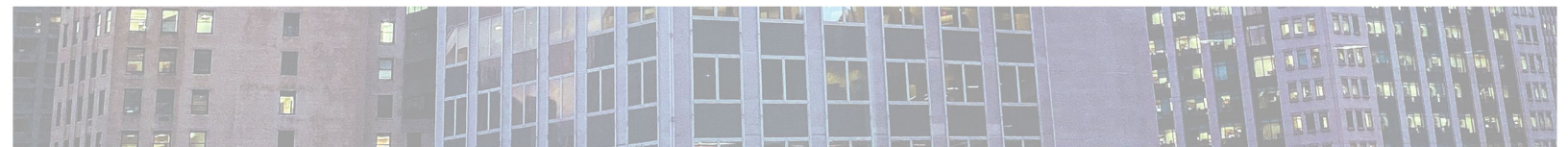




COMPETITOR REPORT

On-demand feasibility analysis for self storage professionals



2293 US-52

Florence

SC 29505

USA

Thursday, October 28th 2021



Pricing Analysis

Trailing 12 Months

↓ Low ↑ High = Last ○ Average

Facility	All Units					CC				
	5x5	5x10	10x10	10x15	10x20	5x5	5x10	10x10	10x15	10x20
#1 Third Loop Storage										
202 3rd Loop Rd	○									
Florence	↑									
SC 29505	↓									
0.60 m	=									
#2 Howe Springs Self Storage										
825 E Howe	○									
Springs Rd	↑									
Florence	↓									
SC 29505	=									
1.43 m										
#3 CubeSmart Self Storage										
1455 Pamplico	○	153	194	248	222		139	174	217	244
Hwy Florence	↑	214	248	330	297		149	184	230	260
SC 29505	↓	137	172	215	79		137	172	215	241
1.49 m	=	169	186	195	243					
#4 Storage Rentals of America										
1309 E Howe	○	67	103	155	182					
Springs Rd	↑	98	179	233	260					
Florence	↓	50	70	98	116					
SC 29505	=		120	178	195					
1.72 m										
#5 CubeSmart Self Storage										
3506 S Irby St	○	139	170	221	196		110	145	172	237
Florence	↑	215	269	359	238		116	162	197	251
SC 29505	↓	104	119	143	150		104	134	143	217
1.80 m	=	152		220	181					
#6 HTF Mini Storage Warehouses										
1506 3rd Loop Rd	○									
Florence	↑									
SC 29505	↓									
1.93 m	=									
#7 Public Storage										

Facility		All Units					CC				
		5x5	5x10	10x10	10x15	10x20	5x5	5x10	10x10	10x15	10x20
2201 2nd Loop Rd	○		81	143	165	187		100	162	198	234
Florence	↑		94	168	219	259		132	188	259	293
SC 29501	↓		69	124	123	132		81	140	156	183
2.56 m	=					327					327
#8 USA Storage Centers - Florence											
2217 2nd Loop Rd	○	48	102	142	151	207					
Florence	↑	73	201	227	151	363					
SC 29501	↓	39	56	94	151	129					
2.64 m	=	165	218			349					
#9 South Florence Mini Storage											
4105 S Irby St	○										
Florence	↑										
SC 29505	↓										
3.11 m	=										
#10 Atlantic Executive Storage											
198 E N B Baroody St	○										
Florence	↑										
SC 29506	↓										
3.26 m	=										
#11 Mini Maxi Warehouse											
901 S Santiago Dr	○	45	77	115	139	180		100	140	180	225
Florence	↑	45	78	115	139	180		100	140	180	225
SC 29501	↓	45	77	115	139	180		100	140	180	225
3.34 m	=	45	78	115	139	180		100	140	180	225
#12 U-Haul Moving & Storage of Florence											
369 N Irby St	○	48	82	129	168		48	84	136	171	
Florence	↑	60	86	130	175		60	88	138	175	
SC 29501	↓	45	78	125	165		45	78	135	170	
3.49 m	=			140					140		
#13 U-Haul Moving & Storage of West Florence											
2020 W Evans St	○										
Florence	↑										
SC 29501	↓										
3.54 m	=										
#14 Mini-Maxi Warehouses											
2546 W Palmetto St	○	45	78	115	137	180		100	140	180	225
Florence	↑	45	78	115	138	180		100	140	180	225
SC 29501	↓	45	78	115	137	179		100	140	180	225
3.56 m	=	45	78	115	138	180		100	140	180	225

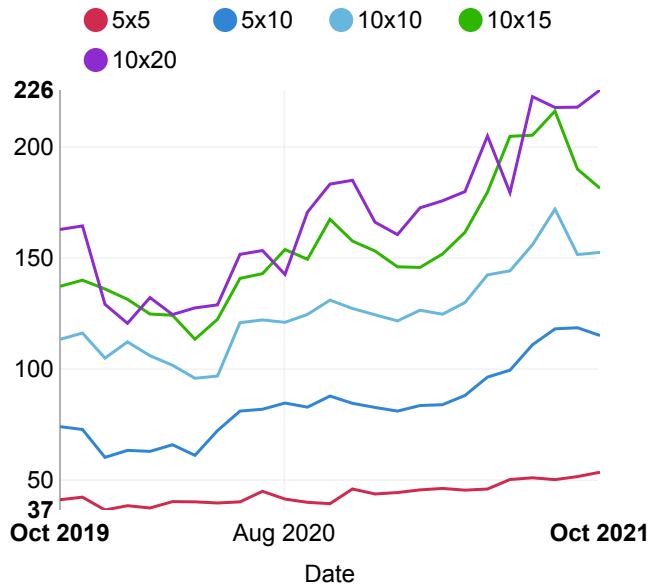
Facility	All Units					CC					
	5x5	5x10	10x10	10x15	10x20	5x5	5x10	10x10	10x15	10x20	
#15 L & D Mini Storage											
3093 S Cashua Dr	○										
Florence	↑										
SC 29501	↓										
3.66 m	=										
#16 A & W Storage											
1459 S Floyd Cir	○										
Florence	↑										
SC 29501	↓										
4.16 m	=										
#17 A1 Storage											
3245 S Cashua Dr	○										
Florence	↑										
SC 29501	↓										
4.17 m	=										
#18 Public Storage											
753 N Cashua Dr	○	49	73	128	147	160		93	143	173	208
Florence	↑	57	91	141	183	203		111	175	226	241
SC 29501	↓	33	55	114	115	121		73	123	128	182
4.24 m	=	44	81	164	156	144		98	164	181	
#19 Pee Dee Mini Storage											
1811 Trade St	○										
Florence	↑										
SC 29501	↓										
4.83 m	=										
Average Monthly Rent		47	95	138	173	189	48	102	147	183	227
Average rent Per Sq. Ft.		1.88	1.9	1.38	1.15	0.95	1.93	2.04	1.47	1.22	1.14
Ann. Avg. rent Per Sq. Ft.		22.52	22.79	16.56	13.84	11.34	23.13	24.48	17.69	14.68	13.64

Pricing Trends

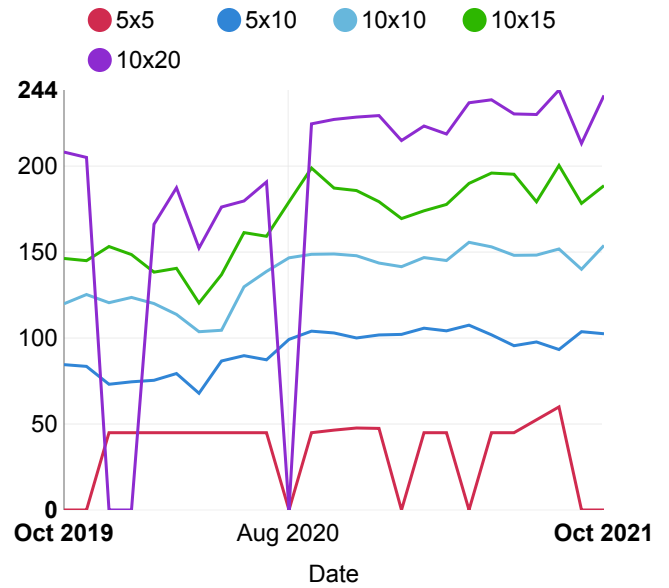
	All Units					CC				
	5x5	5x10	10x10	10x15	10x20	5x5	5x10	10x10	10x15	10x20
March 2020	40	66	102	124	125	45	79	114	141	187
April 2020	40	61	96	113	128	45	68	104	120	152
May 2020	40	72	97	122	129	45	87	105	137	176
June 2020	40	81	121	141	152	45	90	130	161	180
July 2020	45	82	122	143	153	45	87	139	159	191
August 2020	41	85	121	154	143		99	147	179	
September 2020	40	83	125	149	171	45	104	149	199	225
October 2020	39	88	131	167	183	46	103	149	187	227
November 2020	46	85	127	158	185	48	100	148	186	228
December 2020	44	83	124	153	166	47	102	144	179	229
January 2021	44	81	122	146	161		102	142	169	215
February 2021	46	84	127	146	173	45	106	147	174	223
March 2021	46	84	125	152	176	45	104	145	178	219
April 2021	45	88	130	162	180		107	156	190	237
May 2021	46	96	142	180	205	45	102	153	196	239
June 2021	50	100	144	205	179	45	96	148	195	230
July 2021	51	111	156	205	223	52	98	148	179	230
August 2021	50	118	172	216	218	60	93	152	200	244
September 2021	52	119	152	190	218		104	140	178	213
October 2021	54	115	153	181	226		102	154	189	241
Average Month Rent	45	88	129	159	176	47	95	138	171	216
Average Rent Per Sq. Ft.	1.81	1.76	1.29	1.06	0.88	1.86	1.89	1.38	1.14	1.08
Ann. Avg. Rent Per Sq. Ft.	21.73	21.16	15.52	12.72	10.54	22.36	22.73	16.62	13.66	12.97

Pricing Charts

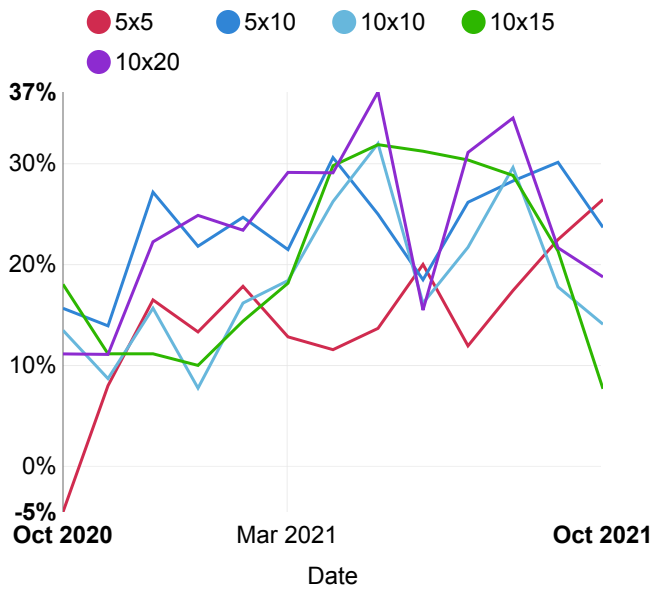
Monthly Pricing - All Units



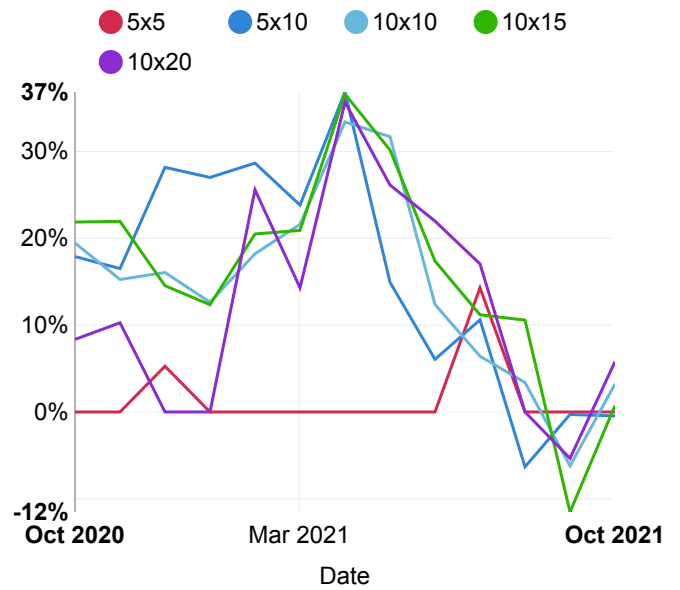
Monthly Pricing - CC



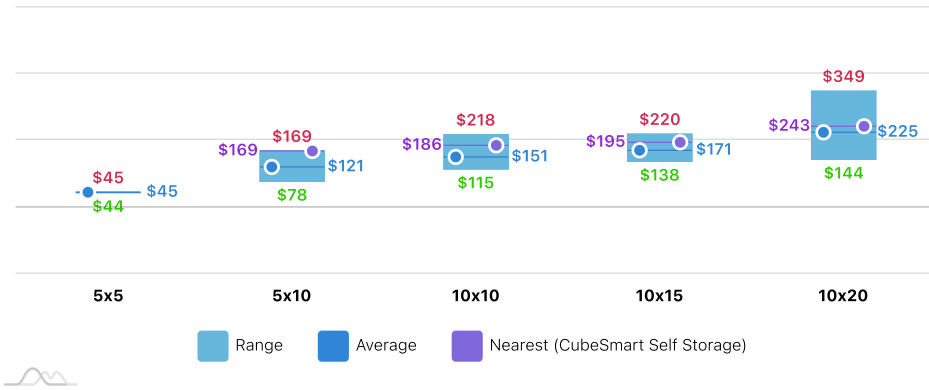
YoY Change - All Units



YoY Change - CC



Latest Pricing - All Units



Latest Pricing - CC

