SAMPLE – FICTITIOUS PROPERTY

Sample offering memorandum

Ridgeview Crossing Self Storage & RV Yard

400 Sample Avenue, Sheridan, WY (invented address)

9 selected pages from an offering memorandum that OfferingStack made once for an invented listing.

The property, address, owner, tenants, brokerage and every deal figure on these pages are invented.

Maps, demographics and other location data are shown as the product prints them, with their sources.

Photos marked as AI-generated are sample images, not photos of a real building.

Pages in this file:

- Cover (page 1)
- Executive summary (page 3)
- Facility specifications (page 5)
- Property photos (page 6)
- Availability (page 7)
- Unit mix (page 9)
- Drive times (page 11)
- Amenities within 6 mi (page 13)
- Labour & demographics (page 14)

SAMPLE – FICTITIOUS PROPERTY

Make one for your own listing with a free watermarked preview: offeringstack.com/start



FOR LEASE

RIDGEVIEW CROSSING SELF STORAGE & RV YARD

400 SAMPLE AVENUE, SHERIDAN, WYOMING

412-UNIT GATED SELF-STORAGE CAMPUS WITH RV & BOAT YARD — MASTER LEASE OR BY COMPONENT

SAMPLE – FICTITIOUS PROPERTY

61,250 SF	6.4 Acres	88.0%	2004
BUILDING AREA	SITE AREA	OCCUPANCY	YEAR BUILT

Dana Whitcomb
Associate Broker, Industrial & Storage
307-555-0187
dana@tallgrass.example

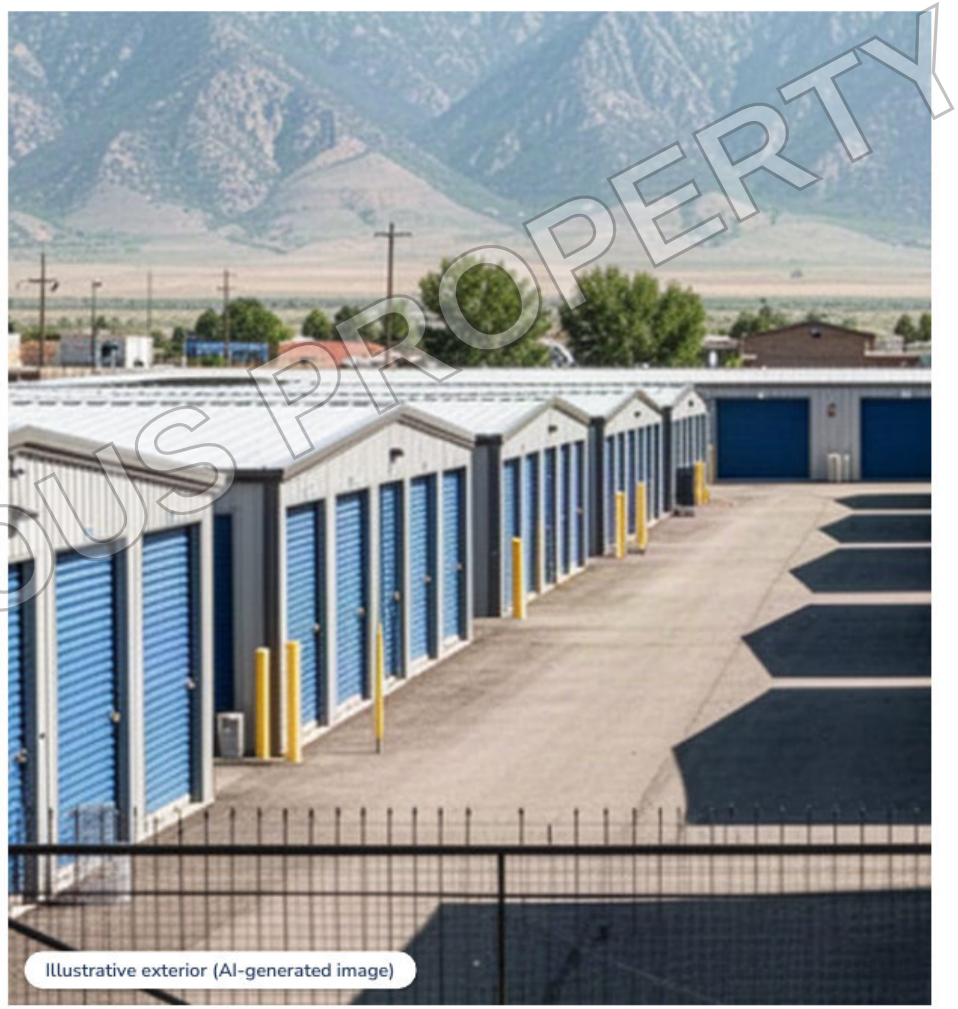
For Lease · Master lease or by component

TALLGRASS COMMERCIAL REALTY (SAMPLE)

EXECUTIVE *Summary*

A 412-unit self-storage campus on 6.4 acres beside I-90 Business in Sheridan, Wyoming: eight drive-up buildings, a 96-unit climate-controlled building, a 1.6-acre fenced RV and boat yard and a 1,150 SF front office. Offered for lease to an operator on a master lease, or by component.





Illustrative exterior (AI-generated image)

BUILDING AREA	SITE AREA
61,250 SF	**6.4 Acres**

OCCUPANCY	YEAR BUILT
88.0%	**2004**

SAMPLE – FICTITIOUS PROPERTY

FACILITY SPECIFICATIONS

NET RENTABLE AREA
61,250 SF

RENTABLE UNITS
412 units in 9 buildings

CLIMATE-CONTROLLED
14,800 SF, Building C

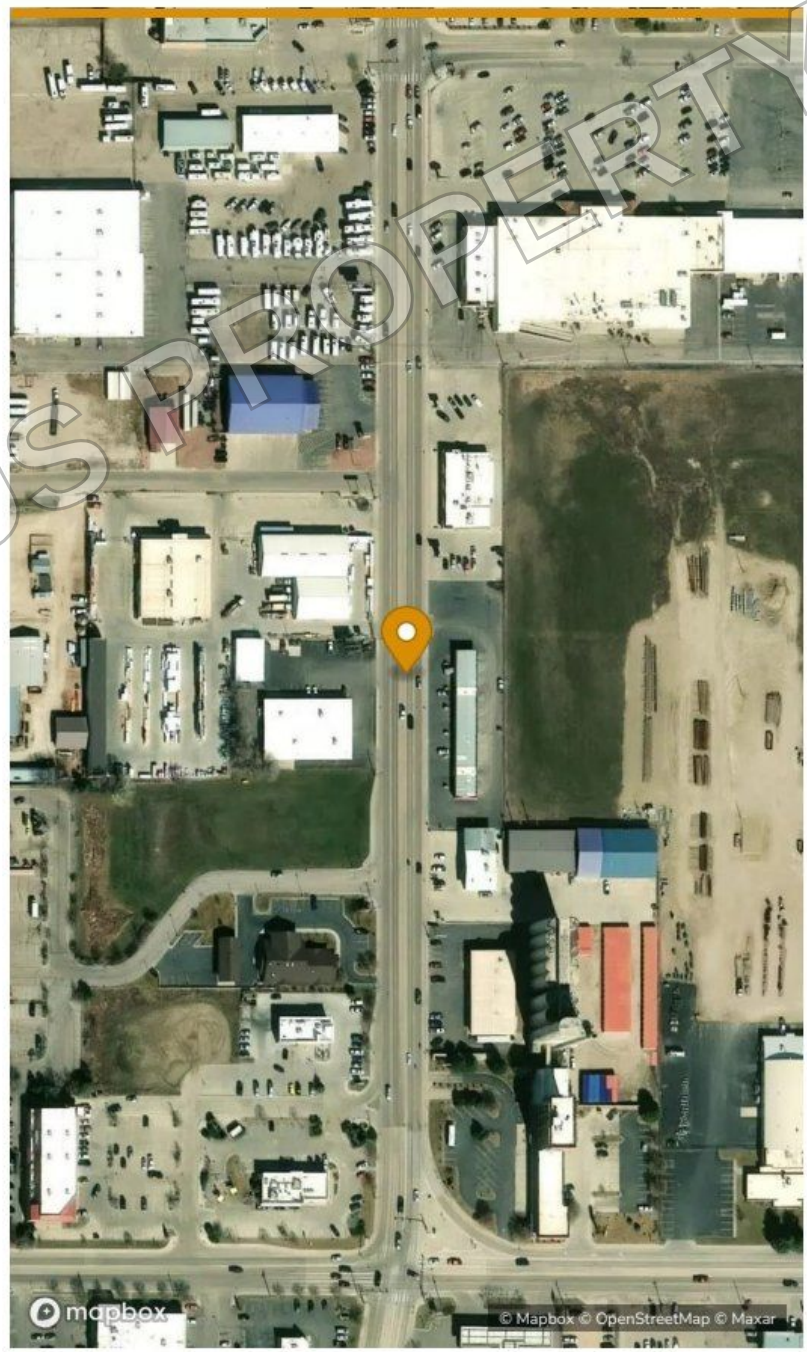
ACCESS
Keypad gate, 6 am–10 pm daily

SECURITY
32 cameras, perimeter fence

DRIVE AISLES
30 ft, paved

YEAR BUILT
2004

SITE AREA
6.4 acres



SAMPLE – FICTITIOUS PROPERTY

PROPERTY



CAMPUS AERIAL WITH RV & BOAT YARD (AI-GENERATED IMAGE)

SAMPLE – FICTITIOUS PROPERTY

AVAILABILITY

AVAILABLE AREA	AVAILABLE IN PART*	UNITS AVAILABLE	YARD / LAND
61,250 SF	**15,950 SF**	**2 of 2**	**1.6 ac**

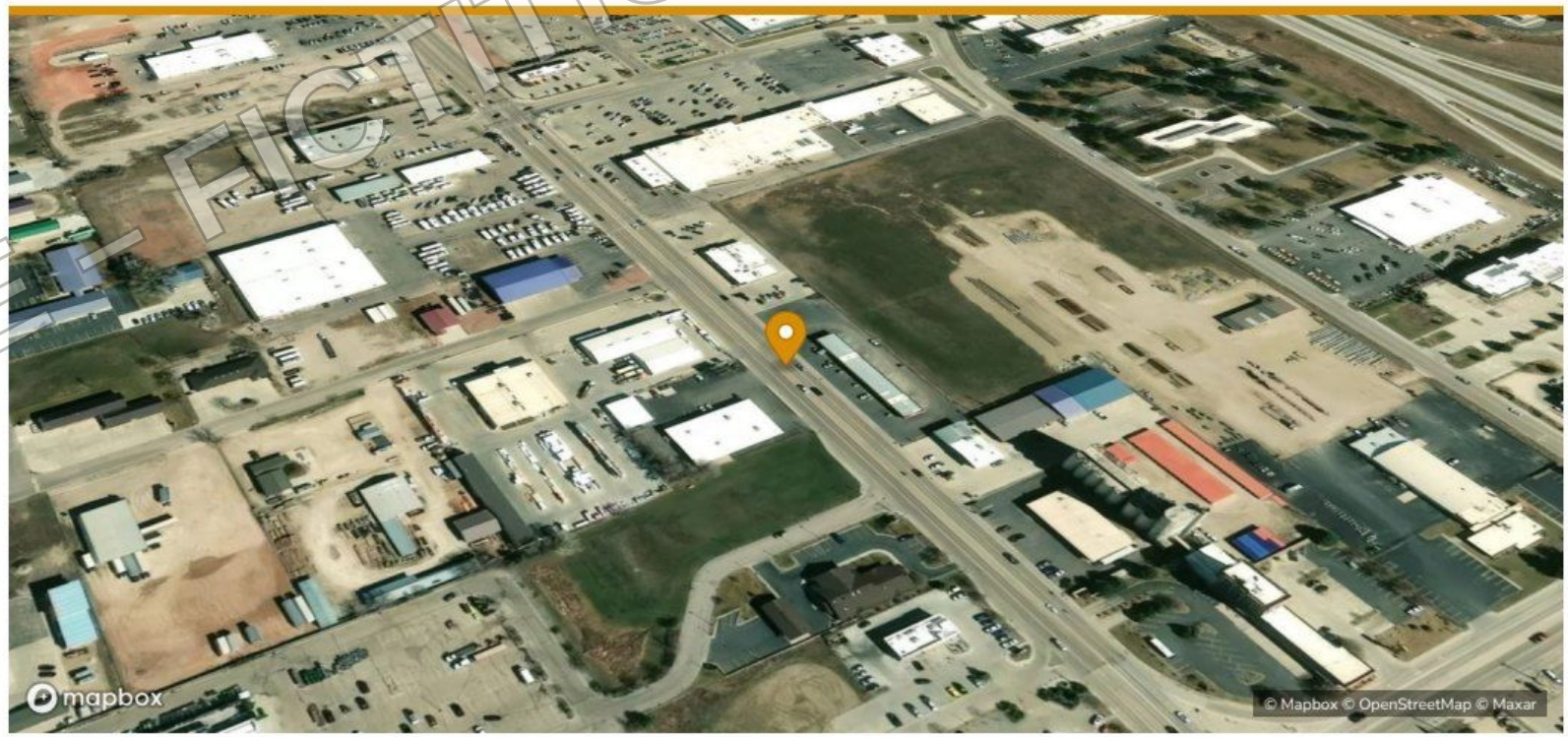
Availability as of Oct 2026

UNIT	AREA (SF)	RATE	AVAILABLE	STATUS
Entire campus (master lease)	61,250	Negotiable NNN	Jan 2027	Available
Front office / retail	1,150	$14.00/SF/yr NNN	Immediate	Available
Building C climate (96 u)	14,800	$0.95/SF/mo gross	Jan 2027	Coming Soon
RV & boat yard (1.6 ac)	69,696	$0.12/SF/mo	Immediate	Available

** Calculated from the unit areas listed. Available area = the whole-property option as listed; available in part = the separate units marked available or coming soon. Whole-property and yard / land options are listed separately and not added to the totals. Monthly unit rents are street rates (sample figures).*

AREA BY STATUS*
7% AVAILABLE NOW





LEASING INQUIRIES
Dana Whitcomb
Associate Broker, Industrial & Storage
307-555-0187
dana@tallgrass.example

TALLGRASS COMMERCIAL REALTY (SAMPLE)

SAMPLE – FICTITIOUS PROPERTY

UNIT MIX

UNIT TYPE	UNITS	MIX	AVG SF	MARKET RENT / MO
5×5 drive-up	48	11.7%	25	$45
5×10 drive-up	92	22.3%	50	$65
10×10 drive-up	110	26.7%	100	$95
10×15 drive-up	44	10.7%	150	$120
10×20 drive-up	22	5.3%	200	$145
10×10 climate-controlled	96	23.3%	100	$125
Total	**412**	**100%**		

KEY FIGURES

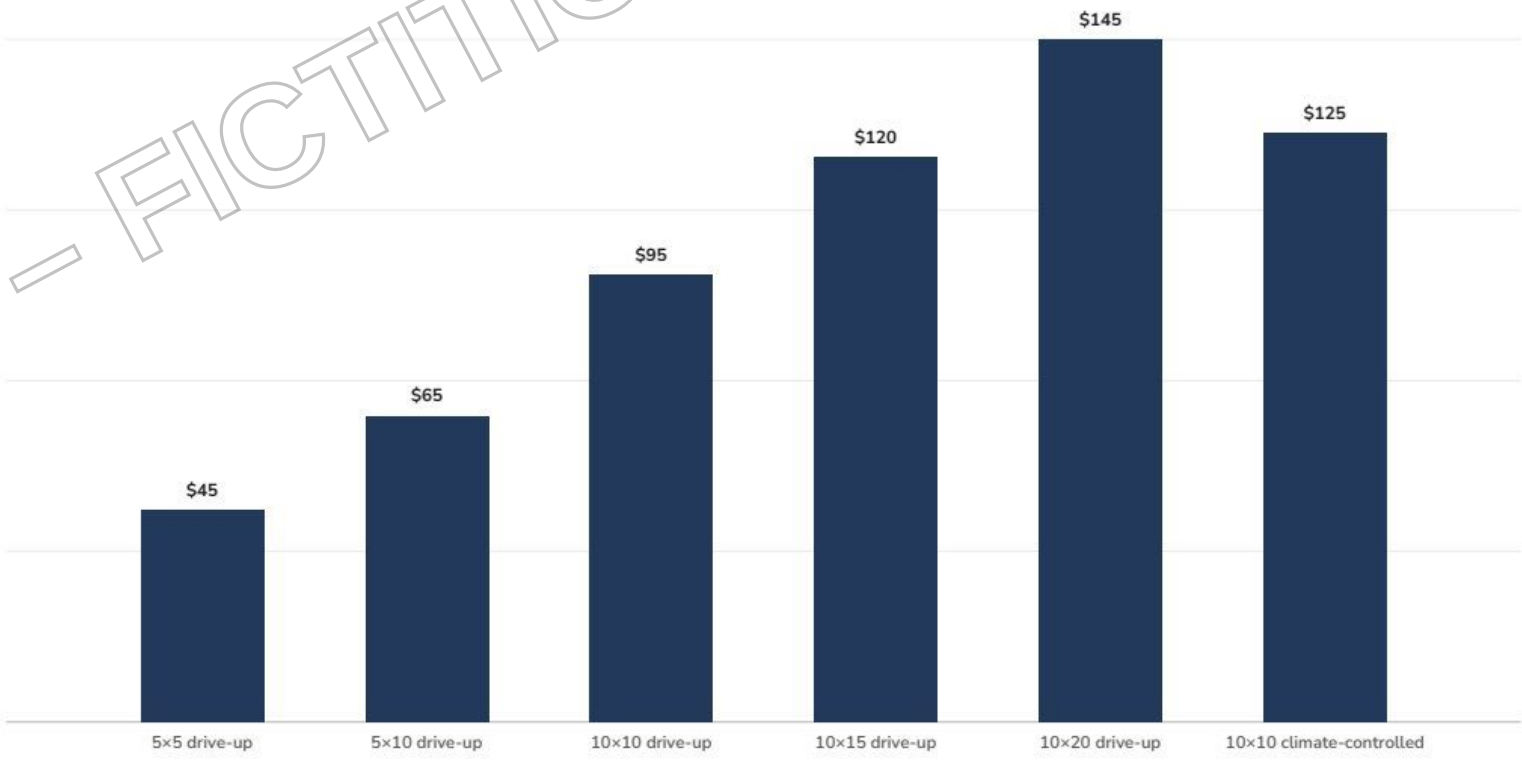
TOTAL UNITS
412
Calculated · sum of unit types

AVERAGE UNIT SIZE
91 SF
Calculated · weighted by unit count

AVG. MARKET RENT / MO
$95
Calculated · weighted by unit count

AVG. RENT / SF / MO
$1.04
Calculated · avg. rent ÷ avg. size

MARKET RENT / MO BY TYPE



SAMPLE – FICTITIOUS PROPERTY

DRIVE TIMES

SHERIDAN, WYOMING

Destinations

Sheridan County Airport	7 MINS

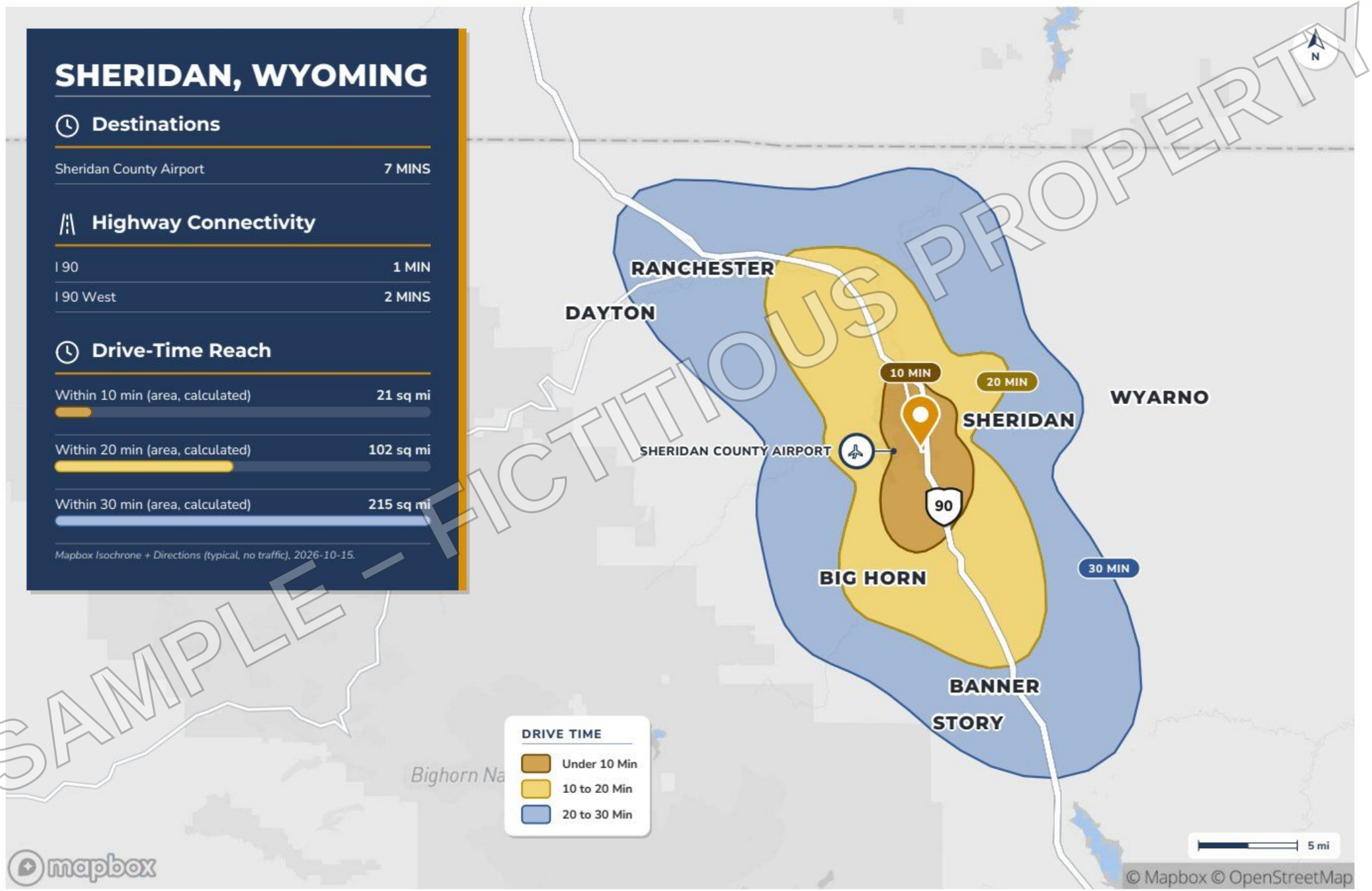
Highway Connectivity

I 90	1 MIN
I 90 West	2 MINS

Drive-Time Reach

Within 10 min (area, calculated)	21 sq mi
Within 20 min (area, calculated)	102 sq mi
Within 30 min (area, calculated)	215 sq mi

Mapbox Isochrone + Directions (typical, no traffic), 2026-10-15.



SAMPLE – FICTITIOUS PROPERTY

AMENITIES WITHIN 6 MI

SHERIDAN, WYOMING

- **20+** RESTAURANTS & CAFES
- **10+** RETAIL STORES
- **5+** GAS STATIONS
- **10+** BANKS
- **20+** HOTELS
- **2** HOSPITALS & CLINICS

Nearest services

Qdoba	660 ft
Albertsons	660 ft
McDonald's	660 ft
Mill Inn	660 ft
Jimmy John's	980 ft
Starbucks	980 ft
Arby's	980 ft
Fairfield Inn & Suites Sheridan – Fairfield Inn & Suites	980 ft
Rent-A-Center	980 ft
Exxon	0.2 mi

Source: © OpenStreetMap contributors (Overpass API), retrieved 2026-10-15. Counts rounded down; OSM coverage varies.



SAMPLE – FICTITIOUS PROPERTY

LABOR & DEMOGRAPHICS

SHERIDAN

18,000+
POP. WITHIN 30-MIN DRIVE

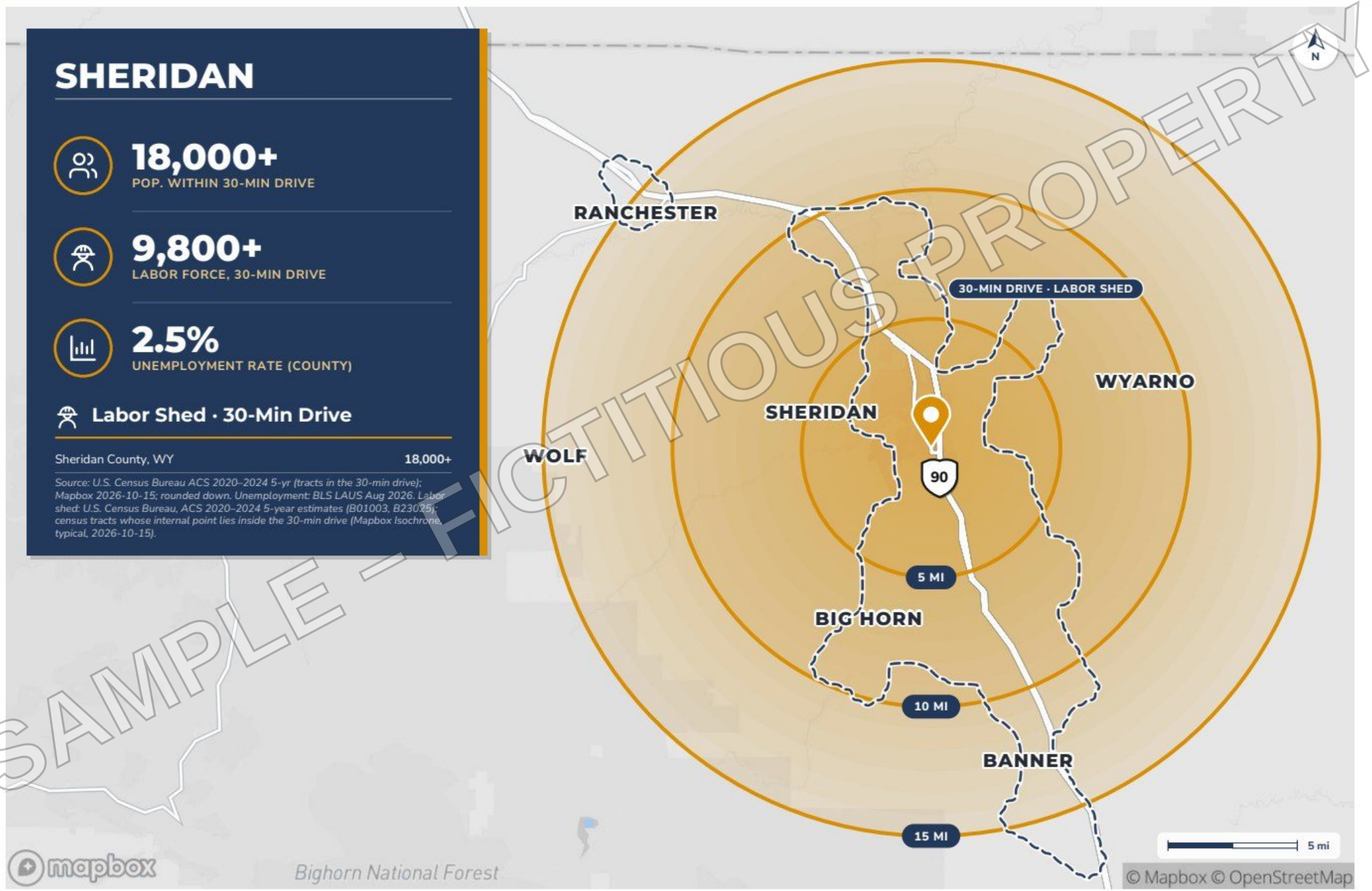
9,800+
LABOR FORCE, 30-MIN DRIVE

2.5%
UNEMPLOYMENT RATE (COUNTY)

Labor Shed · 30-Min Drive

Sheridan County, WY	18,000+

Source: U.S. Census Bureau ACS 2020–2024 5-yr (tracts in the 30-min drive); Mapbox 2026-10-15; rounded down. Unemployment: BLS LAUS Aug 2026. Labor shed: U.S. Census Bureau, ACS 2020–2024 5-year estimates (B01003, B23025); census tracts whose internal point lies inside the 30-min drive (Mapbox Isochrone, typical, 2026-10-15).



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