

# 4-Property Godley, TX Portfolio

86,504 NRSF | 698 Units | 4 Properties



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**SUPERIOR**  
CAPITAL ADVISORS



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## Investment Summary

Investment Highlights

Portfolio Map

# INVESTMENT OVERVIEW

## Portfolio Overview

|                      |                    |
|----------------------|--------------------|
| Sale Price           | <b>\$7,500,000</b> |
| Number of Units      | <b>698</b>         |
| Number of Properties | <b>4</b>           |
| Total Building SF    | <b>86504</b>       |
| Total Land Size      | <b>10.34 acres</b> |
| Cap Rate             | <b>6.62%</b>       |
| Cap Rate - Year1     | <b>7.04%</b>       |
| Adjusted T-5 NOI     | <b>\$496,592</b>   |
| NOI - Year 1         | <b>\$527,684</b>   |
| Occupancy (blended)  | <b>70.00%</b>      |

## Investment Highlights

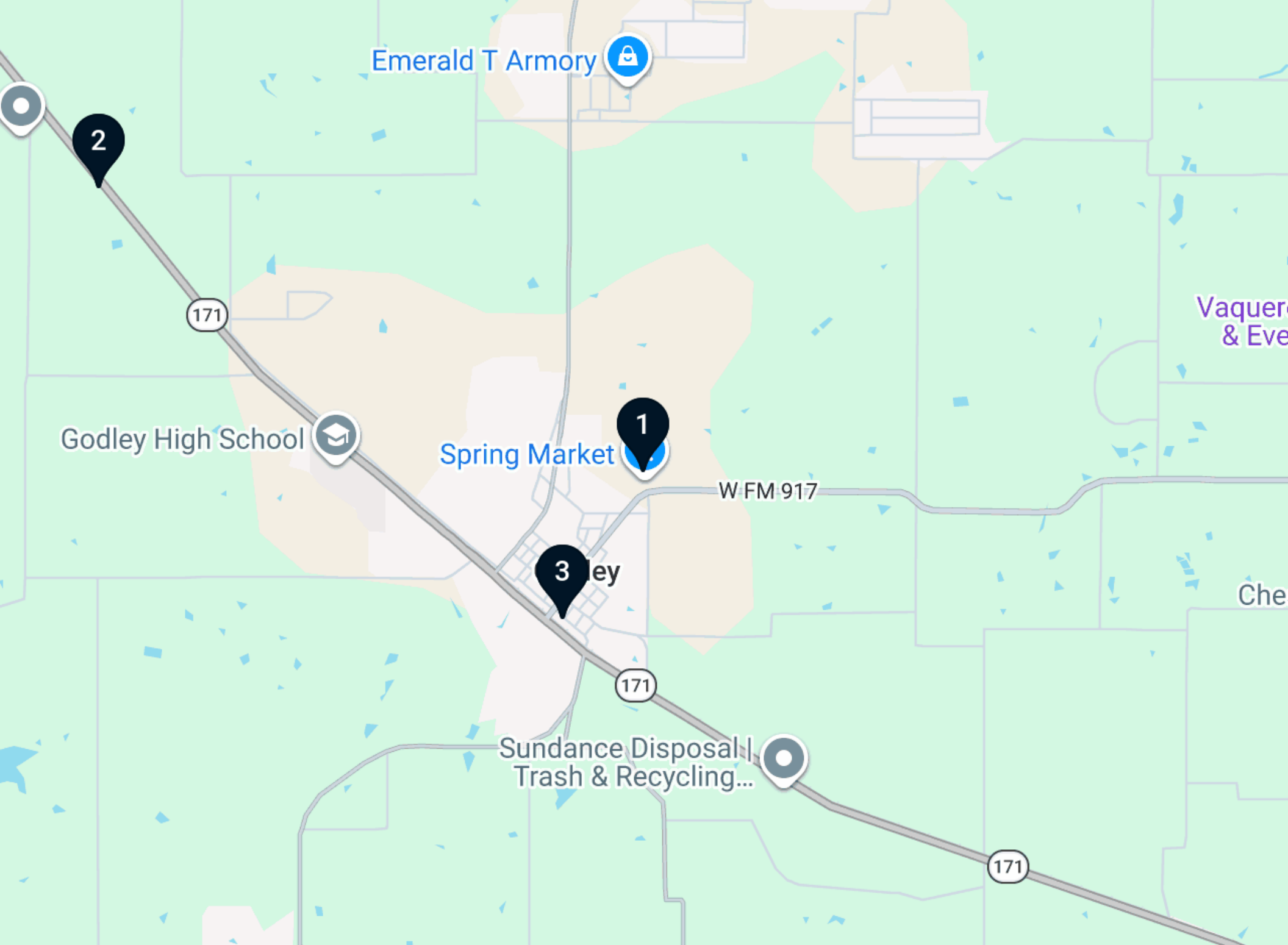
- Totalling 697 units and 86,504 NRSF, creating the largest self-storage footprint in the rapidly growing Godley, Texas market.
- The portfolio is currently a blended 70% physically occupied (unit occupancy), providing substantial upside through continued lease-up, rental rate optimization, and operational efficiencies.
- Located in one of the fastest-growing areas in North Texas, with continued residential expansion expected to drive long-term storage demand.
- Local government restrictions on new self-storage development help protect the portfolio from future supply, creating a favorable environment for occupancy growth and rent increases.

- Three facilities are located throughout Godley with strong exposure to local traffic, while the fourth property in nearby Joshua provides additional RV/boat storage demand and geographic diversification.
- The portfolio is surrounded by a strong local demographic, with a 3-mile median household income of \$119,836 and projected population growth of 3.05% from 2026 to 2028 (Based on 3-mile radius from Corner Post Storage which is centrally located)

## Location Highlights

- Numerous master-planned communities and residential subdivisions continue to deliver new homes, bringing thousands of new residents into the market each year.
- Godley ISD currently has 29 actively building subdivisions with more than 1,600 available lots, while an additional 19 planned subdivisions representing more than 16,400 future lots are in the development pipeline, supporting long-term population growth.
- Major Employment Driver: The addition of a nearby Amazon logistics facility enhances the local employment corridor, increasing daytime population and supporting sustained demand for residential housing and self-storage throughout the trade area.

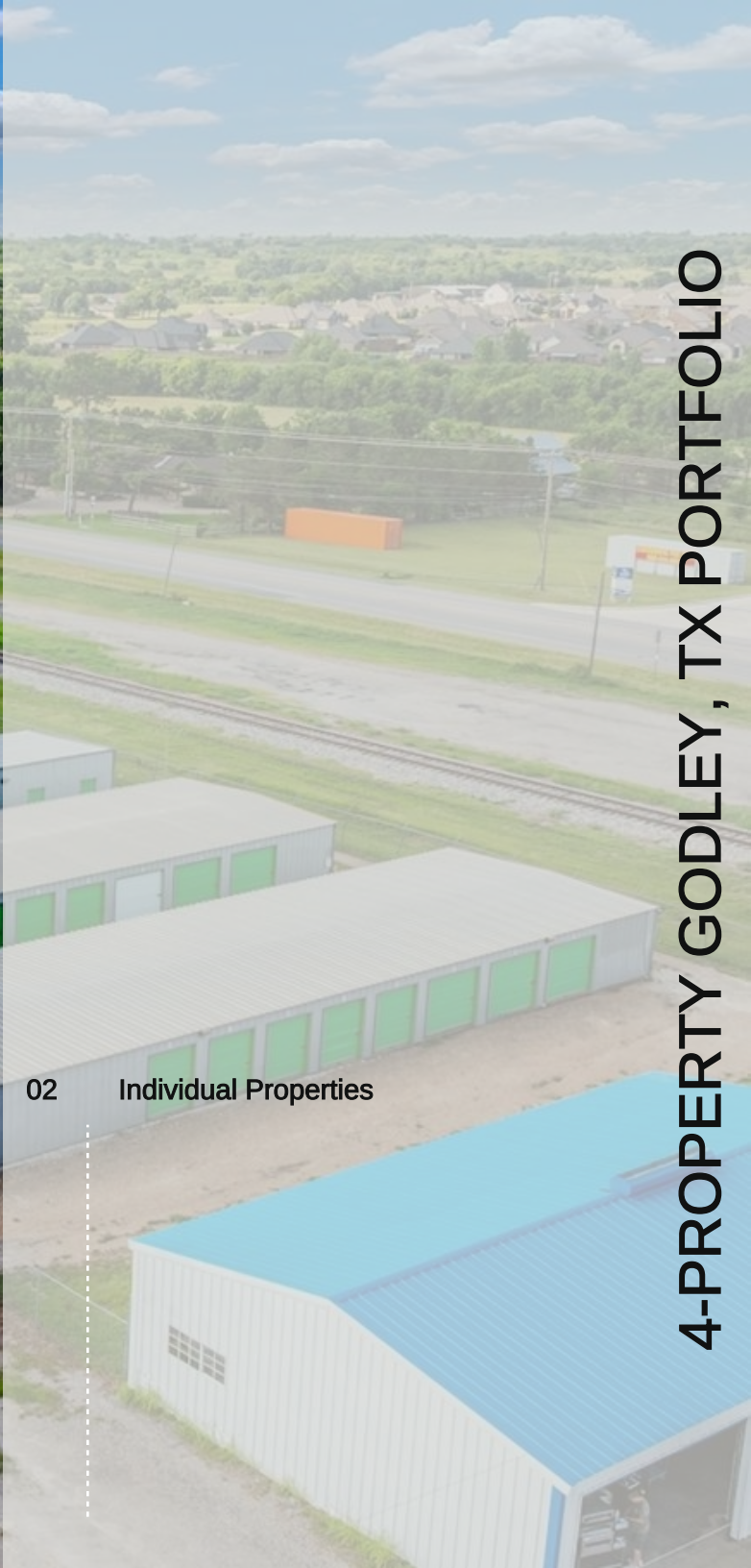






02

Individual Properties



## Stored Safe Godley

|                      |                                        |
|----------------------|----------------------------------------|
| ADDRESS              | 801 County Rd 1003A<br>Godley TX 76044 |
| NUMBER OF UNITS      | 275                                    |
| RENTABLE SQUARE FEET | 40,300 SF                              |
| LAND ACRES           | 3                                      |
| # OF PARCELS         | 2                                      |

| Unit Type          | SF           | Monthly Rent | Total Units | Total Rent      | Units Occupied | Units Vacant | % of Property | Rent/SF       | Total SF      |
|--------------------|--------------|--------------|-------------|-----------------|----------------|--------------|---------------|---------------|---------------|
| Drive Up           | 25           | \$28         | 6           | \$168           | 2              | 4            | 2.2%          | \$1.12        | 150           |
| Drive Up           | 50           | \$30         | 25          | \$750           | 18             | 7            | 9.1%          | \$0.60        | 1,250         |
| Drive Up           | 100          | \$45         | 36          | \$1,620         | 26             | 10           | 13.1%         | \$0.45        | 3,600         |
| Drive Up           | 150          | \$58         | 64          | \$3,712         | 29             | 35           | 23.3%         | \$0.39        | 9,600         |
| Drive Up           | 150          | \$60         | 1           | \$60            | 0              | 1            | 0.4%          | \$0.40        | 150           |
| Drive Up           | 200          | \$73         | 53          | \$3,869         | 18             | 35           | 19.3%         | \$0.37        | 10,600        |
| Drive Up           | 300          | \$90         | 27          | \$2,430         | 25             | 2            | 9.8%          | \$0.30        | 8,100         |
| Drive Up           | 300          | \$90         | 4           | \$360           | 4              | 0            | 1.5%          | \$0.30        | 1,200         |
| Indoor CC          | 50           | \$43         | 6           | \$258           | 6              | 0            | 2.2%          | \$0.86        | 300           |
| Indoor CC          | 100          | \$65         | 16          | \$1,040         | 16             | 0            | 5.8%          | \$0.65        | 1,600         |
| Indoor CC          | 150          | \$80         | 7           | \$560           | 7              | 0            | 2.5%          | \$0.53        | 1,050         |
| Enclosed Parking   | 450          | \$123        | 6           | \$738           | 6              | 0            | 2.2%          | \$0.27        | 2,700         |
| Covered Parking    |              | \$73         | 14          | \$1,022         | 14             | 0            | 5.1%          |               |               |
| Covered Parking    |              | \$78         | 8           | \$624           | 8              | 0            | 2.9%          |               |               |
| Open Parking       |              | \$35         | 2           | \$70            | 2              | 0            | 0.7%          |               |               |
| <b>Totals/Avgs</b> | <b>2,025</b> | <b>\$65</b>  | <b>275</b>  | <b>\$17,281</b> | <b>181</b>     | <b>94</b>    |               | <b>\$0.43</b> | <b>40,300</b> |

Godley Self Storage  
8813 State Hwy 171 | Godley, TX

Distance4.6 miles

1

Godley Wildcat Storage  
8351 Sloan Cir | Godley, TX

Distance1.5 miles

| Unit Type      | SF  | Asking Rent | Rent/SF |
|----------------|-----|-------------|---------|
| 5x10 standard  | 50  | \$49        | \$0.98  |
| 5x15 climate   | 75  | \$89        | \$1.19  |
| 10x10 climate  | 100 | \$119       | \$1.19  |
| 10x10 standard | 100 | \$79        | \$0.79  |
| 10x15 climate  | 150 | \$179       | \$1.19  |
| 10x15 standard | 150 | \$119       | \$0.79  |
| 10x20 standard | 200 | \$159       | \$0.80  |
| 10x20 parking  | 200 | \$60        | \$0.30  |
| Total/Avg      | 128 | \$106       | \$0.90  |

2

Coyote Crossing Storage  
12500 FM 2331 | Godley, TX

Distance 0.7 miles

| Unit Type      | SF  | Asking Rent | Rent/SF |
|----------------|-----|-------------|---------|
| 10x20 standard | 200 | \$149       | \$0.74  |
| 10x30 standard | 300 | \$189       | \$0.63  |
| 10x40 parking  | 400 | \$60        | \$0.15  |
| Total/Avg      | 300 | \$132       | \$0.51  |

3

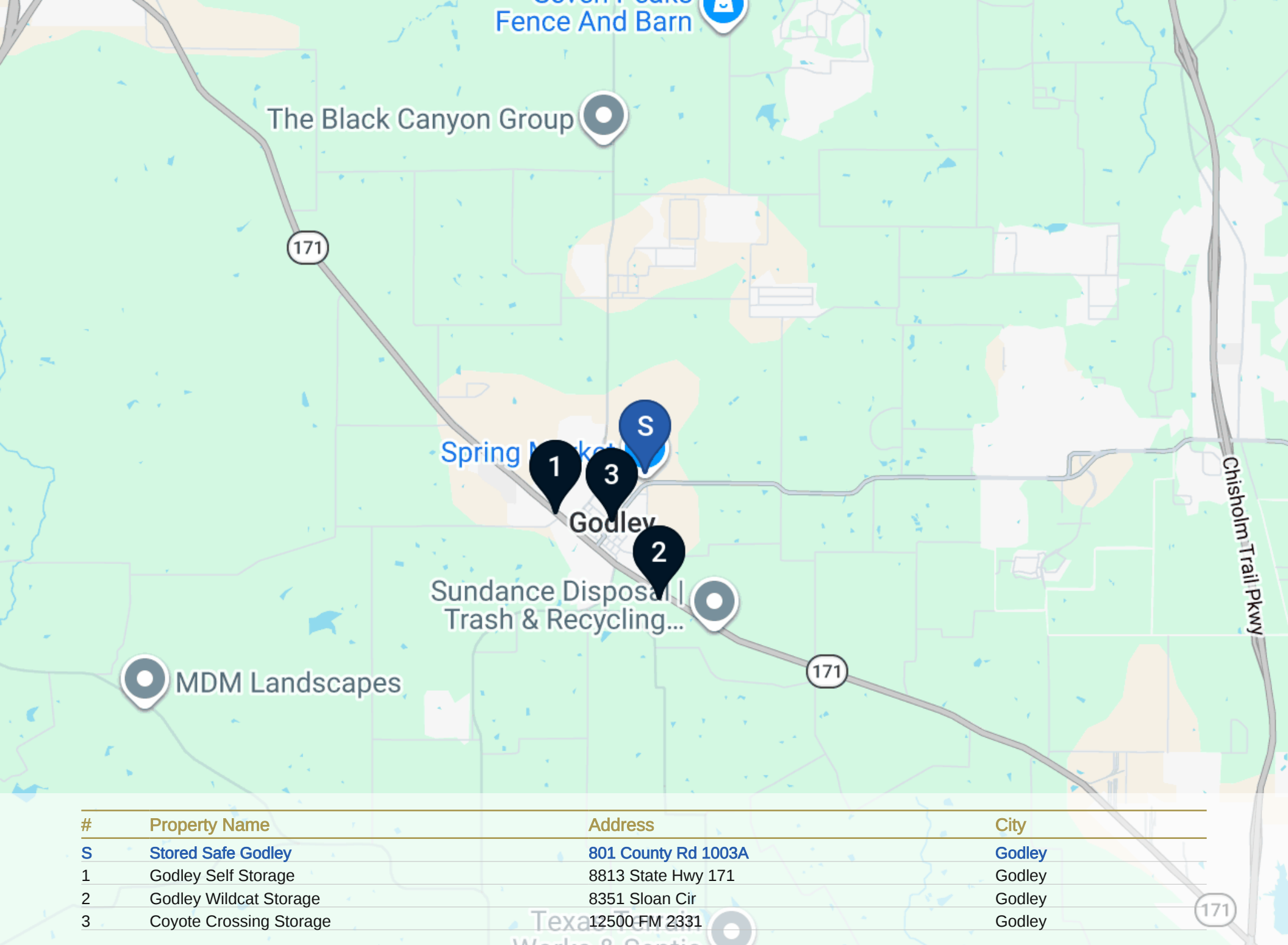
## Stored Safe Godley

801 County Rd 1003A | Godley



|                      |        |
|----------------------|--------|
| Number of Units      | 275    |
| Rentable Square Feet | 40,300 |
| Gross Square Feet    | 0      |
| Land Acres           | 3      |
| Year Expanded        | 2023   |
| Controlled Access    | Yes    |
| Product Class        | B      |

| Unit Type        | SF         | Asking Rent | Rent/SF       |
|------------------|------------|-------------|---------------|
| Drive Up         | 25         | \$28        | \$1.12        |
| Drive Up         | 50         | \$30        | \$0.60        |
| Drive Up         | 100        | \$45        | \$0.45        |
| Drive Up         | 150        | \$58        | \$0.39        |
| Drive Up         | 150        | \$60        | \$0.40        |
| Drive Up         | 200        | \$73        | \$0.37        |
| Drive Up         | 300        | \$90        | \$0.30        |
| Drive Up         | 300        | \$90        | \$0.30        |
| Indoor CC        | 50         | \$43        | \$0.86        |
| Indoor CC        | 100        | \$65        | \$0.65        |
| Indoor CC        | 150        | \$80        | \$0.53        |
| Enclosed Parking | 450        | \$123       | \$0.27        |
| Covered Parking  |            | \$73        | \$0.00        |
| Covered Parking  |            | \$78        | \$0.00        |
| Open Parking     |            | \$35        | \$0.00        |
| <b>Total/Avg</b> | <b>169</b> | <b>\$65</b> | <b>\$0.52</b> |



| # | Property Name           | Address             | City   |
|---|-------------------------|---------------------|--------|
| S | Stored Safe Godley      | 801 County Rd 1003A | Godley |
| 1 | Godley Self Storage     | 8813 State Hwy 171  | Godley |
| 2 | Godley Wildcat Storage  | 8351 Sloan Cir      | Godley |
| 3 | Coyote Crossing Storage | 12500 FM 2331       | Godley |

## 171 Storage

|                      |                                        |
|----------------------|----------------------------------------|
| ADDRESS              | 10809 State Hwy 171<br>Godley TX 76044 |
| NUMBER OF UNITS      | 134                                    |
| RENTABLE SQUARE FEET | 23,300 SF                              |
| LAND ACRES           | 1.05                                   |
| # OF PARCELS         | 1                                      |

| Unit Type         | SF           | Monthly Rent | Total Units | Total Rent      | Units Occupied | Units Vacant | % of Property | Rent/SF       | Total SF      |
|-------------------|--------------|--------------|-------------|-----------------|----------------|--------------|---------------|---------------|---------------|
| Drive Up          | 150          | \$110        | 33          | \$3,630         | 15             | 18           | 24.6%         | \$0.73        | 4,950         |
| Drive Up          | 100          | \$80         | 22          | \$1,760         | 14             | 8            | 16.4%         | \$0.80        | 2,200         |
| Drive Up          | 200          | \$140        | 22          | \$3,080         | 15             | 7            | 16.4%         | \$0.70        | 4,400         |
| Drive Up          | 250          | \$150        | 15          | \$2,250         | 13             | 2            | 11.2%         | \$0.60        | 3,750         |
| Drive Up          | 300          | \$175        | 6           | \$1,050         | 6              | 0            | 4.5%          | \$0.58        | 1,800         |
| Indoor CC         | 50           | \$56         | 8           | \$448           | 7              | 1            | 6.0%          | \$1.12        | 400           |
| Indoor CC         | 100          | \$130        | 2           | \$260           | 1              | 1            | 1.5%          | \$1.30        | 200           |
| Indoor CC         | 150          | \$155        | 8           | \$1,240         | 6              | 2            | 6.0%          | \$1.03        | 1,200         |
| Indoor CC         | 200          | \$200        | 8           | \$1,600         | 7              | 1            | 6.0%          | \$1.00        | 1,600         |
| Indoor CC         | 250          | \$225        | 4           | \$900           | 3              | 1            | 3.0%          | \$0.90        | 1,000         |
| Indoor CC         | 300          | \$240        | 6           | \$1,440         | 4              | 2            | 4.5%          | \$0.80        | 1,800         |
| <b>Totals/Avg</b> | <b>2,050</b> | <b>\$151</b> | <b>134</b>  | <b>\$17,658</b> | <b>91</b>      | <b>43</b>    |               | <b>\$0.76</b> | <b>23,300</b> |

Godley Self Storage  
8813 State Hwy 171 | Godley, TX

Distance2.6 miles

1

Godley Wildcat Storage  
8351 Sloan Cir | Godley, TX

Distance4.0 miles

| Unit Type      | SF  | Asking Rent | Rent/SF |
|----------------|-----|-------------|---------|
| 5x10 standard  | 50  | \$49        | \$0.98  |
| 5x15 climate   | 75  | \$89        | \$1.19  |
| 10x10 climate  | 100 | \$119       | \$1.19  |
| 10x10 standard | 100 | \$79        | \$0.79  |
| 10x15 climate  | 150 | \$179       | \$1.19  |
| 10x15 standard | 150 | \$119       | \$0.79  |
| 10x20 standard | 200 | \$159       | \$0.80  |
| 10x20 parking  | 200 | \$60        | \$0.30  |
| Total/Avg      | 128 | \$106       | \$0.90  |

2

Coyote Crossing Storage  
 12500 FM 2331 | Godley, TX

Distance

3.4 miles

| Unit Type      | SF  | Asking Rent | Rent/SF |
|----------------|-----|-------------|---------|
| 10x20 standard | 200 | \$149       | \$0.74  |
| 10x30 standard | 300 | \$189       | \$0.63  |
| 10x40 parking  | 400 | \$60        | \$0.15  |
| Total/Avg      | 300 | \$132       | \$0.51  |

3

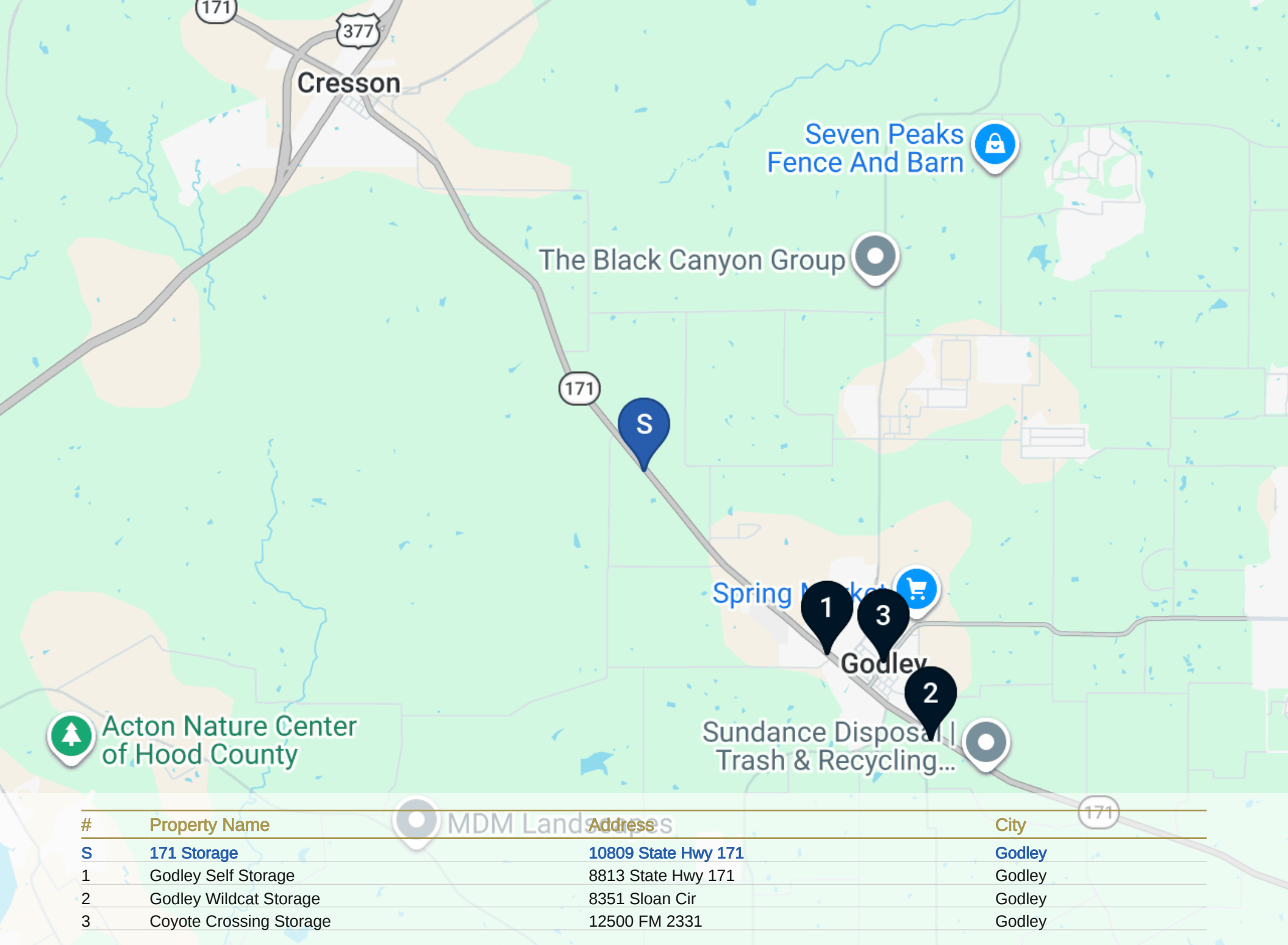
171 Storage  
 10809 State Hwy 171 | Godley



S

|                      |        |
|----------------------|--------|
| Number of Units      | 134    |
| Rentable Square Feet | 23,300 |
| Gross Square Feet    | 0      |
| Land Acres           | 1.05   |
| Year Built           | 2022   |
| Controlled Access    | Yes    |
| Product Class        | B      |

| Unit Type | SF  | Asking Rent | Rent/SF |
|-----------|-----|-------------|---------|
| Drive Up  | 150 | \$110       | \$0.73  |
| Drive Up  | 100 | \$80        | \$0.80  |
| Drive Up  | 200 | \$140       | \$0.70  |
| Drive Up  | 250 | \$150       | \$0.60  |
| Drive Up  | 300 | \$175       | \$0.58  |
| Indoor CC | 50  | \$56        | \$1.12  |
| Indoor CC | 100 | \$130       | \$1.30  |
| Indoor CC | 150 | \$155       | \$1.03  |
| Indoor CC | 200 | \$200       | \$1.00  |
| Indoor CC | 250 | \$225       | \$0.90  |
| Indoor CC | 300 | \$240       | \$0.80  |
| Total/Avg | 186 | \$151       | \$0.87  |



Acton Nature Center  
of Hood County

| # | Property Name           | Address             | City   |
|---|-------------------------|---------------------|--------|
| S | 171 Storage             | 10809 State Hwy 171 | Godley |
| 1 | Godley Self Storage     | 8813 State Hwy 171  | Godley |
| 2 | Godley Wildcat Storage  | 8351 Sloan Cir      | Godley |
| 3 | Coyote Crossing Storage | 12500 FM 2331       | Godley |

## Corner Post Storage

|                      |                                      |
|----------------------|--------------------------------------|
| ADDRESS              | 216 E Railroad St<br>Godley TX 76044 |
| NUMBER OF UNITS      | 144                                  |
| RENTABLE SQUARE FEET | 15,440 SF                            |
| LAND ACRES           | 1.5                                  |
| # OF PARCELS         | 1                                    |

| Unit Type         | SF           | Monthly Rent | Total Units | Total Rent      | Units Occupied | Units Vacant | % of Property | Rent/SF       | Total SF      |
|-------------------|--------------|--------------|-------------|-----------------|----------------|--------------|---------------|---------------|---------------|
| Drive Up          | 50           | \$60         | 10          | \$600           | 6              | 4            | 6.9%          | \$1.20        | 500           |
| Drive Up          | 120          | \$93         | 34          | \$3,162         | 24             | 10           | 23.6%         | \$0.78        | 4,080         |
| Drive Up          | 240          | \$170        | 1           | \$170           | 1              | 0            | 0.7%          | \$0.71        | 240           |
| Drive Up          | 240          | \$175        | 3           | \$525           | 2              | 1            | 2.1%          | \$0.73        | 720           |
| Drive Up          | 100          | \$80         | 36          | \$2,880         | 27             | 9            | 25.0%         | \$0.80        | 3,600         |
| Drive Up          | 150          | \$118        | 6           | \$708           | 5              | 1            | 4.2%          | \$0.79        | 900           |
| Drive Up          | 200          | \$162        | 9           | \$1,458         | 6              | 3            | 6.3%          | \$0.81        | 1,800         |
| Drive Up          | 300          | \$195        | 6           | \$1,170         | 6              | 0            | 4.2%          | \$0.65        | 1,800         |
| Drive Up          | 450          | \$235        | 4           | \$940           | 4              | 0            | 2.8%          | \$0.52        | 1,800         |
| Open Parking      |              | \$65         | 15          | \$975           | 11             | 4            | 10.4%         |               |               |
| Covered Parking   |              | \$130        | 20          | \$2,600         | 20             | 0            | 13.9%         |               |               |
| <b>Totals/Avg</b> | <b>1,850</b> | <b>\$135</b> | <b>144</b>  | <b>\$15,188</b> | <b>112</b>     | <b>32</b>    |               | <b>\$0.98</b> | <b>15,440</b> |

Godley Self Storage  
8813 State Hwy 171 | Godley, TX

Distance3.9 miles

1

Godley Wildcat Storage  
8351 Sloan Cir | Godley, TX

Distance0.9 miles

| Unit Type      | SF  | Asking Rent | Rent/SF |
|----------------|-----|-------------|---------|
| 5x10 standard  | 50  | \$49        | \$0.98  |
| 5x15 climate   | 75  | \$89        | \$1.19  |
| 10x10 climate  | 100 | \$119       | \$1.19  |
| 10x10 standard | 100 | \$79        | \$0.79  |
| 10x15 climate  | 150 | \$179       | \$1.19  |
| 10x15 standard | 150 | \$119       | \$0.79  |
| 10x20 standard | 200 | \$159       | \$0.80  |
| 10x20 parking  | 200 | \$60        | \$0.30  |
| Total/Avg      | 128 | \$106       | \$0.90  |

2

Coyote Crossing Storage  
12500 FM 2331 | Godley, TX

Distance 0.3 miles

| Unit Type      | SF  | Asking Rent | Rent/SF |
|----------------|-----|-------------|---------|
| 10x20 standard | 200 | \$149       | \$0.74  |
| 10x30 standard | 300 | \$189       | \$0.63  |
| 10x40 parking  | 400 | \$60        | \$0.15  |
| Total/Avg      | 300 | \$132       | \$0.51  |

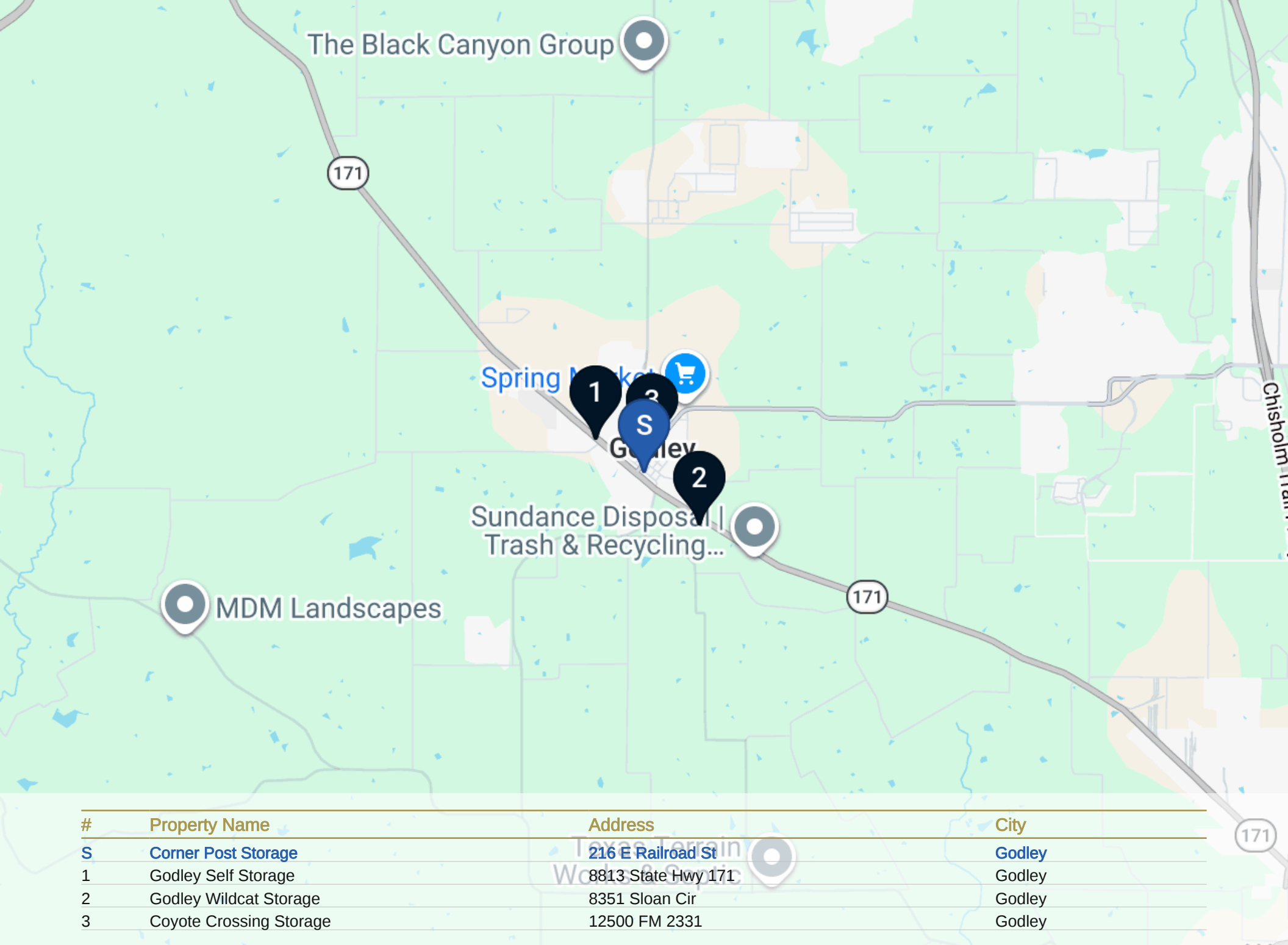
3

Corner Post Storage  
216 E Railroad St | Godley

|                      |        |
|----------------------|--------|
| Number of Units      | 144    |
| Rentable Square Feet | 15,440 |
| Gross Square Feet    | 0      |
| Land Acres           | 1.5    |
| Year Built           | 2008   |
| Controlled Access    | Yes    |
| Product Class        | C      |

| Unit Type       | SF  | Asking Rent | Rent/SF |
|-----------------|-----|-------------|---------|
| Drive Up        | 50  | \$60        | \$1.20  |
| Drive Up        | 120 | \$93        | \$0.78  |
| Drive Up        | 240 | \$170       | \$0.71  |
| Drive Up        | 240 | \$175       | \$0.73  |
| Drive Up        | 100 | \$80        | \$0.80  |
| Drive Up        | 150 | \$118       | \$0.79  |
| Drive Up        | 200 | \$162       | \$0.81  |
| Drive Up        | 300 | \$195       | \$0.65  |
| Drive Up        | 450 | \$235       | \$0.52  |
| Open Parking    |     | \$65        | \$0.00  |
| Covered Parking |     | \$130       | \$0.00  |
| Total/Avg       | 206 | \$135       | \$0.78  |

S



| # | Property Name           | Address            | City   |
|---|-------------------------|--------------------|--------|
| S | Corner Post Storage     | 216 E Railroad St  | Godley |
| 1 | Godley Self Storage     | 8813 State Hwy 171 | Godley |
| 2 | Godley Wildcat Storage  | 8351 Sloan Cir     | Godley |
| 3 | Coyote Crossing Storage | 12500 FM 2331      | Godley |

## JC RV Storage

|                      |                               |
|----------------------|-------------------------------|
| ADDRESS              | 1426 FM917<br>Joshua TX 76058 |
| NUMBER OF UNITS      | 145                           |
| RENTABLE SQUARE FEET | 7,464 SF                      |
| LAND ACRES           | 4.18                          |
| # OF PARCELS         | 1                             |

| Unit Type                      | SF         | Monthly Rent | Total Units | Total Rent     | Units Occupied | Units Vacant | % of Property | Rent/SF       | Total SF     |
|--------------------------------|------------|--------------|-------------|----------------|----------------|--------------|---------------|---------------|--------------|
| Drive Up                       | 40         | \$28         | 16          | \$448          | 4              | 12           | 11.1%         | \$0.70        | 640          |
| Drive Up                       | 80         | \$38         | 24          | \$912          | 9              | 15           | 16.7%         | \$0.48        | 1,920        |
| Drive Up w/<br>Electric        | 504        | \$112        | 6           | \$672          | 5              | 1            | 4.2%          | \$0.22        | 3,024        |
| Covered Parking                |            | \$60         | 51          | \$3,060        | 43             | 8            | 35.4%         |               |              |
| Covered Parking                |            | \$68         | 28          | \$1,904        | 26             | 2            | 19.4%         |               |              |
| Covered Parking<br>w/ Electric |            | \$68         | 10          | \$680          | 8              | 2            | 6.9%          |               |              |
| Open Parking                   |            | \$60         | 1           | \$60           | 1              | 0            | 0.7%          |               |              |
| Open Parking                   |            | \$25         | 7           | \$175          | 7              | 0            | 4.9%          |               |              |
| Open Parking                   |            | \$30         | 1           | \$30           | 1              | 0            | 0.7%          |               |              |
| <b>Totals/Avg</b>              | <b>624</b> | <b>\$54</b>  | <b>144</b>  | <b>\$7,941</b> | <b>104</b>     | <b>40</b>    |               | <b>\$1.42</b> | <b>5,584</b> |

Ready Now Storage  
113 Conveyor Dr | Joshua , TX

Distance1.6 miles

| Unit Type        | SF  | Asking Rent | Rent/SF |
|------------------|-----|-------------|---------|
| 10x40 RV parking | 400 | \$61        | \$0.15  |
| Total/Avg        | 400 | \$61        | \$0.15  |

1

Advantage Storage  
2032 W FM 917 | Joshua , TX

Distance0.8 miles

| Unit Type     | SF  | Asking Rent | Rent/SF |
|---------------|-----|-------------|---------|
| 10x20 parking | 200 | \$64        | \$0.32  |
| Total/Avg     | 200 | \$64        | \$0.32  |

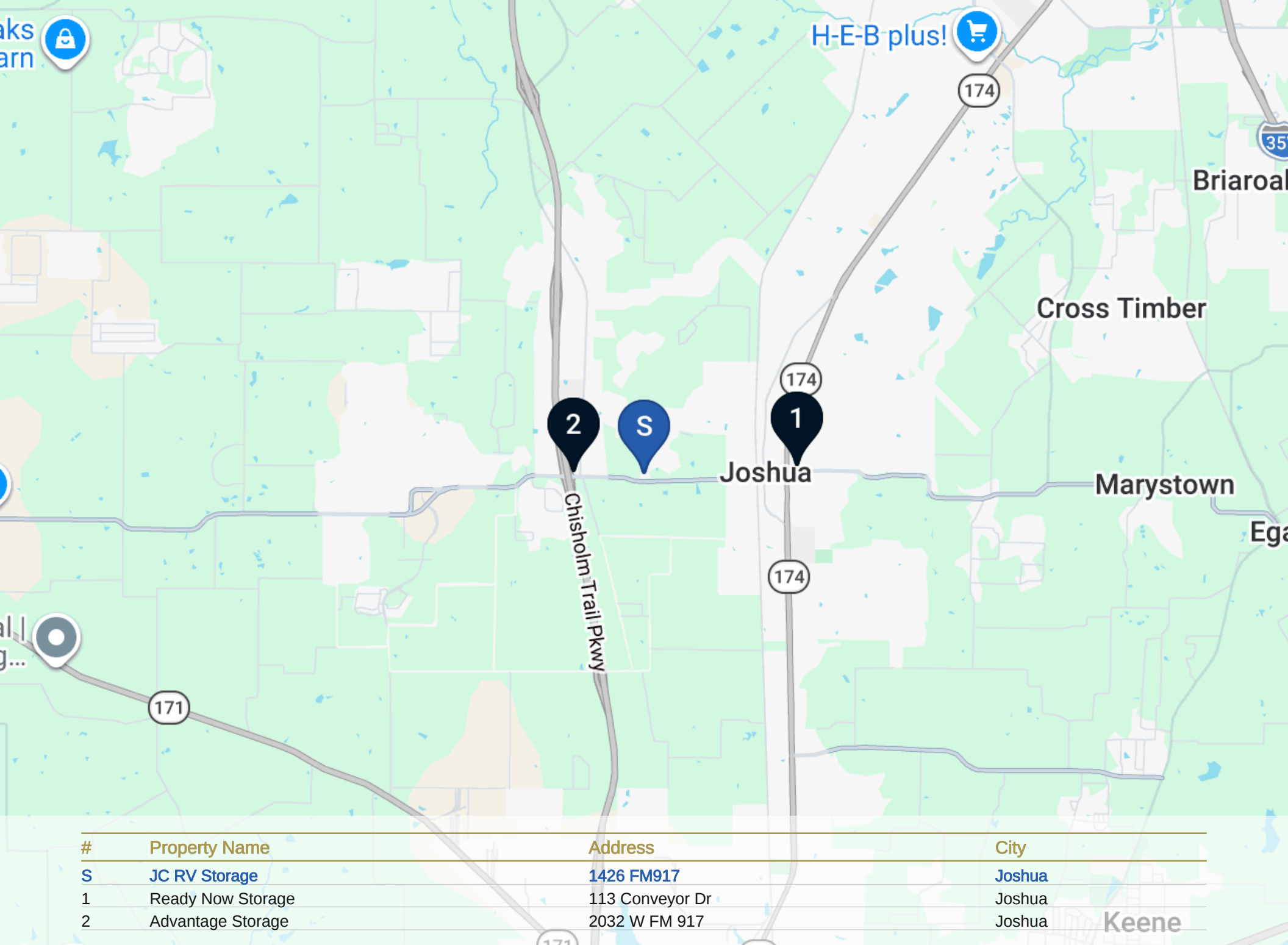
2

JC RV Storage  
1426 FM917 | Joshua



|                      |           |
|----------------------|-----------|
| Number of Units      | 145       |
| Rentable Square Feet | 7,464     |
| Gross Square Feet    | 0         |
| Land Acres           | 4.18      |
| Year Built/Expanded  | 1993/2022 |
| Controlled Access    | Yes       |
| Product Class        | B         |

| Unit Type                      | SF  | Asking Rent | Rent/SF |
|--------------------------------|-----|-------------|---------|
| Drive Up                       | 40  | \$28        | \$0.70  |
| Drive Up                       | 80  | \$38        | \$0.48  |
| Drive Up w/ Electric           | 504 | \$112       | \$0.22  |
| Covered Parking                |     | \$60        | \$0.00  |
| Covered Parking                |     | \$68        | \$0.00  |
| Covered Parking w/<br>Electric |     | \$68        | \$0.00  |
| Open Parking                   |     | \$60        | \$0.00  |
| Open Parking                   |     | \$25        | \$0.00  |
| Open Parking                   |     | \$30        | \$0.00  |
| Total/Avg                      | 208 | \$54        | \$0.47  |





03

### Financial Analysis (Global)

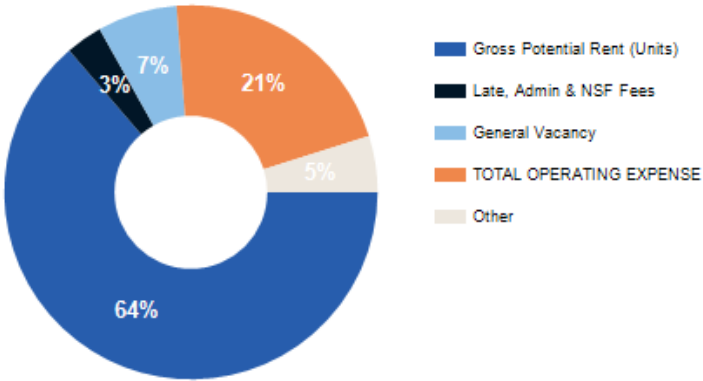
Income & Expenses

Copy of Godley Storage Portfolio

GLOBAL

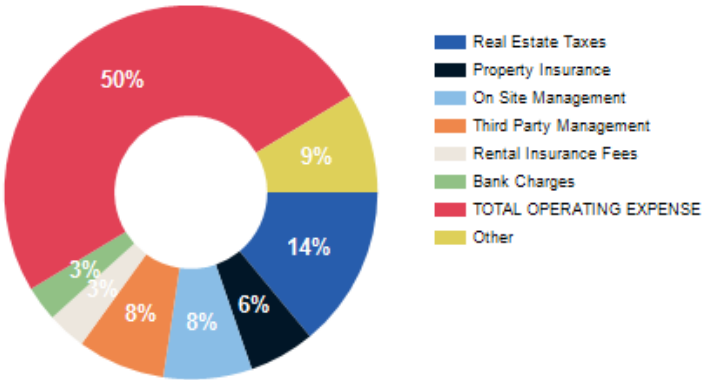
| INCOME                        | ADJUSTED T-5     | YEAR 1           |
|-------------------------------|------------------|------------------|
| Gross Potential Rent (Units)  | \$727,644        | \$800,408        |
| Late, Admin & NSF Fees        | \$36,243         | \$39,868         |
| Rental Insurance              | \$32,785         | \$36,063         |
| NNN House Income              | \$22,800         | \$25,080         |
| <b>GROSS POTENTIAL INCOME</b> | <b>\$819,472</b> | <b>\$901,419</b> |
| General Vacancy               | \$78,864         | \$112,057        |
| <b>EFFECTIVE GROSS INCOME</b> | <b>\$740,608</b> | <b>\$789,362</b> |
| <b>NET OPERATING INCOME</b>   | <b>\$496,562</b> | <b>\$535,496</b> |

REVENUE ALLOCATION



| EXPENSES                               | ADJUSTED T-5     | YEAR 1           |
|----------------------------------------|------------------|------------------|
| Real Estate Taxes                      | \$68,283         | \$70,331         |
| Property Insurance                     | \$27,921         | \$28,759         |
| Advertising                            | \$5,000          | \$5,100          |
| Repairs & Maintenance                  | \$9,120          | \$9,348          |
| Utilities & Telephone                  | \$12,598         | \$12,849         |
| On Site Management                     | \$37,440         | \$38,376         |
| Third Party Management                 | \$37,030         | \$39,468         |
| Professional Fees/Dues & Subscriptions | \$1,050          | \$1,076          |
| Computer & Software/Call Center        | \$10,400         | \$10,660         |
| Office, Supplies & Postage             | \$4,000          | \$4,080          |
| Rental Insurance Fees                  | \$16,392         | \$18,032         |
| Bank Charges                           | \$14,812         | \$15,787         |
| <b>TOTAL OPERATING EXPENSE</b>         | <b>\$244,046</b> | <b>\$253,866</b> |

DISTRIBUTION OF EXPENSES



|  |                            |  |  |         |         |         |         |         |           |           |
|--|----------------------------|--|--|---------|---------|---------|---------|---------|-----------|-----------|
|  |                            |  |  |         |         |         |         |         |           |           |
|  | End of Year                |  |  | 1       | 2       | 3       | 4       | 5       | 6         | 7         |
|  | Gross Potential Income     |  |  | 800,408 | 840,429 | 865,642 | 891,611 | 918,359 | 945,910   | 974,287   |
|  | Vacancy & Credit Loss      |  |  | 112,057 | 100,851 | 103,877 | 89,161  | 73,469  | 66,214    | 48,714    |
|  | Rental Income              |  |  | 688,351 | 739,577 | 761,765 | 802,450 | 844,891 | 879,696   | 925,573   |
|  | Boxes and Locks            |  |  | 0       | 0       | 0       | 0       | 0       | 0         | 0         |
|  | Rental Insurance           |  |  | 36,063  | 39,670  | 40,463  | 41,272  | 42,098  | 42,940    | 43,799    |
|  | Late Fees                  |  |  | 39,868  | 43,854  | 44,731  | 45,626  | 46,538  | 47,469    | 48,419    |
|  | Miscellaneous              |  |  | 25,080  | 27,588  | 28,416  | 29,268  | 30,146  | 31,051    | 31,982    |
|  | Effective Gross Income     |  |  | 789,362 | 850,689 | 875,375 | 918,616 | 963,673 | 1,001,156 | 1,049,772 |
|  |                            |  |  |         |         |         |         |         |           |           |
|  | Advertising                |  |  | 5,100   | 5,202   | 5,306   | 5,412   | 5,520   | 5,631     | 5,743     |
|  | Bank Charges               |  |  | 15,787  | 17,014  | 17,354  | 17,701  | 18,055  | 18,416    | 18,785    |
|  | Insurance                  |  |  | 28,759  | 29,622  | 30,511  | 31,426  | 32,369  | 33,340    | 34,340    |
|  | Payroll Expense            |  |  | 38,376  | 39,527  | 40,318  | 41,124  | 41,947  | 42,786    | 43,641    |
|  | Repairs and Maintenance    |  |  | 9,348   | 9,535   | 9,726   | 9,920   | 10,119  | 10,321    | 10,527    |
|  | Office, Supplies & Postage |  |  | 4,080   | 4,162   | 4,245   | 4,330   | 4,416   | 4,505     | 4,595     |
|  | Computer, Software         |  |  | 10,660  | 10,873  | 11,091  | 11,312  | 11,539  | 11,770    | 12,005    |
|  | Professional Fees          |  |  | 1,076   | 1,098   | 1,120   | 1,142   | 1,165   | 1,188     | 1,212     |
|  | Taxes and Licenses         |  |  | 70,331  | 123,000 | 126,690 | 130,491 | 134,405 | 138,438   | 142,591   |
|  | Utilities & Telephone      |  |  | 12,849  | 13,106  | 13,369  | 13,636  | 13,909  | 14,187    | 14,471    |
|  | Rental Insurance Fee       |  |  | 18,032  | 19,835  | 20,232  | 20,636  | 21,049  | 21,470    | 21,899    |
|  | Management Fee             |  |  | 39,468  | 42,534  | 43,769  | 45,931  | 48,184  | 50,058    | 52,489    |
|  | Total Operating Expenses   |  |  | 253,867 | 315,508 | 323,728 | 333,062 | 342,676 | 352,108   | 362,297   |
|  |                            |  |  |         |         |         |         |         |           |           |
|  | Net Operating Income       |  |  | 535,495 | 535,181 | 551,647 | 585,555 | 620,997 | 649,048   | 687,475   |



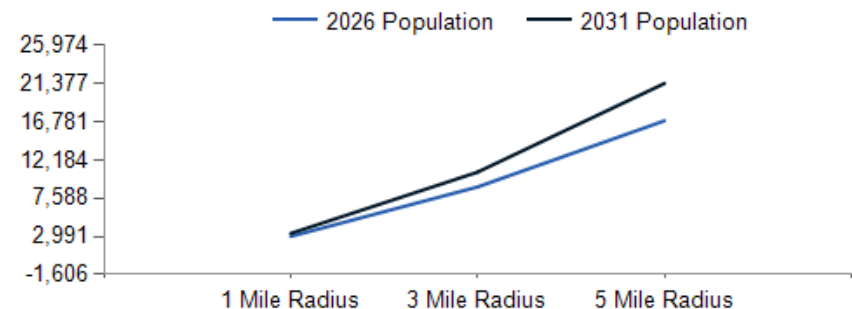
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General

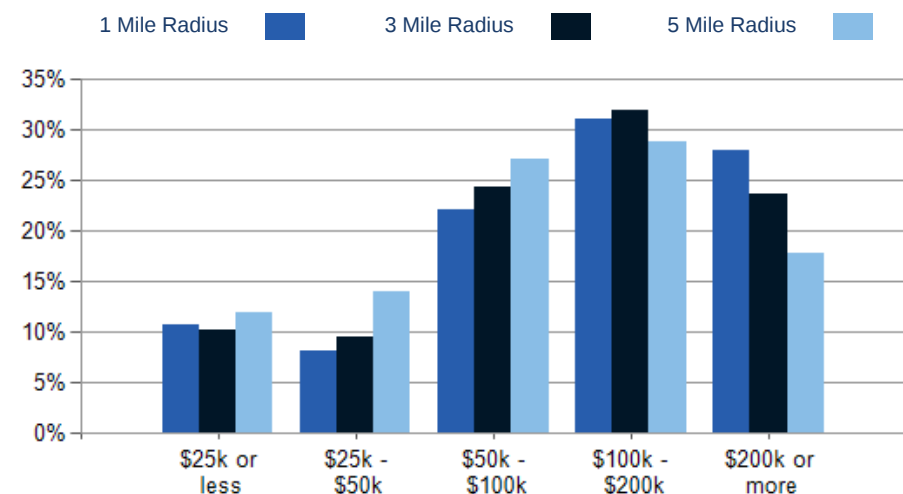
General Demographics

| POPULATION                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population                    | 721    | 2,619  | 6,954  |
| 2010 Population                    | 889    | 3,071  | 8,622  |
| 2026 Population                    | 2,991  | 8,940  | 16,894 |
| 2031 Population                    | 3,349  | 10,721 | 21,377 |
| 2026 African American              | 114    | 292    | 468    |
| 2026 American Indian               | 14     | 62     | 157    |
| 2026 Asian                         | 22     | 50     | 81     |
| 2026 Hispanic                      | 476    | 1,614  | 4,319  |
| 2026 Other Race                    | 145    | 538    | 1,684  |
| 2026 White                         | 2,342  | 6,917  | 12,223 |
| 2026 Multiracial                   | 353    | 1,077  | 2,276  |
| 2026-2031: Population: Growth Rate | 11.45% | 18.50% | 24.10% |

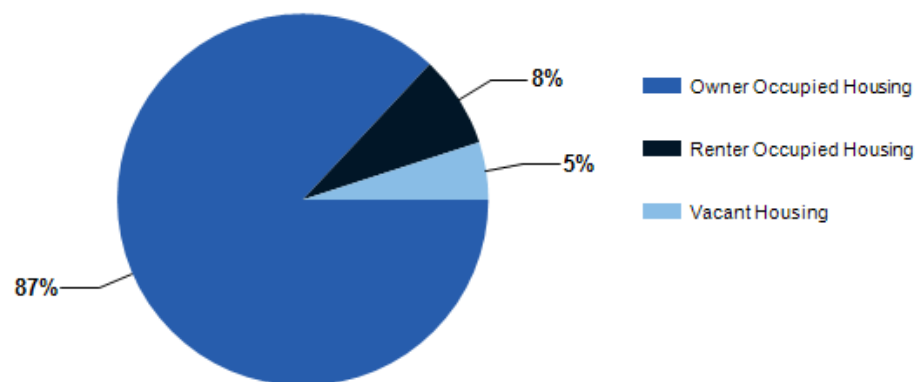
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 73        | 214       | 460       |
| \$15,000-\$24,999     | 39        | 106       | 200       |
| \$25,000-\$34,999     | 24        | 99        | 254       |
| \$35,000-\$49,999     | 62        | 201       | 518       |
| \$50,000-\$74,999     | 96        | 330       | 720       |
| \$75,000-\$99,999     | 136       | 434       | 776       |
| \$100,000-\$149,999   | 208       | 598       | 989       |
| \$150,000-\$199,999   | 117       | 403       | 598       |
| \$200,000 or greater  | 293       | 742       | 983       |
| Median HH Income      | \$122,749 | \$114,791 | \$92,940  |
| Average HH Income     | \$141,313 | \$134,832 | \$116,756 |



#### 2026 Household Income



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

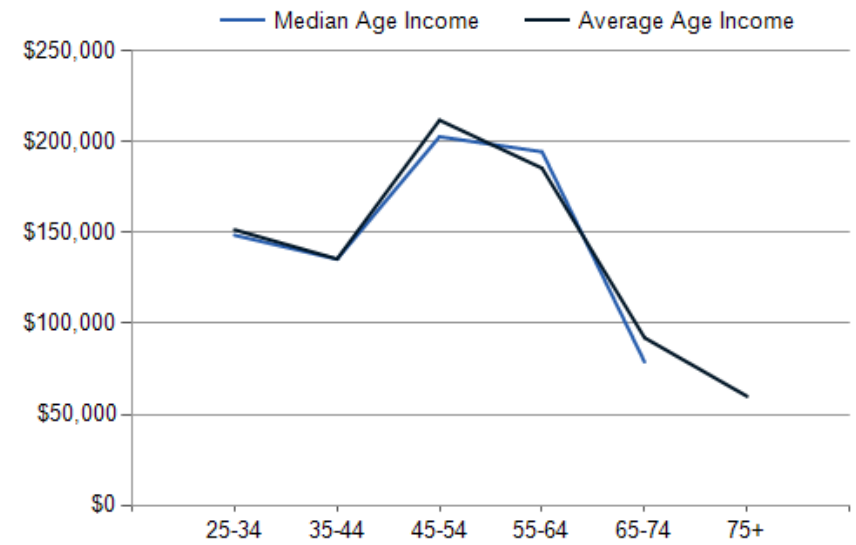
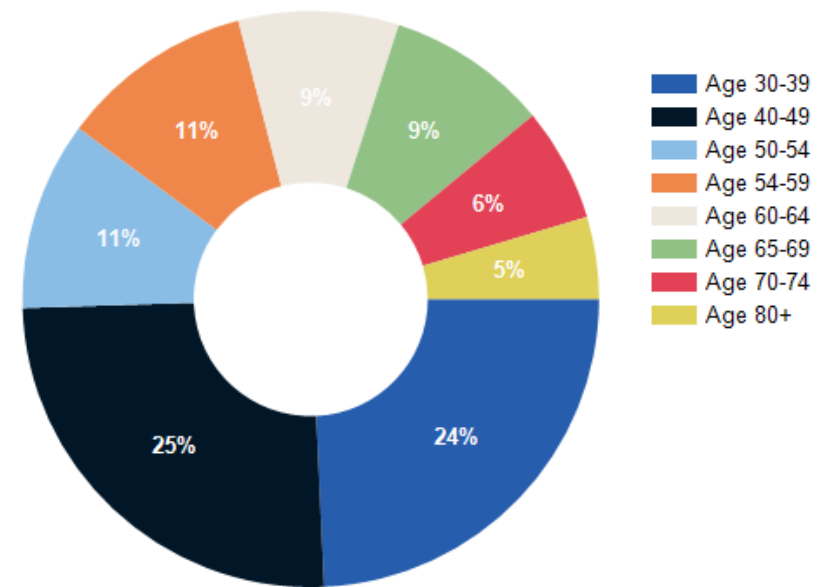


Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2026 Population Age 30-34 | 191    | 556    | 1,094  |
| 2026 Population Age 35-39 | 230    | 670    | 1,199  |
| 2026 Population Age 40-44 | 244    | 667    | 1,215  |
| 2026 Population Age 45-49 | 194    | 583    | 1,050  |
| 2026 Population Age 50-54 | 184    | 559    | 1,080  |
| 2026 Population Age 55-59 | 188    | 560    | 1,033  |
| 2026 Population Age 60-64 | 156    | 509    | 1,004  |
| 2026 Population Age 65-69 | 157    | 486    | 886    |
| 2026 Population Age 70-74 | 111    | 365    | 697    |
| 2026 Population Age 75-79 | 80     | 262    | 449    |
| 2026 Population Age 80-84 | 37     | 136    | 230    |
| 2026 Population Age 85+   | 27     | 95     | 157    |
| 2026 Population Age 18+   | 2,212  | 6,675  | 12,580 |
| 2026 Median Age           | 38     | 38     | 37     |
| 2031 Median Age           | 39     | 40     | 39     |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$148,672 | \$137,176 | \$119,201 |
| Average Household Income 25-34 | \$151,665 | \$143,942 | \$129,139 |
| Median Household Income 35-44  | \$135,457 | \$127,169 | \$101,885 |
| Average Household Income 35-44 | \$135,549 | \$123,930 | \$104,403 |
| Median Household Income 45-54  | \$202,905 | \$179,029 | \$150,668 |
| Average Household Income 45-54 | \$211,982 | \$195,629 | \$161,447 |
| Median Household Income 55-64  | \$194,581 | \$153,296 | \$118,123 |
| Average Household Income 55-64 | \$185,544 | \$172,439 | \$141,238 |
| Median Household Income 65-74  | \$78,866  | \$80,574  | \$77,200  |
| Average Household Income 65-74 | \$92,181  | \$96,468  | \$88,796  |
| Average Household Income 75+   | \$59,963  | \$66,963  | \$65,275  |

Population By Age



# 4-Property Godley, TX Portfolio

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