

Self Storage Acquisition Criteria

Culver Solutions, LLC is actively seeking to acquire multifamily properties. Our acquisition criteria are as follows:

General Criteria

- Potential High Yield Income Streams.
- Various Cap rates depending on cash requirement, appreciation potential and property
- Price range - generally \$1,000,000 - \$5,000,000 (Prices should average 20% below replacement cost)
- Cash Equity - "All Cash" or "Cash to Existing Debt"
- Value Add Opportunities sought

Property Criteria

- Class "A" and "B"
- Self Storage Facility
- Minimum size – 100 units and 15,000sqft
- Age - open
- Minimum Occupancy - 75%. Will consider lower occupancy on properties with additional Phase underway if the property is well located and is a value enhancement opportunity
- Quality property but will consider some deferred maintenance or renovation on properties if well located and are value enhancement opportunities

If you have a property you would like us to consider, please provide the following:

Name and address of property
Last twenty four months operating statements
Current Rent Roll
Pictures
Proposed price and terms
Completed Self Storage Underwriting Template
Deal Analysis Self Storage Form
COC(based on actual numbers) > 18 %
CAP (based on actual numbers) > 9
DCR > 1.65

We look forward to doing business with you.