

# 24/7 Store It

Havelock, NC

Two Property Portfolio \$3,400,000

**Dale C. Eisenman, CCIM**

Midcoast Properties, Inc

Broker-In-Charge

(843) 263-2535

dale@midcoastproperties.com

SC9207; NC198276; GA253682; AL106084-0

**Hal H. Tanner III**

Midcoast Properties, Inc.

Self Storage Specialist

(919) 922-5757

hal@midcoastproperties.com

NC318611; SC119135; GA407685



## **CONFIDENTIALITY & DISCLAIMER**

Midcoast Properties, Inc. is the agent of the Seller and its associated state licensees as subagents (together referred to as 'Broker') represent the seller. Except as indicated herein, no other parties are or will become agent of or for the Seller in the contemplated transaction. Broker will not employ any subagents unless such agents are employed by Broker's real estate firm. Offers to buy or sell this property can only be made through the listing agent identified herein.

All materials and information received or derived from Midcoast Properties, Inc., its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Midcoast Properties, Inc., its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Midcoast Properties, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Midcoast Properties, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Midcoast Properties, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Midcoast Properties, Inc. in compliance with all applicable fair housing and equal opportunity laws.

## **INSTRUCTIONS**

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. WE ASK THAT YOU DO NOT DISTURB THE ON-SITE PERSONNEL. ALL INQUIRIES SHOULD BE DIRECTED TO THE LEAD BROKER DOCUMENTED.

Please sign and return the appropriate pages of the agency disclosure document found at the end of the OM.

Offers should be submitted in the form of a Letter of Intent (LOI) and should include, at a minimum, Offering Price, Earnest Money Deposit, Due Diligence Time Period, Closing Period, and any substantial conditions or terms.

The owner will only consider offers that are submitted through its exclusive listing agent, Midcoast Properties. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.



01 Investment Summary

- Investment Highlights
- Portfolio Map

# 24/7 STORE IT

# INVESTMENT OVERVIEW

## Portfolio Overview

Location	<b>Havelock, NC</b>
Sale Price	<b>\$3,400,000</b>
Number of Units - Combined	<b>436</b>
Number of Properties	<b>2</b>
Total Building SF - Combined - Per Software Reports	<b>56,926 +/-</b>
Total Land Size - Combined Acres	<b>3.82 +/-</b>
Total Number of Buildings	<b>8</b>

## Investment Summary

- The offering consists of a two-property self-storage portfolio operating as 24/7 Store It in Havelock, North Carolina, comprising 436 units and approximately 56,926 rentable square feet across 3.82 +/- acres. Located at 280 Shipman Road and 603 Webb Boulevard, the facilities are approximately two miles apart. They are convenient to Hwy 70 and the Marine Corps Air Station Cherry Point front entrance. The facilities are primarily composed of drive-up units with a limited climate-controlled component, serving a mix of residential and small business tenants. An on-site office building at the 603 Webb Blvd location is rented for supplemental income.
- Amenities at both properties are designed to support efficient operations and a secure customer experience, featuring functional site layouts with wide, fully paved drive aisles that accommodate easy vehicle and truck access. The facilities are equipped with perimeter fencing, ample lighting for visibility and safety, comprehensive video surveillance coverage, and controlled gate access systems to ensure tenant security. In addition, customers benefit from modern conveniences such as online rentals and bill pay, enhancing accessibility and streamlining the leasing process.

- Capital improvements completed in 2022 have further strengthened the overall quality and appeal of the assets. These upgrades include fresh exterior painting to enhance curb appeal, the installation of gutter systems to improve drainage and long-term structural integrity, and the sealing of drive aisles and replacing asphalt to extend pavement life and maintain a clean, professional appearance. Operational enhancements include the installation of new gate controllers for improved access management, as well as the implementation of a modern security system with upgraded surveillance cameras, reinforcing the properties' commitment to safety, efficiency, and long-term performance.

## Location Description

- Havelock, North Carolina is a strategically positioned coastal community in Craven County, located along U.S. Highway 70 between the historic town of New Bern (approximately 16–20 miles northwest) and Morehead City and the Crystal Coast beaches (about 17–20 miles southeast). This central location offers residents convenient access to key economic and lifestyle hubs across Eastern North Carolina, while also placing the city within roughly two hours of Raleigh and within reach of Wilmington and Jacksonville. Known as the “Gateway to Cherry Point,” Havelock is anchored by Marine Corps Air Station Cherry Point—the largest Marine Corps air station in the world—which has played a defining role in shaping the city's growth, demographics, and stable economic base since its establishment in 1942.
- This strong military presence also supports steady demand in the local self-storage market, driven by a highly mobile population of service members and civilian contractors. Additional demand comes from local residents, small businesses, and the broader regional dynamics influenced by nearby New Bern and the Crystal Coast, where population growth, housing turnover, and seasonal activity contribute to consistent occupancy levels. With relatively limited new supply in recent years, existing storage facilities in Havelock have maintained stable performance and rental rates. As the area continues to experience modest residential and economic growth, the self-storage sector remains well-positioned to capture incremental demand, particularly through operational enhancements and increased marketing visibility.



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

Investment Highlights | 24/7 Store It



**280 SHIPMAN RD**

**603 WEBB BLVD**



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

Midcoast Properties, Inc  
 7 Heyward Place, Hilton Head Island, SC 29928



# 24/7 STORE IT

24/7 Store It  
280 Shipman Rd | Havelock, NC

Distance 2.5 miles

1

FreeUp Storage  
400 McCotter Blvd | Havelock, NC

Distance 0.7 miles

2

Unit Type	SF	Asking Rent	Rent/SF
5x5 Climate Units	25	\$29	\$1.16
5x10 Climate Units	50	\$84	\$1.68
10x25 Climate Units	250	\$227	\$0.91
5x5 Nonclimate Units	25	\$19	\$0.76
5x10 Nonclimate Units	50	\$24	\$0.48
10x10 Nonclimate Units	100	\$64	\$0.64
10x15 Nonclimate Units	150	\$74	\$0.49
10x20 Nonclimate Units	200	\$69	\$0.34
10x25 Nonclimate Units	250	\$92	\$0.37
10x30 Nonclimate Units	300	\$129	\$0.43
<b>Total/Avg</b>	<b>140</b>	<b>\$81</b>	<b>\$0.73</b>



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

Sunrise Rentals & Storage  
106 N Nunn St D | Havelock, NC

Distance 0.7 miles

Unit Type	SF	Asking Rent	Rent/SF
6x10 Nonclimate Units	60	\$40	\$0.67
6x15 Nonclimate Units	90	\$50	\$0.56
<b>Total/Avg</b>	<b>75</b>	<b>\$45</b>	<b>\$0.62</b>

3

Eastern Carolina Storage  
1230 E Main St | Havelock, NC

Distance 0.9 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10 Climate Units	50	\$62	\$1.24
10x10 Climate Units	100	\$79	\$0.79
10x15 Climate Units	150	\$102	\$0.68
<b>Total/Avg</b>	<b>100</b>	<b>\$81</b>	<b>\$0.90</b>

4



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

## Main Street Self Storage by Southern Star

242 E Main St | Havelock, NC

Distance 1.4 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5 Nonclimate Units	25	\$23	\$0.92
5x10 Nonclimate Units	50	\$45	\$0.90
10x10 Nonclimate Units	100	\$80	\$0.80
10x15 Nonclimate Units	150	\$125	\$0.83
10x20 Nonclimate Units	200	\$150	\$0.75
10x25 Nonclimate Units	250	\$350	\$1.40
<b>Total/Avg</b>	<b>129</b>	<b>\$128</b>	<b>\$0.93</b>

5

## Cannon Secure Storage

564 US Hwy 70 | Havelock, NC

Distance 4.6 miles

Unit Type	SF	Asking Rent	Rent/SF
6x10 Nonclimate Units	60	\$40	\$0.67
10x15 Nonclimate Units	150	\$125	\$0.83
10x20 Nonclimate Units	200	\$127	\$0.64
10x24 Nonclimate Units	240	\$155	\$0.65
<b>Total/Avg</b>	<b>162</b>	<b>\$111</b>	<b>\$0.70</b>

6



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

Rent Comps | 24/7 Store It

9

New River Storage  
8159 Hwy 70 | Newport, NC

Distance 3.0 miles

---

7

Unit Type	SF	Asking Rent	Rent/SF
5x10 Climate Units	50	\$65	\$1.30
10x10 Climate Units	100	\$107	\$1.07
10x15 Climate Units	150	\$130	\$0.87
10x20 Climate Units	200	\$145	\$0.72
5x10 Nonclimate Units	50	\$50	\$1.00
10x10 Nonclimate Units	100	\$85	\$0.85
10x15 Nonclimate Units	150	\$95	\$0.63
10x20 Nonclimate Units	200	\$113	\$0.56
<b>Total/Avg</b>	<b>125</b>	<b>\$98</b>	<b>\$0.88</b>

Havelock West Self Storage  
180 Greenfield Heights Blvd | Havelock, NC

Distance 4.6 miles

---

8

Unit Type	SF	Asking Rent	Rent/SF
5x10 Nonclimate Units	50	\$60	\$1.20
10x10 Nonclimate Units	100	\$85	\$0.85
10x15 Nonclimate Units	150	\$100	\$0.67
10x20 Nonclimate Units	200	\$120	\$0.60
10x30 Nonclimate Units	300	\$140	\$0.47
<b>Total/Avg</b>	<b>160</b>	<b>\$101</b>	<b>\$0.76</b>



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

Newport Mini Storage  
457 Tom Mann Rd | Newport, NC

Distance 4.4 miles

Unit Type	SF	Asking Rent	Rent/SF
10x10 Climate Units	100	\$130	\$1.30
10x15 Climate Units	150	\$160	\$1.07
5x10 Nonclimate Units	50	\$55	\$1.10
10x10 Nonclimate Units	100	\$90	\$0.90
10x15 Nonclimate Units	150	\$100	\$0.67
10x20 Nonclimate Units	200	\$125	\$0.62
<b>Total/Avg</b>	<b>125</b>	<b>\$110</b>	<b>\$0.94</b>

9



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

# Pinnacle Storage - Havelock

51 Greenfield Heights Blvd | Havelock, NC

Distance 4.5 miles

10

Unit Type	SF	Asking Rent	Rent/SF
5x5 Climate Units	25	\$69	\$2.76
5x10 Climate Units	50	\$95	\$1.90
10x10 Climate Units	100	\$159	\$1.59
10x15 Climate Units	150	\$169	\$1.13
10x20 Climate Units	200	\$234	\$1.17
10x25 Climate Units	250	\$259	\$1.04
10x30 Climate Units	300	\$289	\$0.96
5x10 Nonclimate Units	50	\$119	\$2.38
10x10 Nonclimate Units	100	\$145	\$1.45
10x15 Nonclimate Units	150	\$154	\$1.03
10x20 Nonclimate Units	200	\$179	\$0.90
10x25 Nonclimate Units	250	\$234	\$0.94
<b>Total/Avg</b>	<b>152</b>	<b>\$175</b>	<b>\$1.44</b>



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

USA Storage Centers - Newport  
106 Cannon Rd | Newport, NC

Distance 4.9 miles

11

Unit Type	SF	Asking Rent	Rent/SF
10x10 Climate Units	100	\$89	\$0.89
10x15 Climate Units	150	\$99	\$0.66
10x20 Climate Units	200	\$130	\$0.65
5x10 Nonclimate Units	50	\$62	\$1.24
10x10 Nonclimate Units	100	\$102	\$1.02
10x20 Nonclimate Units	200	\$101	\$0.50
10x25 Nonclimate Units	250	\$146	\$0.58
10x29 Nonclimate Units	290	\$177	\$0.61
<b>Total/Avg</b>	<b>167</b>	<b>\$113</b>	<b>\$0.77</b>

24/7 Store It  
603 Webb Blvd | Havelock

Number of Units	220
Rentable Square Feet	26,674
Number of Parcels	1
Land Acres	1.98
Year Built	1982-1984
Number of Buildings	5
RSF Notation	Per Software Reports

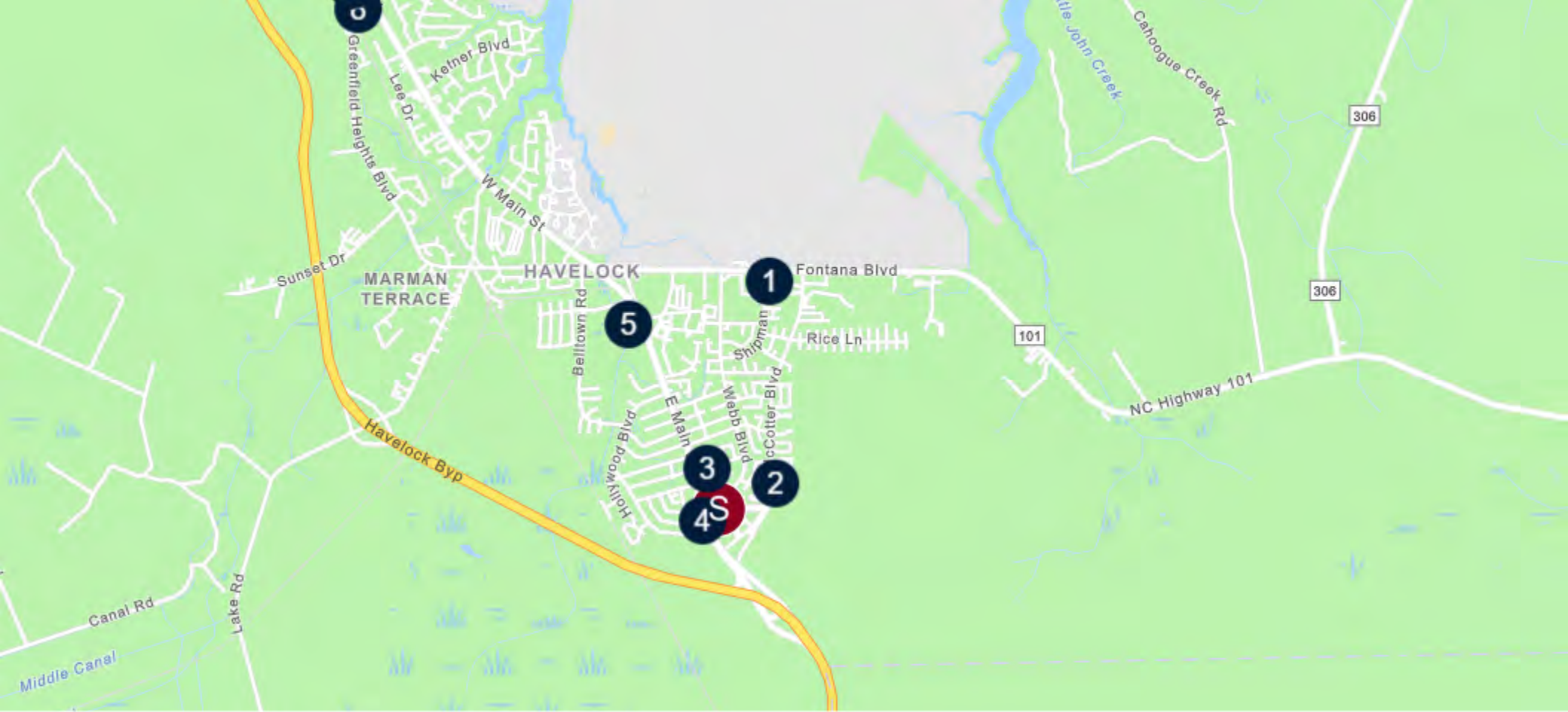
S



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928



#	Property Name	Address	City
<b>S</b>	<b>24/7 Store It</b>	<b>603 Webb Blvd</b>	<b>Havelock</b>
1	24/7 Store It	280 Shipman Rd	Havelock
2	FreeUp Storage	400 McCotter Blvd	Havelock
3	Sunrise Rentals & Storage	106 N Nunn St D	Havelock
4	Eastern Carolina Storage	1230 E Main St	Havelock
5	Main Street Self Storage by Southern Star	242 E Main St	Havelock
6	Cannon Secure Storage	564 US Hwy 70	Havelock
7	New River Storage	8159 Hwy 70	Newport
8	Havelock West Self Storage	180 Greenfield Heights Blvd	Havelock
9	Newport Mini Storage	457 Tom Mann Rd	Newport
10	Pinnacle Storage - Havelock	51 Greenfield Heights Blvd	Havelock
11	USA Storage Centers - Newport	106 Cannon Rd	Newport



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

Midcoast Properties, Inc  
 7 Heyward Place, Hilton Head Island, SC 29928



03

### Additional Information

- Property Description and Overview - 280 Shipman Rd, Havelock, NC
- Parcel Map - 280 Shipman Rd, Havelock, NC
- Photos 280 Shipman Rd
- Unit Mix - 247 Store It - 280 Shipman Unit Mix, Havelock
- Property Description and Overview - 603 Webb Blvd, Havelock, NC
- Parcel Map - 603 Webb Blvd, Havelock, NC
- Photos 603 Webb Blvd
- Unit Mix - 247 Store It - 603 Webb Unit Mix, Havelock
- Unit Mix - 247 Store It - Combined Unit Mix, Havelock
- Income and Expenses Combined - 247 Store It - Havelock

24/7 STORE IT

**Property Information**

Street Address	280 Shipman Rd
City, State, Zip	Havelock, NC 28532
County	Craven
APN	6-220-103
Lot Size	1.84 +/- Acres
Zoning – Buyer to Verify	HC -Highway Commercial
Facility Expansion	No
Number of Buildings	3
Building RSF - Total	30,252 +/- RSF
RSF Notation – Buyer to Verify	Per Software Reports
Grounds	Asphalt
Exterior Finish	Metal/Concrete Block
Interior Finish	Metal/Wood
Foundation	Concrete
Year Built – Buyer to Verify	1990-1995
Total Number of Standard Units	215
Total Number of Climate Units	1
Unit Occupancy*	78.8%

\*Per 4/20/26 Occupancy Statistics Report

**Property Overview**

24/7 Store It is a well-maintained self-storage facility located at 280 Shipman Rd in Havelock, NC offering a solid presence in a growing coastal market. The property includes 215 standard units and one climate-controlled unit, totaling 30,252 +/- rentable square feet across approximately 1.84 acres. The adjacent housing mix consists mainly of apartment complexes, duplexes, townhomes, and single-family homes.

The layout is efficient and easy to navigate, with wide, paved drive aisles that provide convenient access for tenants. The site is equipped with key features including perimeter fencing, ample lighting, video surveillance, and secure digital gate entry. The facility offers round-the-clock access, appealing to both residential and small business users. Overall, this is a clean, functional asset with a strong physical setup and the ability to grown occupancy and NOI under new ownership.



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

Parcel Map – 280 Shipman Rd, Havelock, NC



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

280 Shipman Rd



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

Photos 280 Shipman Rd | 24/7 Store It

UNIT MIX – 24/7 STORE IT - HAVELOCK – 280 SHIPMAN RD

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent*	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
5x10	50	46	2,300	55.52	1.11	2,554	13.32	30,647
5x15	75	28	2,100	64.86	0.86	1,816	10.38	21,793
5x20	100	1	100	80	0.80	80	9.60	960
10x10	100	25	2,500	83.27	0.83	2,082	9.99	24,981
10x15	150	42	6,300	102.96	0.69	4,324	8.24	51,892
10x20	200	55	11,000	116.01	0.58	6,381	6.96	76,567
10x30	300	16	4,800	148.48	0.49	2,376	5.94	28,508
14x18	252	1	252	85	0.34	85	4.05	1,020
20x15	300	1	300	94	0.31	94	3.76	1,128
<b>Climate</b>								
20x30	600	1	600	105	0.18	105	2.10	1,260
<b>TOTAL</b>		<b>216</b>	<b>30,252</b>		<b>0.66</b>	<b>19,896</b>	<b>7.89</b>	<b>238,756</b>

\*Rates are averages from 4/30/26 reports.



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

**Property Information**

Street Address	603 Webb Blvd
City, State, Zip	Havelock, NC 28532
County	Craven
APN	6-220-A-105
Lot Size	1.98 +/- Acres
Zoning – Buyer to Verify	HC - Highway Commercial
Facility Expansion	No
Number of Buildings	5
Building RSF - Total	26,674 +/- RSF
RSF Notation – Buyer to Verify	Per Software Reports
Grounds	Asphalt/Poured Concrete
Exterior Finish	Concrete Block
Interior Finish	Wood
Foundation	Concrete
Year Built – Buyer to Verify	1982 - 1984
Total Number of Standard Units	219
Office	1
Unit Occupancy*	63.6%

\*Per 4/20/26 Occupancy Statistics Report

**Property Overview**

24/7 Store It is a well-positioned self-storage facility located at 603 Webb Boulevard in Havelock, NC, offering 219 standard drive-up units and one office totaling approximately 26,674 rentable square feet on 1.98 +/- acres. The area around 603 Webb Blvd is a mixed residential-commercial zone with modest single-family homes, duplexes, and some nearby apartments—a step up in stability from heavily renter-dominated pockets, but still practical and no-frills rather than upscale.

The property is designed for both convenience and security, featuring wide, paved drive aisles that allow for easy vehicle access to units. Additional amenities include perimeter fencing, ample lighting, video surveillance, and a digital gate entry system, providing tenants with a secure and user-friendly storage experience suitable for both personal and commercial needs.



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

Parcel Map – 603 Webb Blvd, Havelock, NC



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

603 Webb Blvd



Dale C. Eisenman, CCIM  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685

Midcoast Properties, Inc  
7 Heyward Place, Hilton Head Island, SC 29928

Photos 603 Webb Blvd | 24/7 Store It

UNIT MIX – 24/7 STORE IT - HAVELOCK – 603 WEBB BLVD

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent*	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
5x10	50	65	3,250	49.45	0.99	3,214	12.00	38,571
5x15	75	12	900	81.50	1.09	978	9.92	11,736
10x10	100	57	5,700	83.21	0.83	4,743	9.60	56,916
10x15	150	44	6,600	90.57	0.60	3,985	6.80	47,821
10x20	200	37	7,400	107.00	0.54	3,959	5.70	47,508
10x30	300	4	1,200	95.00	0.32	380	3.68	4,560
<b>Office Space</b>								
29x56	1,624	1	1,624	605.00	0.37	605	4.47	7,260
<b>TOTAL</b>		<b>220</b>	<b>26,674</b>		<b>0.67</b>	<b>17,864</b>	<b>8.04</b>	<b>214,372</b>

\*Rates are averages from 4/30/26 reports.



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

UNIT MIX – 24/7 STORE IT - HAVELOCK – COMBINED

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent*	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
<b>Shipman</b>								
5x10	50	46	2,300	55.52	1.11	2,554	13.32	30,647
5x15	75	28	2,100	64.86	0.86	1,816	10.38	21,793
5x20	100	1	100	80	0.80	80	9.60	960
10x10	100	25	2,500	83.27	0.83	2,082	9.99	24,981
10x15	150	42	6,300	102.96	0.69	4,324	8.24	51,892
10x20	200	55	11,000	116.01	0.58	6,381	6.96	76,567
10x30	300	16	4,800	148.48	0.49	2,376	5.94	28,508
14x18	252	1	252	85	0.34	85	4.05	1,020
20x15	300	1	300	94	0.31	94	3.76	1,128
<b>Webb</b>								
5x10	50	65	3,250	49.45	0.99	3,214	11.87	38,571
5x15	75	12	900	81.50	1.09	978	13.04	11,736
10x10	100	57	5,700	83.21	0.83	4,743	9.99	56,916
10x15	150	44	6,600	90.57	0.60	3,985	7.25	47,821
10x20	200	37	7,400	107.00	0.54	3,959	6.42	47,508
10x30	300	4	1,200	95	0.32	380	3.80	4,560
<b>Climate</b>								
20x30	600	1	600	105	0.18	105	2.10	1,260
<b>Office Space</b>								
29x56	1,624	1	1,624	605	0.37	605	4.47	7,260
<b>TOTAL</b>		<b>436</b>	<b>56,926</b>		<b>0.66</b>	<b>37,761</b>	<b>7.96</b>	<b>453,127</b>

\*Rates are averages from 4/30/26 reports



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

## INCOME AND EXPENSES – 24/7 STORE IT – HAVELOCK – SHIPMAN RD AND WEBB BLVD

INCOME	2024	2025	Annualized & Adjusted 2026	Year 1 Buyer
Gross Potential Income	475,878	462,613	453,127	475,784
Vacancy & Credit Loss	154,006	137,476	111,734	108,786
Rent	321,872	325,137	341,393	366,998
Rental Insurance	34,677	14,085	24,564	25,792
Late, Admin & NSF Fees	11,330	12,370	29,217	29,801
<b>Effective Gross Income</b>	<b>367,879</b>	<b>351,592</b>	<b>395,174</b>	<b>422,592</b>
<hr/>				
EXPENSES	2024	2025	Annualized & Adjusted 2026	Year 1 Buyer
Advertising	18,624	28,376	24,768	20,000
Bank Charges	11,471	8,952	10,991	11,211
Insurance	31,779	33,111	34,767	36,505
Payroll Expense	0	50	120	25,000
Repairs & Maintenance	4,994	11,364	6,649	6,848
Contract Labor	39,127	16,983	10,068	0
Office/Supplies/Computer/Software	16,215	13,217	9,931	10,229
Professional Fees	3,727	3,979	4,560	4,697
Taxes & Licenses	27,288	28,777	30,725	31,647
Miscellaneous	0	363	100	100
Utilities & Telephone	24,447	25,766	26,539	27,335
Call Center	0	0	2,400	2,400
Rental Insurance Fees	17,493	5,634	12,282	12,896
Management Fee**	37,322	22,397	24,000	24,000
<b>Total Operating Expenses</b>	<b>232,486</b>	<b>198,919</b>	<b>197,900</b>	<b>212,869</b>
<hr/>				
<b>Net Operating Income</b>	<b>135,393</b>	<b>152,673</b>	<b>197,274</b>	<b>209,723</b>

\*Office/Supplies/Computer/Software includes Call Center in 2024 and 2025 columns.

\*\*A management fee of \$2,000/mo was added in the Annualized & Adjusted 2026 and Year 1 Buyer columns.



04

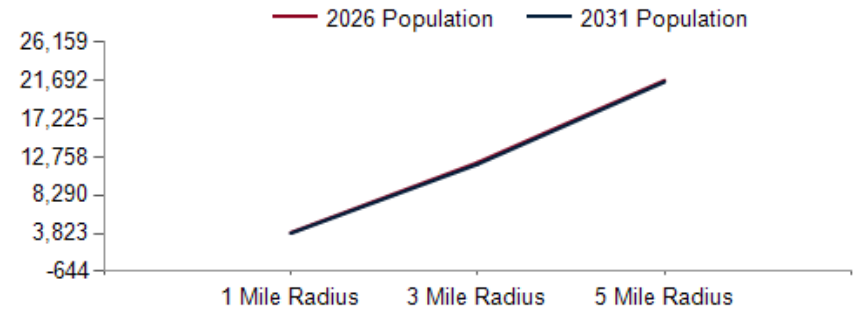
General

General Demographics

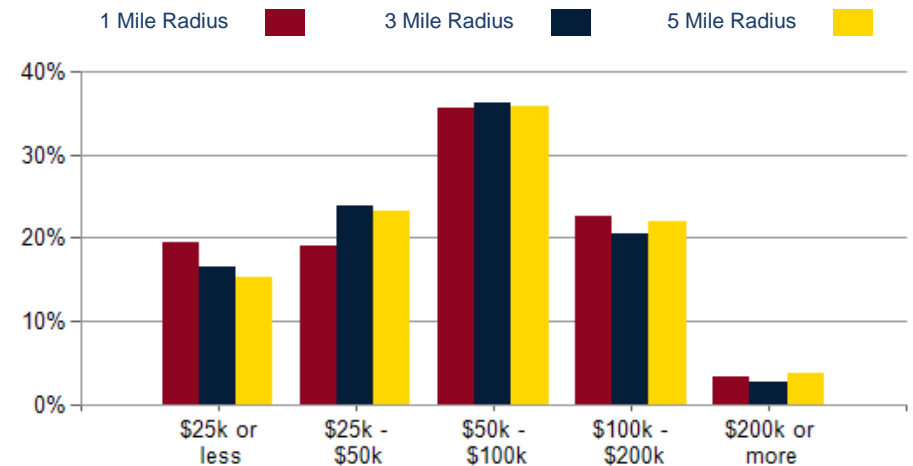
# 24/7 STORE IT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,651	17,109	27,272
2010 Population	4,530	14,631	26,088
2026 Population	3,910	12,101	21,692
2031 Population	3,823	11,902	21,520
2026 African American	806	2,152	2,940
2026 American Indian	30	79	157
2026 Asian	106	359	575
2026 Hispanic	422	1,686	2,634
2026 Other Race	195	636	955
2026 White	2,296	7,326	14,506
2026 Multiracial	457	1,480	2,451
2026-2031: Population: Growth Rate	-2.25%	-1.65%	-0.80%

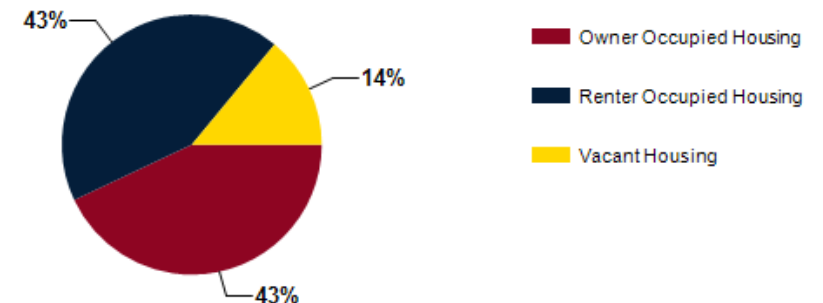
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	204	346	571
\$15,000-\$24,999	123	407	727
\$25,000-\$34,999	121	386	718
\$35,000-\$49,999	201	699	1,240
\$50,000-\$74,999	390	1,081	1,736
\$75,000-\$99,999	210	565	1,297
\$100,000-\$149,999	271	733	1,337
\$150,000-\$199,999	111	195	512
\$200,000 or greater	56	117	308
Median HH Income	\$58,607	\$57,382	\$61,135
Average HH Income	\$74,350	\$71,565	\$79,637



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



Source: esri



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

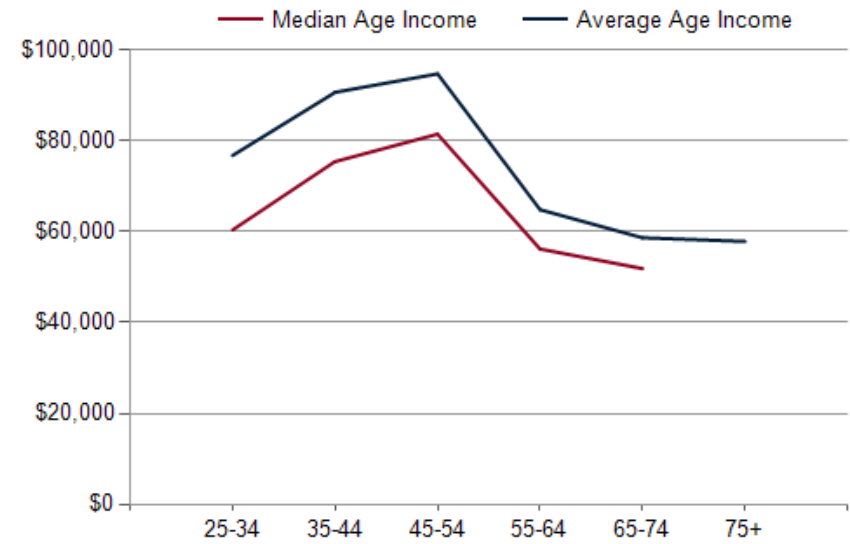
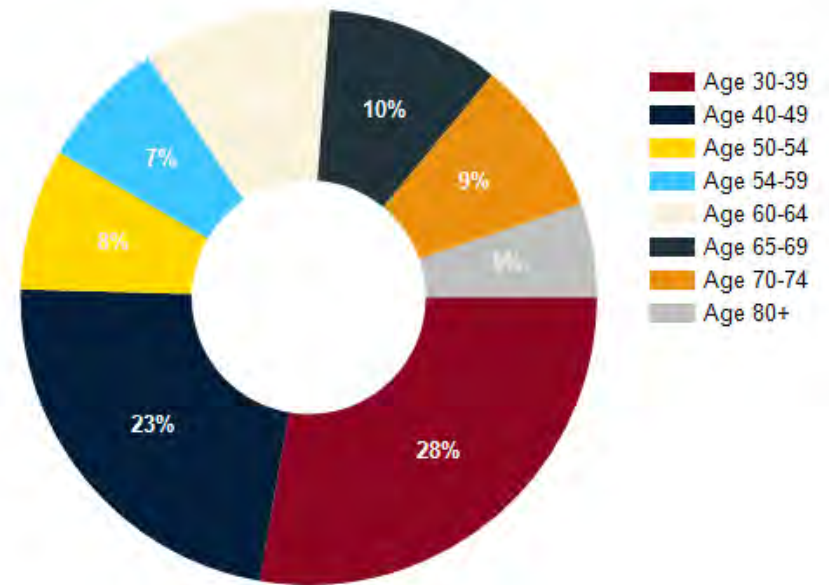
Midcoast Properties, Inc  
 7 Heyward Place, Hilton Head Island, SC 29928

General Demographics | 24/7 Store It

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	354	915	1,574
2026 Population Age 35-39	242	691	1,271
2026 Population Age 40-44	260	671	1,237
2026 Population Age 45-49	228	571	1,060
2026 Population Age 50-54	171	496	991
2026 Population Age 55-59	155	461	962
2026 Population Age 60-64	227	566	1,180
2026 Population Age 65-69	211	541	1,155
2026 Population Age 70-74	188	448	893
2026 Population Age 75-79	113	258	573
2026 Population Age 80-84	57	136	323
2026 Population Age 85+	49	124	299
2026 Population Age 18+	2,992	9,547	17,055
2026 Median Age	34	29	32
2031 Median Age	37	31	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,407	\$57,611	\$61,316
Average Household Income 25-34	\$76,798	\$71,126	\$78,134
Median Household Income 35-44	\$75,460	\$69,587	\$79,756
Average Household Income 35-44	\$90,708	\$86,068	\$94,877
Median Household Income 45-54	\$81,498	\$75,305	\$83,129
Average Household Income 45-54	\$94,784	\$89,633	\$101,140
Median Household Income 55-64	\$56,207	\$59,713	\$70,967
Average Household Income 55-64	\$64,855	\$69,606	\$83,944
Median Household Income 65-74	\$51,883	\$50,747	\$51,239
Average Household Income 65-74	\$58,676	\$60,235	\$67,262
Average Household Income 75+	\$57,857	\$56,066	\$60,093

Population By Age



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
 (843) 263-2535  
 dale@midcoastproperties.com  
 SC9207; NC198276; GA253682; AL106084-0

Hal H. Tanner III  
 Self Storage Specialist  
 (919) 922-5757  
 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

# 24/7 Store It



*Exclusively Marketed by:*



## **Dale C. Eisenman, CCIM**

Midcoast Properties, Inc  
Broker-In-Charge  
(843) 263-2535  
dale@midcoastproperties.com  
SC9207; NC198276; GA253682; AL106084-0



## **Hal H. Tanner III**

Midcoast Properties, Inc.  
Self Storage Specialist  
(919) 922-5757  
hal@midcoastproperties.com  
NC318611; SC119135; GA407685





# Working With Real Estate Agents Disclosure (For Buyers)

## IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

*Note to Agent: Check all relationship types below that may apply to this buyer.*

           **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

           **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.\*

           **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.\*

*\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

  X   **Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

*Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at nrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.*

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

  Hal H. Tanner III    
Agent's Name

  318611    
Agent's License No.

  Midcoast Properties, Inc.    
Firm Name

REC. 4.27 • 1/1/2022