

# Foothills Storage

Columbus, NC 28722

Two Property Portfolio    \$1,300,000



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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

# INVESTMENT OVERVIEW

## Portfolio Overview

Location	<b>Columbus, NC 28722</b>
Sale Price	<b>\$1,300,000</b>
Number of Units -Combined	<b>151</b>
Number of Properties	<b>2</b>
Total Building SF - Combined	<b>18,350 +/-</b>
Total Land Size - Combined Acres	<b>3.82 +/-</b>
Roofs	<b>Screw Down</b>
Grounds	<b>Asphalt; Gravel</b>
Interior Construction	<b>Wood/OSB/Plywood/Drywall</b>
Exterior Construction	<b>Block/Metal</b>

## Investment Summary

- Foothills Storage presents a compelling opportunity to acquire a two-location self-storage portfolio in the growing foothills region of western North Carolina. Strategically positioned in Columbus, the portfolio consists of two proximate facilities totaling 151 units across 18,350 ± RSF, including parking and an office on 3.82± acres. Together, the assets offer operational scale within a supply-constrained rural market—where availability stands at only 4.14 square feet per capita, per StorTrack—providing investors with both in-place income and future upside through continued lease-up and revenue optimization.

Recent capital improvements enhance the longevity of the investment, with all but one roof replaced in 2025 and new exterior paint in 2024 and 2026, significantly reducing deferred maintenance. The facilities are further supported by modern tenant conveniences, including online rentals, online bill pay, and 24-hour access.

- The area benefits from its strategic positioning between larger economic centers, including Asheville, NC and Spartanburg, SC, while maintaining the affordability and lifestyle appeal of a small-town environment.

Columbus itself, while modest in size, is experiencing steady population growth of approximately 1.1% annually, with population increasing nearly 7% since 2020. At the county level, Polk County has also demonstrated recent positive growth trends of approximately 1.4% annually, driven largely by in-migration. This trend reflects broader migration patterns into North Carolina, particularly into lifestyle-oriented secondary and tertiary markets. (Sources: worldpopulationreview.com; www.axios.com)

- The average household income is \$98,584 within a five-mile radius of the properties.

## Location Description

- Columbus, NC is a small town in Polk County nestled in the foothills of the Blue Ridge Mountains in western North Carolina. Located along Interstate 26 near U.S. Highway 74, it offers convenient regional access while preserving a peaceful, scenic, rural character. Part of North Carolina's Isothermal Belt, the area enjoys a mild climate and extended growing seasons. As the county seat, Columbus serves as a gateway between the mountains and Upstate South Carolina, and its central location places it within easy reach of Asheville (about 40 miles northwest), Greenville (45 miles south), Spartanburg (35 miles south), and Charlotte (90 miles east), making it an attractive option for full-time living, second homes, or investment opportunities.
- Nearby Tryon, NC is a charming historic town known for its arts scene, equestrian heritage, and welcoming atmosphere. The Tryon International Equestrian Center—a premier destination for world-class horse shows—is just a short drive from Columbus, while the surrounding area offers a variety of dining, shopping, and family-friendly events. Columbus benefits from a stable, diverse economy supported by agriculture, equestrian tourism, healthcare, and light manufacturing. This balance promotes steady growth while preserving the region's natural beauty and rural character. The area offers an appealing option for those seeking a peaceful home, equestrian property, or mountain-view retreat with access to major Southeastern markets.

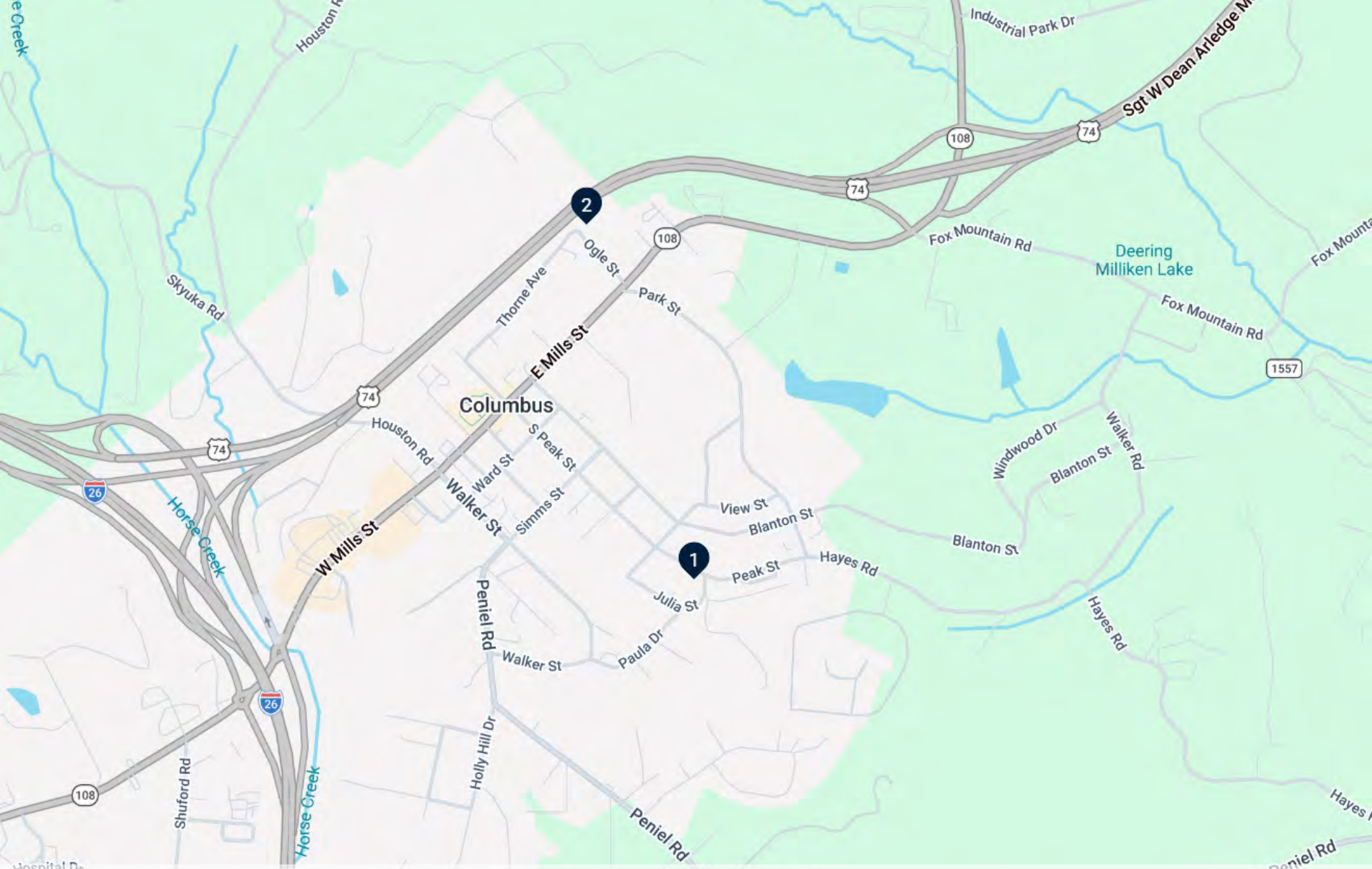


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Investment Highlights | Foothills Storage



	Property Name	Type	Address
1	Foothills Storage	Self Storage	690 S Peak St, Columbus, NC 28722
2	Foothills Storage	Self Storage	114 Ogle St, Columbus, NC 28722



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# FOOTHILLS STORAGE



Individual Properties

02



Foothills Storage  
114 Ogle St | Columbus, NC

Distance 0.9 miles

1

Old Mill Market Storage  
151 Southern Mercerizing Rd | Tryon, NC

Distance 6.1 miles

Unit Type	SF	Asking Rent	Rent/SF
Climate 10x10	100	\$145	\$1.45
Climate 10x15	150	\$175	\$1.17
Climate 10x20	200	\$235	\$1.18
<b>Total/Avg</b>	<b>150</b>	<b>\$185</b>	<b>\$1.27</b>

2



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Tryon Storehouse  
876 N Trade St | Tryon, NC

Distance 4.6 miles

Unit Type	SF	Asking Rent	Rent/SF
Nonclimate 6x9	54	\$75	\$1.39
Nonclimate 10x12	120	\$100	\$0.83
Nonclimate 10x30	300	\$300	\$1.00
<b>Total/Avg</b>	<b>158</b>	<b>\$158</b>	<b>\$1.07</b>

3

Searcy's Automotive & Storage  
1814 NC-108 | Columbus, NC

Distance 2.2 miles

Unit Type	SF	Asking Rent	Rent/SF
Nonclimate 5x10	50	\$45	\$0.90
Nonclimate 10x10	100	\$80	\$0.80
<b>Total/Avg</b>	<b>75</b>	<b>\$62</b>	<b>\$0.85</b>

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Columbus Service Center  
661 W Mills St | Columbus, NC

Distance 1.5 miles

Unit Type	SF	Asking Rent	Rent/SF
Nonclimate 10x10	100	\$80	\$0.80
Nonclimate 10x15	150	\$105	\$0.70
Nonclimate 10x20	200	\$130	\$0.65
<b>Total/Avg</b>	<b>150</b>	<b>\$105</b>	<b>\$0.72</b>

5

Foothills Storage  
Columbus

Number of Units	113
Rentable Square Feet +/-	13,380
Number of Parcels	1
Land Acres	2.75 +/-
Year Built	3 - 1987; 1 - Post 1987
Number of Buildings	4
RSF Notation	Per Software Reports

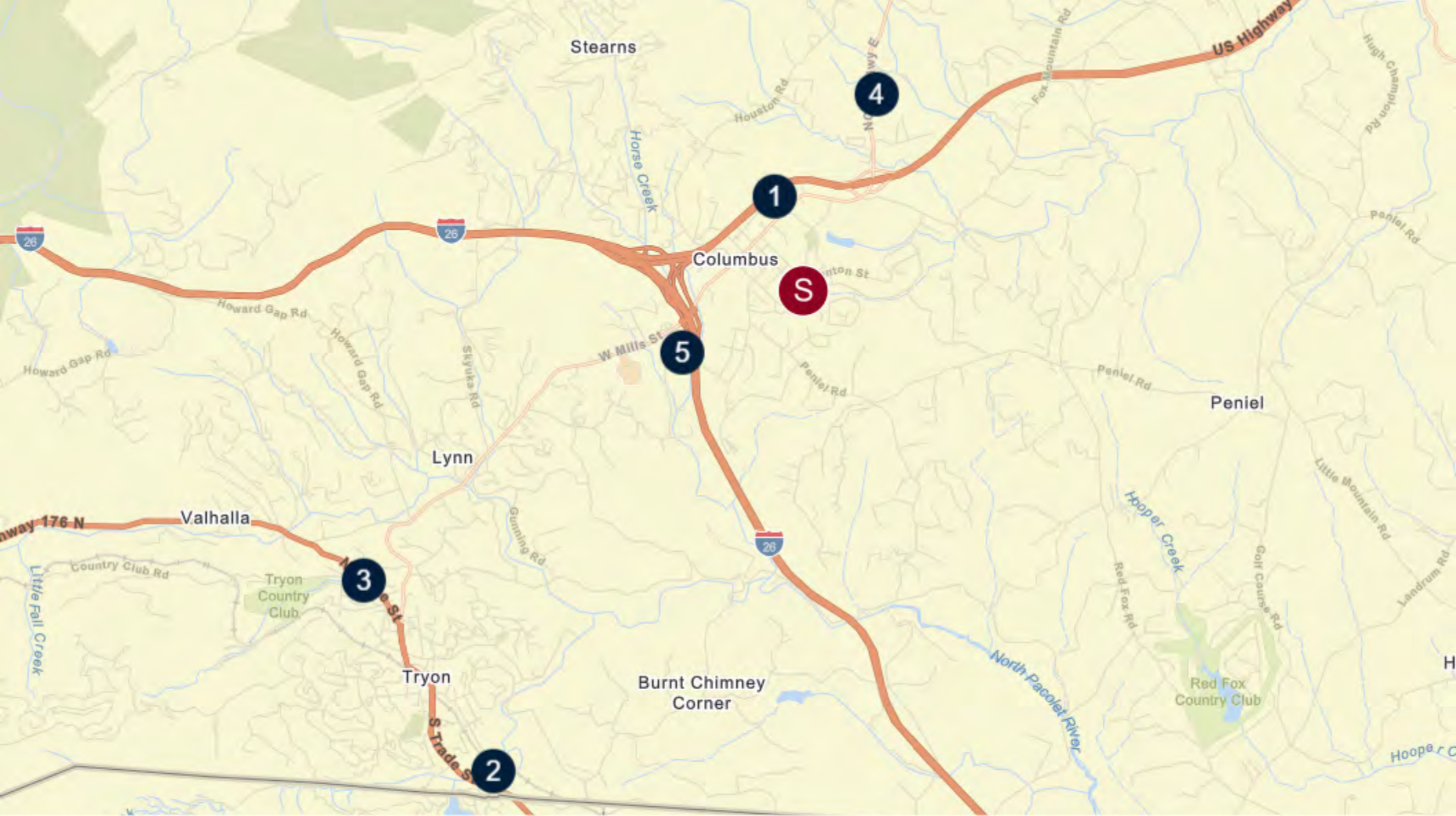
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#	Property Name	Address	City
<b>S</b>	<b>Foothills Storage</b>		<b>Columbus</b>
1	Foothills Storage	114 Ogle St	Columbus
2	Old Mill Market Storage	151 Southern Mercerizing Rd	Tryon
3	Tryon Storehouse	876 N Trade St	Tryon
4	Searcy's Automotive & Storage	1814 NC-108	Columbus
5	Columbus Service Center	661 W Mills St	Columbus



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03

**Additional Information**

Property Information and Overview - 690 S Peak St, Columbus, NC

Parcel Map - 690 S Peak St, Columbus, NC - Foothills Storage

Unit Mix - Foothills Storage 690 S Peak St

Photo Page - 690 S Peak ST

Property Information and Overview - 114 Ogle St, Columbus, NC

Parcel Map - 114 Ogle St, Columbus, NC, Foothills Storage

Photo Page - 114 Ogle St

Unit Mix - Foothills Storage 114 Ogle St

Unit Mix - Foothills Storage Combined

Income and Expenses - Foothills Storage - Combined

**Property Information**

Street Address	690 S Peak St
City, State, Zip	Columbus, NC 28722
County	Polk
APN	P74-102
Lot Size	2.75 +/- Acres
Zoning – Buyer to Verify	MU – Multiple Use*
Facility Expansion	Buyer to Verify
Number of Buildings	4
Building RSF - Total	13,380 +/- RSF
RSF Notation – Buyer to Verify	Per Software Reports
Grounds	Asphalt/Gravel/Grass
Exterior Finish	Concrete Block/Metal
Interior Finish	Wood/Plywood/OSB
Foundation	Concrete
Year Built – Buyer to Verify	3 - 1987; 1 - Post 1987
Total Number of Standard Units	112 Includes Parking
Office	1
Unit Occupancy	87.5%
Area Occupancy	87.0%
Economic Occupancy	86.9%

\*Per Polk County Planning Dept.

**Property Overview**

Foothills Storage, located at 690 S Peak Street, is a well-maintained 13,380 ± square-foot self-storage facility situated on approximately 2.75± acres. The property features 110 standard drive-up storage units along with additional parking, offering convenient access for tenants. An office is included with this facility and can be rented for additional income. Recent improvements include freshly painted buildings in 2024 and new roofs installed on three of the four buildings in 2025, enhancing both appearance and durability. The facility provides modern amenities such as online rentals and payments, tenant insurance options, lighting, and 24-hour access, all set within nicely landscaped grounds for a clean and secure storage experience.



Parcel Map – 690 S. Peak St., Columbus, NC



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UNIT MIX – FOOTHILLS STORAGE – 690 S PEAK ST

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
6x10	60	16	960	60	1.00	960	12.00	11,520
10x13	130	93	12,090	80	0.62	7,440	7.38	89,280
10x26	260	1	260	160	0.62	160	7.38	1,920
<b>Total</b>		<b>110</b>	<b>13,310</b>		<b>0.64</b>	<b>8,560</b>	<b>7.72</b>	<b>102,720</b>
<b>Office</b>								
20x26	520	1	520	1,000	1.92	1,000	23.08	12,000
<b>Outside Parking</b>								
10x16		2		80		160		1,920
<b>TOTAL</b>		<b>113</b>	<b>13,830</b>		<b>0.70</b>	<b>9,720</b>	<b>8.43</b>	<b>116,640</b>



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690 S Peak St



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**Property Information**

Street Address	114 Ogle St
City, State, Zip	Columbus, NC 28722
County	Polk
APN	C2-B1
Lot Size	1.07 +/- Acres
Zoning – Buyer to Verify	Highway Commercial*
Facility Expansion	No
Number of Buildings	2
Building RSF - Total	4,520 +/- RSF
RSF Notation – Buyer to Verify	Per Software Reports
Grounds	Gravel/Grass
Exterior Finish	Concrete Block
Interior Finish	Wood/OSB/Drywall
Foundation	Concrete
Year Built – Buyer to Verify	1989 - 1990
Total Number of Standard Units	38
Unit Occupancy	52.6%
Area Occupancy	51.3%
Economic Occupancy	51.4%

\*Per Town of Columbus Planning & Zoning Dept.

**Property Overview**

Foothills Storage, located at 114 Ogle St, is a well-maintained 4,520± square-foot self-storage facility situated on approximately 1.07 ± acres. The property features 38 standard drive-up storage units. Recent improvements include new roofs installed in 2025 and new painting completed in March 2026, enhancing both appearance and durability. The facility provides modern amenities such as online rentals and payments, tenant insurance options, lighting, and 24-hour access, all set within nicely landscaped grounds for a clean and secure storage experience.



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Parcel Map 114 Ogle St, Columbus, NC



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UNIT MIX – FOOTHILLS STORAGE – 114 OGLE ST

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
6x10	60	6	360	60	1.00	360	12.00	4,320
10x13	130	32	4,160	80	0.62	2,560	7.38	30,720
Total		38	4,520		0.65	2,920	7.75	35,040
<b>TOTAL</b>		<b>38</b>	<b>4,520</b>		<b>0.65</b>	<b>2,920</b>	<b>7.75</b>	<b>35,040</b>



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UNIT MIX – FOOTHILLS STORAGE – 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>								
6x10	60	22	1,320	60	1.00	1,320	12.00	15,840
10x13	130	125	16,250	80	0.62	10,000	7.38	120,000
10x26	260	1	260	160	0.62	160	7.38	1,920
<b>Total</b>		<b>148</b>	<b>17,830</b>		<b>0.64</b>	<b>11,480</b>	<b>7.73</b>	<b>137,760</b>
<b>Office</b>								
20x26	520	1	520	1,000	1.92	1,000	23.08	12,000
<b>Outside Parking</b>								
10x16		2		80		160		1,920
<b>TOTAL</b>		<b>151</b>	<b>18,350</b>		<b>0.69</b>	<b>12,640</b>	<b>8.27</b>	<b>151,680</b>



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## INCOME AND EXPENSES – FOOTHILLS STORAGE - COMBINED

INCOME	2024	2025	Year 1 Buyer	At Stabilization
Gross Potential Income	151,680	151,680	151,680	159,264
Vacancy & Credit Loss	49,339	54,948	37,920	15,926
Rent	102,341	96,732	113,760	143,338
Disc Lock	15	0	25	50
Rental Insurance	102	905	6,500	9,000
Late, Admin & NSF Fees	553	1,982	2,576	2,705
Miscellaneous	80	15	100	100
<b>Effective Gross Income</b>	<b>103,092</b>	<b>99,634</b>	<b>122,961</b>	<b>155,193</b>
<b>EXPENSES</b>				
Advertising	3,254	180	5,000	5,000
Bank Charges	0	10	2,459	3,104
Insurance	4,490	3,125	3,281	3,445
Payroll Expense	0	0	13,435	13,703
Repairs & Maintenance	2,796	4,800	3,670	3,743
Office, Supplies & Postage	2,376	635	648	667
Computer & Software	3,563	4,339	4,425	4,558
Professional Fees	1,875	3,700	1,250	1,313
Taxes & Licenses	3,656	7,966	8,365	8,783
Miscellaneous	339	0	100	100
Utilities & Telephone	2,790	3,206	3,366	3,534
Call Center	0	0	2,400	2,400
Rental Insurance Fees*		634	3,250	4,500
<b>Total Operating Expenses</b>	<b>25,140</b>	<b>28,594</b>	<b>51,649</b>	<b>54,850</b>
<b>Net Operating Income</b>	<b>77,951</b>	<b>71,040</b>	<b>71,313</b>	<b>100,342</b>

\*Owner verified rental insurance expense in the 2025 column is 70%. Used 50% for new owner in the Year 1 Buyer and At Stabilization columns.



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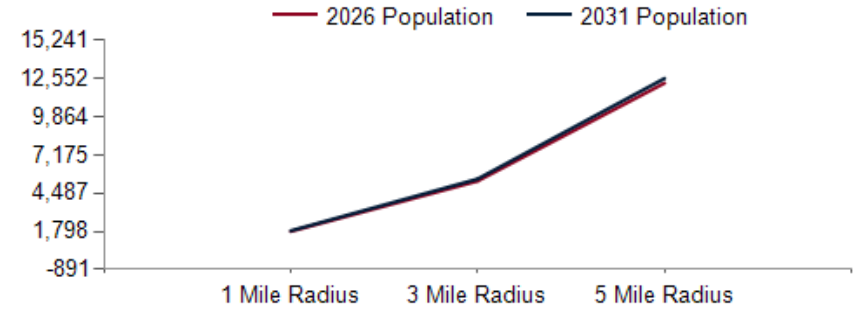
General

General Demographics

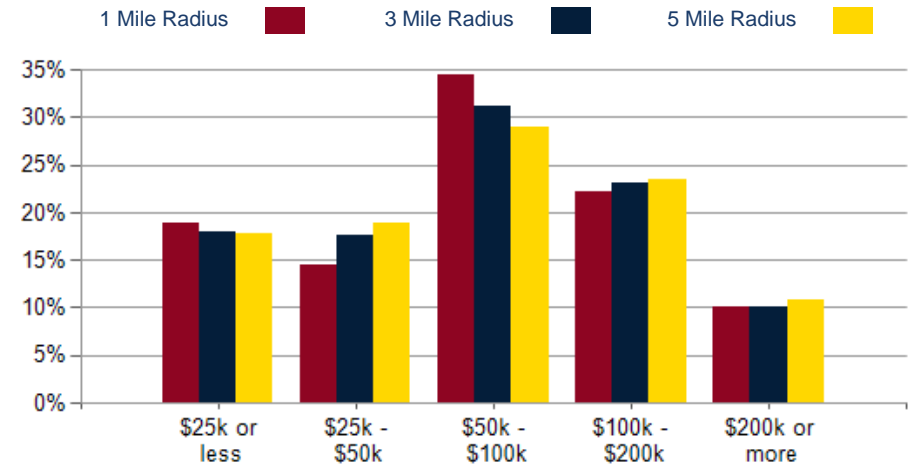
# FOOTHILLS STORAGE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,562	4,623	11,392
2010 Population	1,744	5,144	12,146
2026 Population	1,798	5,342	12,225
2031 Population	1,845	5,487	12,552
2026 African American	43	127	484
2026 American Indian	5	16	38
2026 Asian	15	39	72
2026 Hispanic	149	376	785
2026 Other Race	52	169	371
2026 White	1,533	4,647	10,490
2026 Multiracial	147	340	765
2026-2031: Population: Growth Rate	2.60%	2.70%	2.65%

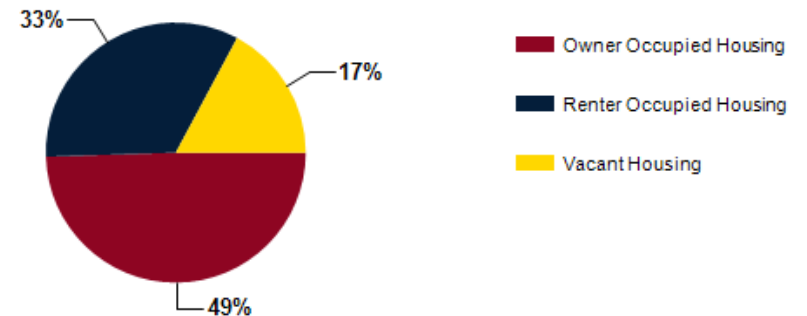
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	60	170	445
\$15,000-\$24,999	90	257	561
\$25,000-\$34,999	43	152	387
\$35,000-\$49,999	72	266	680
\$50,000-\$74,999	147	381	901
\$75,000-\$99,999	126	361	738
\$100,000-\$149,999	119	393	930
\$150,000-\$199,999	56	155	400
\$200,000 or greater	79	241	609
Median HH Income	\$70,960	\$71,368	\$69,393
Average HH Income	\$92,119	\$96,172	\$98,584



### 2026 Household Income



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



Source: esri



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 hal@midcoastproperties.com  
 NC318611; SC119135; GA407685

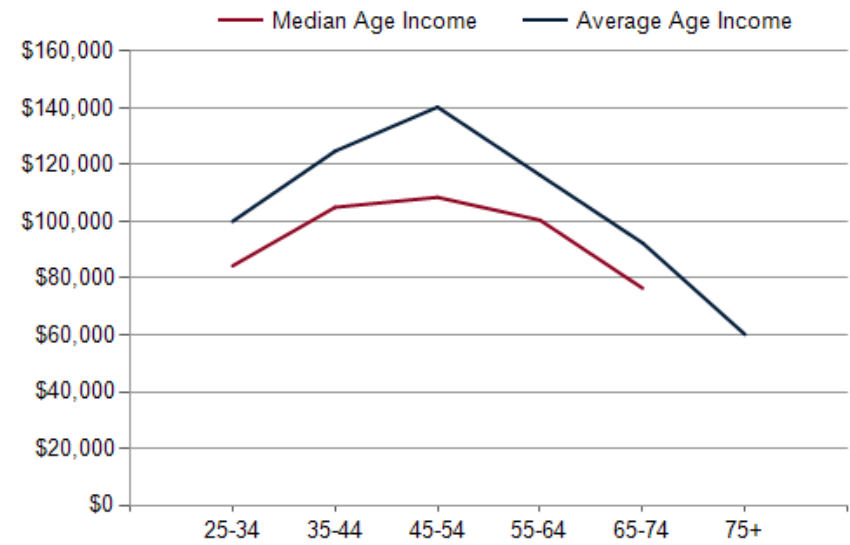
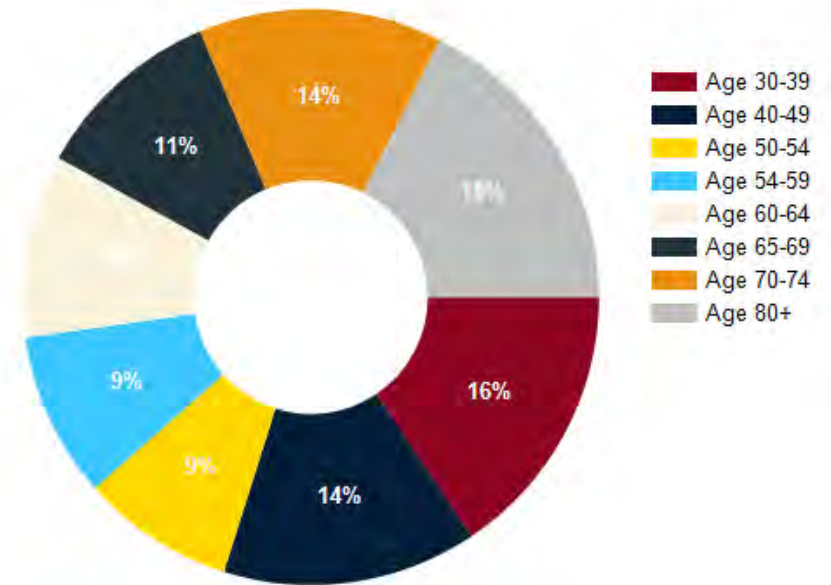
Midcoast Properties, Inc  
 7 Heyward Place, Hilton Head Island, SC 29928

General Demographics | Foothills Storage

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	74	219	508
2026 Population Age 35-39	82	263	602
2026 Population Age 40-44	80	256	588
2026 Population Age 45-49	63	238	627
2026 Population Age 50-54	86	290	688
2026 Population Age 55-59	93	323	775
2026 Population Age 60-64	103	372	920
2026 Population Age 65-69	107	419	1,013
2026 Population Age 70-74	137	444	1,068
2026 Population Age 75-79	176	453	958
2026 Population Age 80-84	189	389	739
2026 Population Age 85+	205	420	728
2026 Population Age 18+	1,545	4,573	10,383
2026 Median Age	61	57	56
2031 Median Age	64	58	56

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,321	\$81,137	\$77,056
Average Household Income 25-34	\$100,016	\$100,495	\$103,349
Median Household Income 35-44	\$104,972	\$101,494	\$95,148
Average Household Income 35-44	\$124,750	\$127,689	\$123,756
Median Household Income 45-54	\$108,490	\$101,331	\$96,432
Average Household Income 45-54	\$140,278	\$131,605	\$125,338
Median Household Income 55-64	\$100,446	\$90,874	\$83,839
Average Household Income 55-64	\$116,312	\$111,006	\$108,902
Median Household Income 65-74	\$76,464	\$75,228	\$72,767
Average Household Income 65-74	\$92,420	\$94,564	\$99,160
Average Household Income 75+	\$60,165	\$65,382	\$69,970

Population By Age



Dale C. Eisenman, CCIM  
 Broker-In-Charge  
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 SC9207; NC198276; GA253682; AL106084-0

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General Demographics | Foothills Storage

# Foothills Storage



*Exclusively Marketed by:*



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

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## **Hal H. Tanner III**

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# 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

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