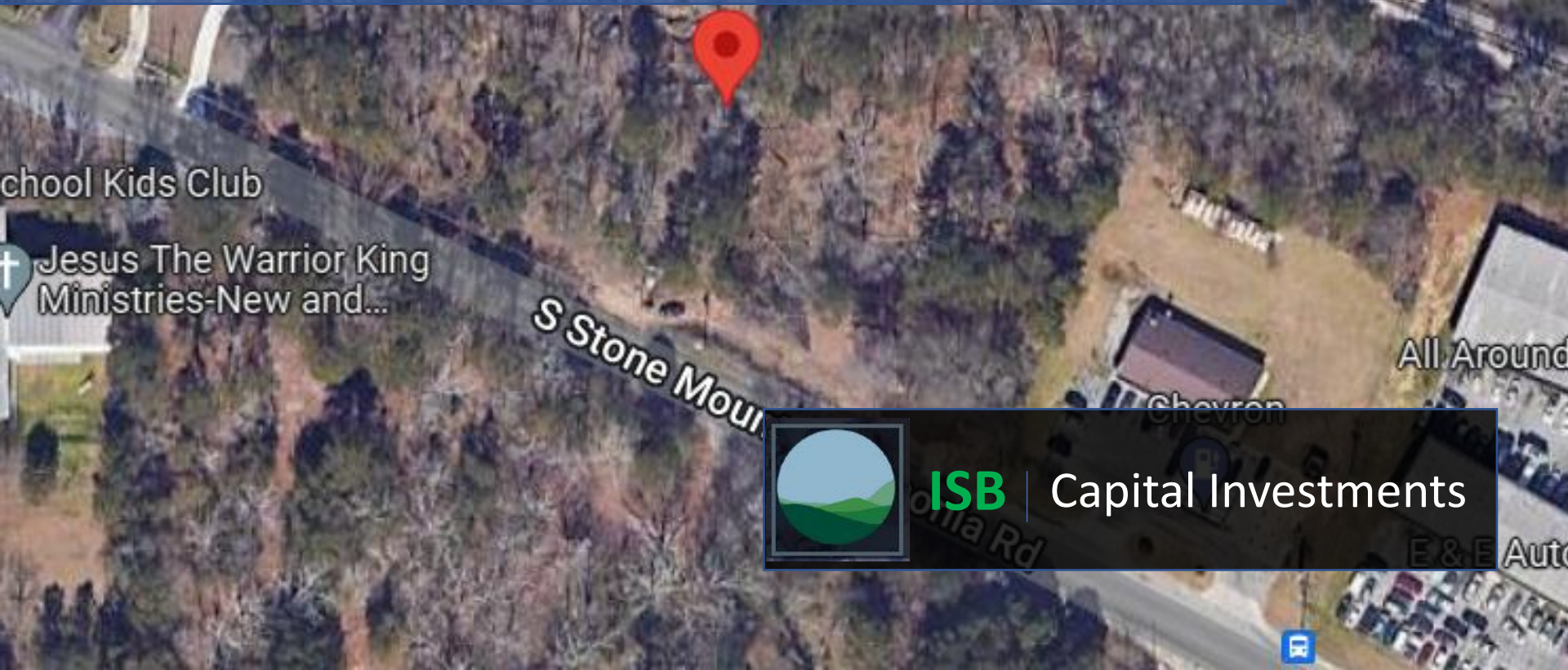
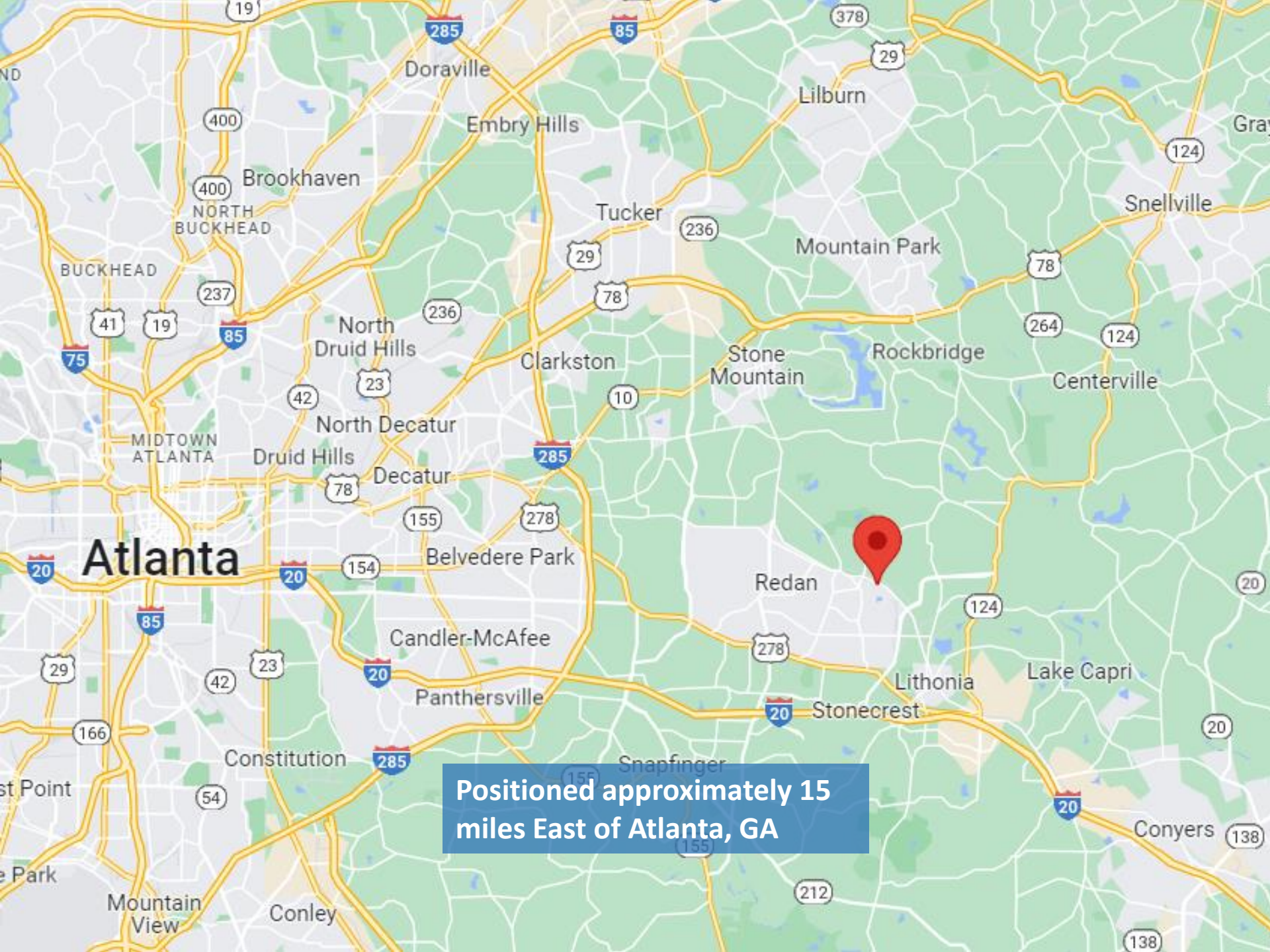


FOR SALE: 3.85 ACRES LAND
APPROVED FOR SELF-STORAGE DEVELOPMENT
2190 STONE MOUNTAIN LITHONIA RD, GA 30058
\$1,600,000

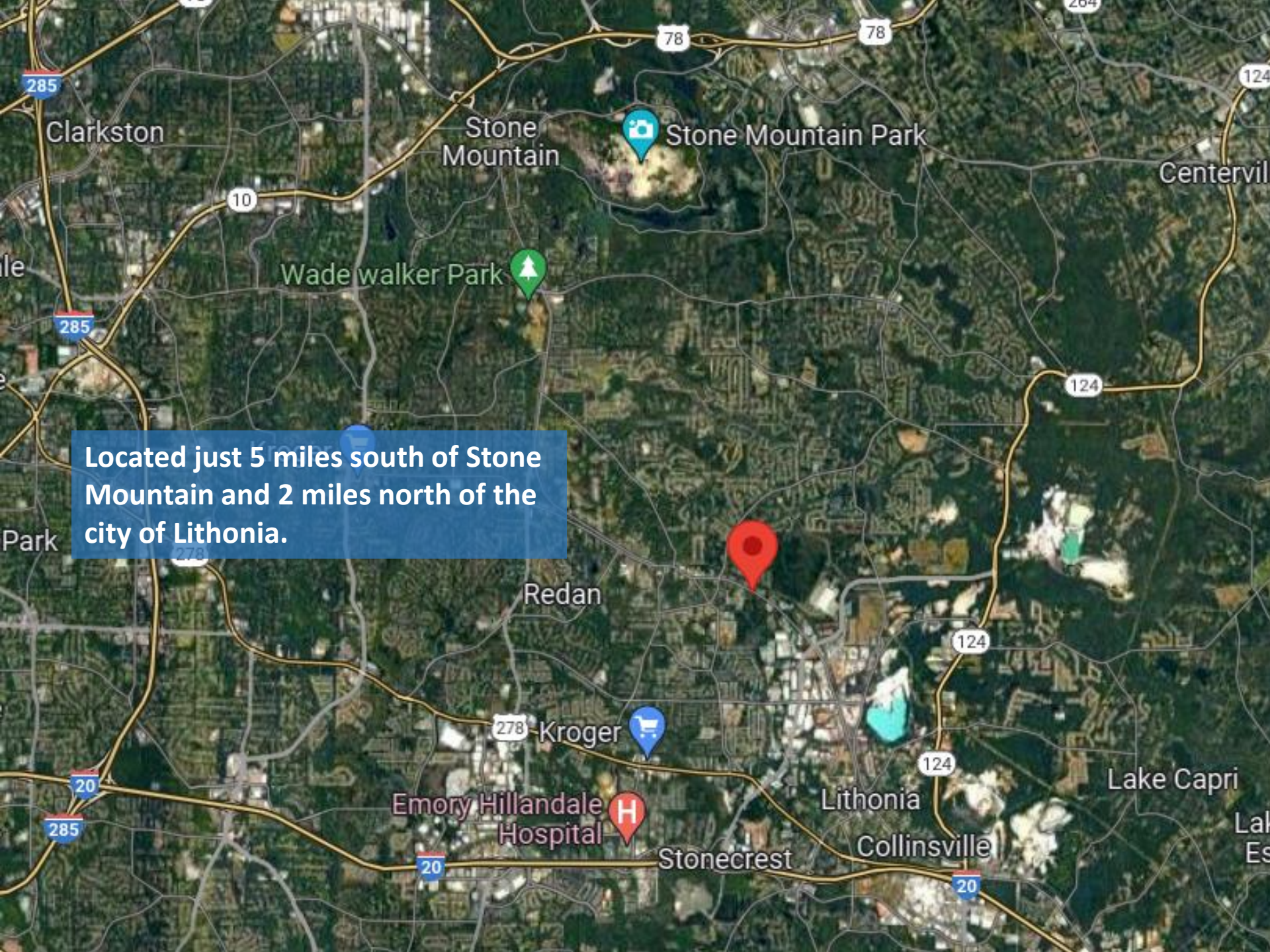


ISB

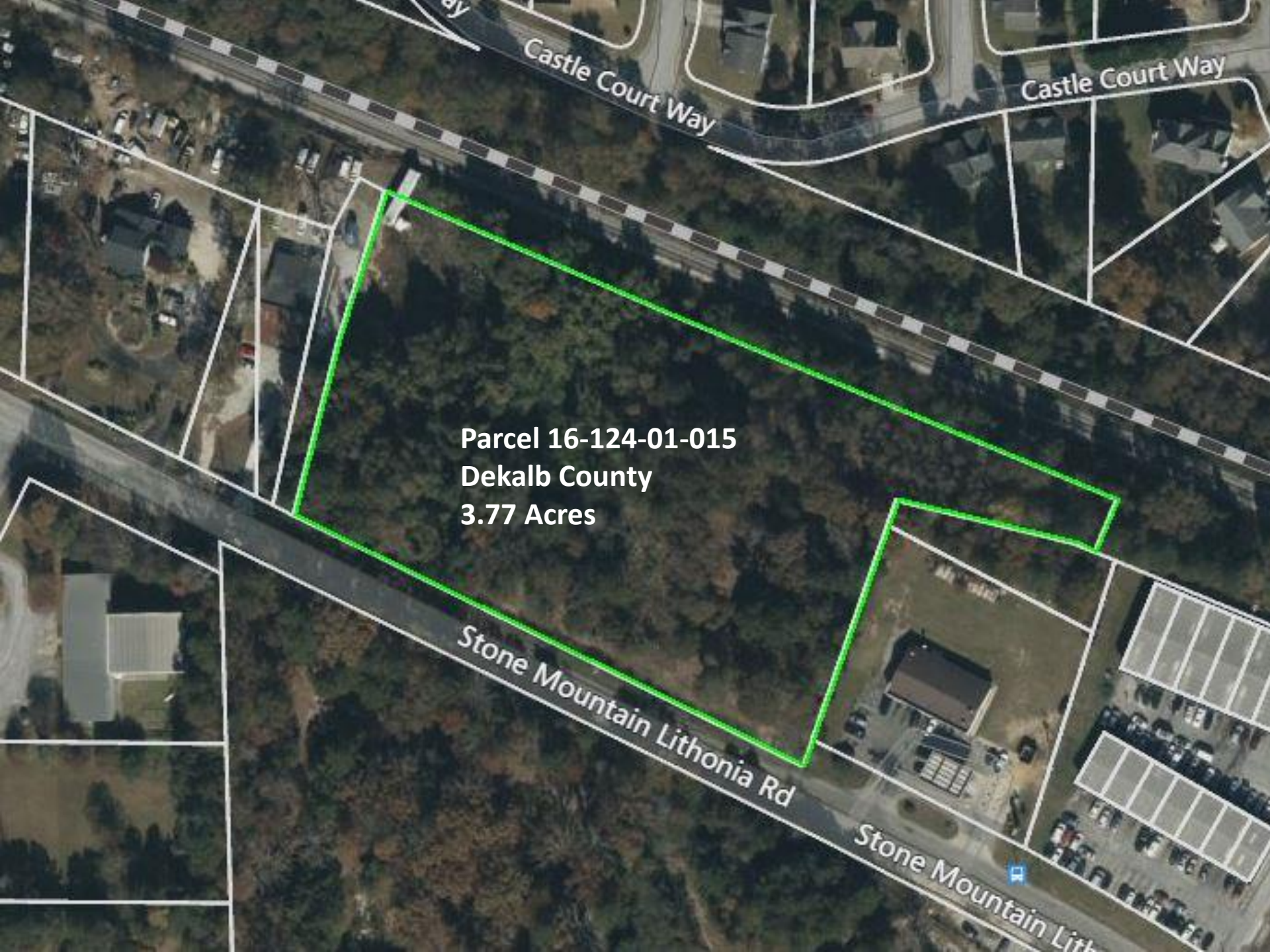
Capital Investments



Positioned approximately 15
miles East of Atlanta, GA



Located just 5 miles south of Stone Mountain and 2 miles north of the city of Lithonia.



Parcel 16-124-01-015
Dekalb County
3.77 Acres

Stone Mountain Lithonia Rd

Stone Mountain Lith

An aerial photograph showing a large, wooded parcel of land. The parcel is surrounded by residential neighborhoods with houses and streets. A road, identified as Stone Mountain Lithonia Rd, runs along the bottom and right side of the parcel. A blue text box is overlaid on the right side of the image, and another blue text box is overlaid on the bottom left corner.

500 Feet of Frontage on Stone Mountain Lithonia Rd

Over 12,000 Vehicles per Day travel along Stone Mountain Lithonia Rd in front of the parcel.



KEY DEMOGRAPHICS:

Population	1 Mile	5,241
	3 Mile	70,558
	5 Mile	160,696

Med Household Income	\$75,013
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An aerial photograph showing a large, wooded area with a road and several buildings. The road runs diagonally across the upper left. There are several buildings, including a large one with a grey roof on the left and a smaller one with a red roof in the center. The wooded area is dense with trees, and there are some cleared patches of land. A blue semi-transparent box is overlaid on the right side of the image, containing text.

Approvals in process:

- Entitlements
- Feasibility Study
- Title Commitment
- Site Plan



View of back right half of property



View of front right of property
looking to drive in from street



View of back left half of property



View of front left of property

COMPETITIVE ANALYSIS

	<u>Property Name</u>	<u>Address, City, State</u>	<u>Distance from Subject</u>	<u>Year Built</u>	<u>Yardi Matrix Grade</u>	<u>Sq. Ft.</u>
1)	Life Storage	5636 Redan Rd, Stone Mountain	2.3 Miles	2022	B	76,628
2)	Life Storage	6434 Covington Hwy, Lithonia	2.3 Miles	2020	A	99,166
3)	Life Storage	6231 Hillandale, Lithonia	2.7 Miles	1999	B	87,725
4)	ExtraSpace Storage	2329 Panola Rd, Lithonia	2.8 Miles	2008	A	114,781
5)	Life Storage	5951 Covington Hwy, Decatur	3.1 Miles	2000	C	71,055
6)	A Citizen Storage	2590 Panola Rd, Lithonia	3.1 Miles	1989	B	47,025
7)	People Self Storage	7703 Conyers St, Lithonia	3.4 Miles	NA	NA	60,000
8)	Public Storage	5260 Minola Dr, Stonecrest	4.0 Miles	2002	B	82,011
9)	ExtraSpace Storage	1257 S Hairston Rd, Stone Mountain	4.3 Miles	1998	B	63,178
10)	SecurCare	2609 Old Covington Hwy, Conyers	4.4 Miles	1996	C	52,028
11)	ExtraSpace Storage	5151 Annistown Rd, Stone Mountain	4.8 Miles	1998	B	72,779
12)	Public Storage	5038 Covington Hwy, Decatur	4.8 Miles	1987	B	45,894
14)	SecurCare	2500 Iris Dr, Conyers	4.9 Miles	2003	C	62,462
Planned or Prospective Development						
A)	Mini Storage Depot	6600 Old Hillandale Dr, Lithonia	2.7 Miles	Under Const	NR	76,075

Saturation Estimate

Per Capita Self Storage

1 Mile Target Market

2022

2027*

Facilities in 1 Mile radius**

0

1

Sq. Ft. in marketplace***

0

80,000

Residents in 1 Mile radius

5,241

=

0.00 SF/person

5,358

=

14.93 SF/person

3 Miles Target Market

Facilities in 3 Mile radius **

4

6

Sq. Ft. in marketplace***

378,300

534,375

Residents in 3 Miles radius

70,558

=

5.36 SF/person

72,129

=

7.41 SF/person

5 Miles Target Market

Facilities in 5 Miles radius**

14

16

Sq. ft. in marketplace***

934,732

1,090,807

Residents in 5 Miles radius

160,696

=

5.82 SF/person

164,256

=

6.64 SF/person

References

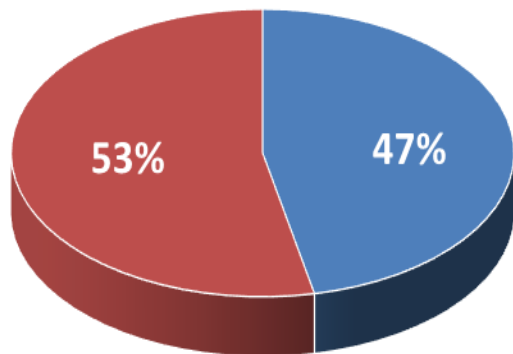
* The Square Footage in the market place includes 80,000 SF for proposed ISB site plus additional sites under development.

** The number of facilities within a given radius was determined using a combination Google search and Yardi Matrix

*** The square feet in the marketplace was determined using a combination of proprietary databases, unit counts and aerial views, and raw estimates.



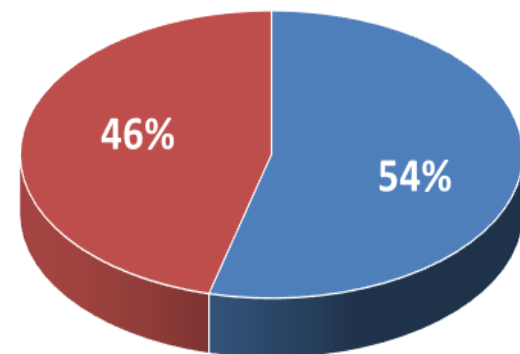
3 Mile Supply by Storage Type



■ %NC

■ %CC

5 Mile Supply by Storage Type



■ % Non-Climate

■ % Climate

MARKET COMPARABLES RENT SURVEY

11/7/2022

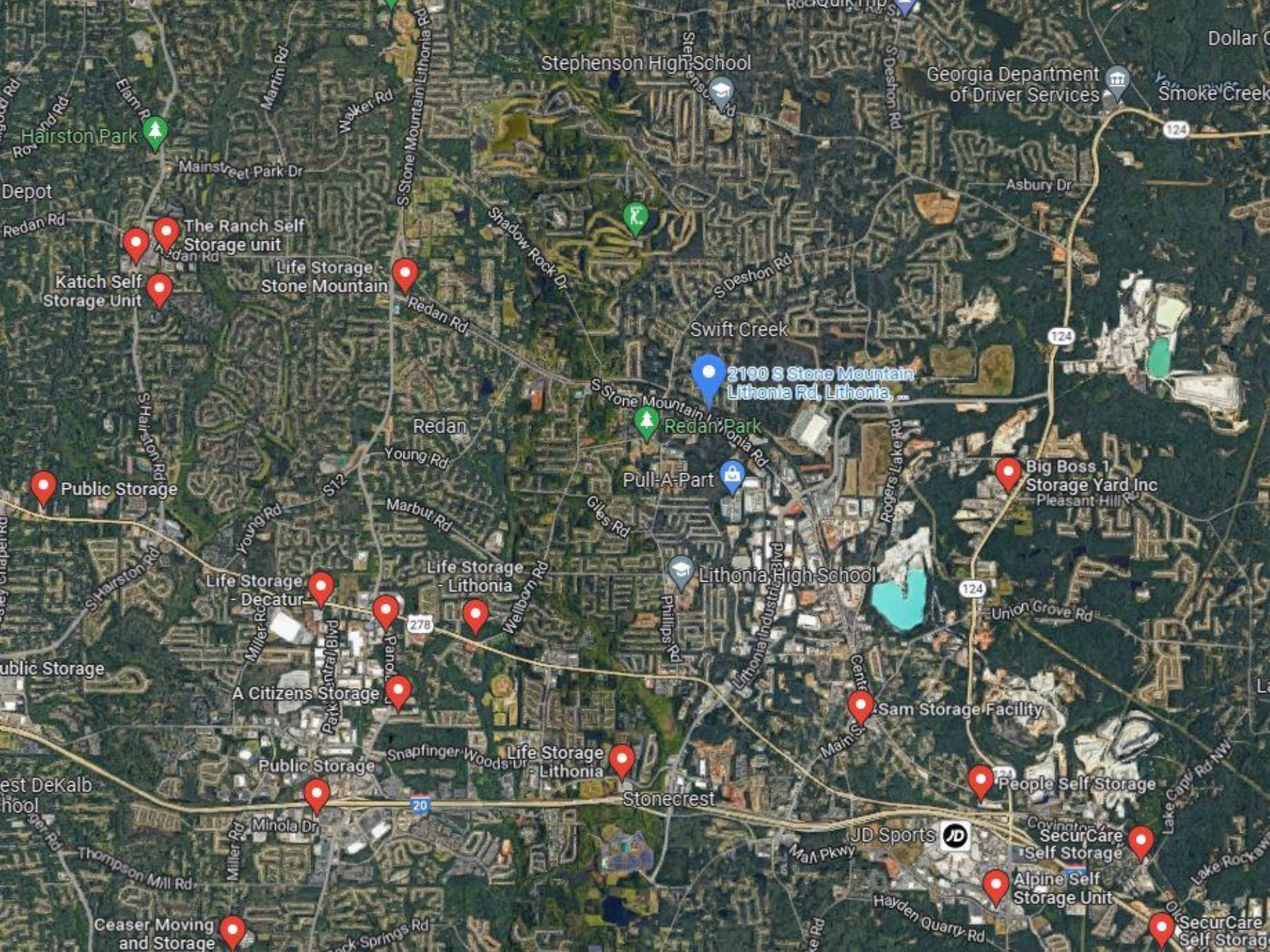
Climate Controlled

Property	Miles from Subject	5x5 Rate	5x10 Rate	10x10 Rate	10x15 Rate	10x20 Rate	Average \$/SF
Life Storage	2.29		\$99.00	\$158.00	\$189.00	\$254.00	\$1.52
Life Storage	2.31	\$84.00	\$99.00	\$159.00	\$208.00	\$349.00	\$2.01
Life Storage	2.72					\$294.00	\$1.47
ExtraSpace Storage	2.77	\$53.00	\$81.00	\$128.00	\$212.00		\$1.61
Life Storage	3.05	\$59.00	\$92.00		\$199.00		\$1.84
A Citizen Storage	3.08	\$84.00	\$122.00	\$150.00	\$280.00	\$288.00	\$2.12
Public Storage	3.97			\$155.00	\$206.00	\$221.00	\$1.34
ExtraSpace Storage	4.27	\$52.00	\$68.00		\$179.00		\$1.54
SecurCare	4.44	\$67.00		\$150.00	\$198.00	\$240.00	\$1.68
ExtraSpace Storage	4.75	\$41.00				\$178.00	\$1.27
Public Storage	4.79					\$234.00	\$1.17
SecurCare	4.93			\$124.00	\$158.00	\$229.00	\$1.15
3 Mile Avg Comparable \$/SF		\$2.74	\$1.86	\$1.48	\$1.35	\$1.50	\$1.79
5 Mile Avg Comparable \$/SF		\$1.96	\$1.60	\$1.28	\$1.22	\$1.14	\$1.44

Non-Climate Controlled

Property	Miles from Subject	5x5 Rate	5x10 Rate	10x10 Rate	10x15 Rate	10x20 Rate	Average \$/SF
Life Storage	2.29	\$44.00	\$89.00		\$170.00	\$229.00	\$1.45
Life Storage	2.31					\$254.00	\$1.27
Life Storage	2.72	\$64.00	\$81.00	\$152.00	\$202.00	\$259.00	\$1.67
ExtraSpace Storage	2.77		\$97.00	\$97.00	\$157.00		\$1.32
Life Storage	3.05	\$54.00	\$85.00	\$145.00	\$183.00		\$1.63
A Citizen Storage	3.08	\$84.00	\$94.00	\$139.00	\$246.00	\$280.00	\$1.93
Public Storage	3.97	\$69.00	\$100.00	\$146.00	\$191.00	\$232.00	\$1.73
ExtraSpace Storage	4.27		\$52.00	\$102.00	\$146.00	\$168.00	\$0.97
SecurCare	4.44	\$53.00	\$66.00	\$122.00	\$148.00	\$175.00	\$1.30
ExtraSpace Storage	4.75	\$46.00	\$73.00		\$124.00	\$239.00	\$1.33
Public Storage	4.79		\$69.00	\$146.00	\$155.00	\$172.00	\$1.18
SecurCare	4.93	\$54.00		\$123.00	\$124.00	\$209.00	\$1.32
3 Mile Avg Comparable \$/SF		\$2.16	\$1.78	\$1.25	\$1.18	\$1.24	\$1.52
5 Mile Avg Comparable \$/SF		\$2.34	\$1.61	\$1.30	\$1.12	\$1.01	\$1.48

Prices surveyed from ONLINE rates.



Stephenson High School

Georgia Department of Driver Services

Smoke Creek

Hairston Park

Mainstreet Park Dr

The Ranch Self Storage unit

Katich Self Storage Unit

Life Storage Stone Mountain

Swift Creek

2100 S Stone Mountain
Lithonia Rd, Lithonia, GA

Redan Park

Pull-A-Part

Big Boss 1 Storage Yard Inc
Pleasant Hill Rd

Public Storage

Life Storage Decatur

Life Storage Lithonia

Lithonia High School

A Citizens Storage

Sam Storage Facility

Public Storage

Life Storage Lithonia

Stonecrest

People Self Storage

SecurCare Self Storage

Alpine Self Storage Unit

SecurCare Self Storage

Ceaser Moving and Storage

JD Sports

MaA Pkwy

Hayden Quarry Rd

Lake Cany Rd NW

Lake Rockaway

Depot

Redan Rd

S Halfston Rd

S Hairston Rd

S Stone Mountain Rd

Young Rd

Marbur Rd

Wellborn Rd

Giles Rd

Phillips Rd

Lithonia Industrial Blvd

Center Rd

Union Grove Rd

Lake Cany Rd NW

Lake Rockaway

Hayden Quarry Rd

MaA Pkwy

JD Sports

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Hairston Park

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Georgia Department of Driver Services

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Shadow Rock Dr

Waker Rd

Martin Rd

Elam Rd

Good Rd

Redan Rd

S Stone Mountain Rd

Young Rd

Marbur Rd

Wellborn Rd

Giles Rd

Phillips Rd

Lithonia Industrial Blvd

Center Rd

Union Grove Rd

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Smoke Creek

Asbury Dr

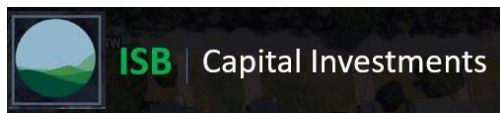
S Deshon Rd

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Martin Rd

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