



PALMETTO CRESCENT
HOLDINGS, LLC

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SELF-STORAGE ACQUISITION CRITERIA

\$3,000,000

MAXIMUM PURCHASE PRICE

6%

MINIMUM CAP RATE

5,000–60,000

FACILITY SIZE, SQ FT

Class B or C

FACILITY CLASS

♦ Asset Type

- ♦ Drive-up self storage
- ♦ Climate-controlled storage
- ♦ RV, boat & vehicle storage

♦ Investment Strategy

- ♦ Buy, Increase Value, Refinance, Do it again
- ♦ Value-add
- ♦ Buy & hold

♦ Financing & Deal Structures

- ♦ Flexible terms
- ♦ Owner / seller financing

♦ Preferred Geography

- ♦ Florida
- ♦ Georgia
- ♦ South Carolina
- ♦ North Carolina

♦ Target Market

Within a 1-hour drive of a city or metro area of 50,000+ people

♦ Growth Plan

- 2026** Acquire first facility and build relationships with brokers and partners
- 2027** Acquire three additional facilities

Actively seeking off-market and broker-listed opportunities



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Self Storage
INCOME

INNER CIRCLE MEMBERS