



# CASE STUDY

OKLAHOMA CITY, OK • OVER 67,000 SF • PRICE: \$3,125,000

## SELLER PROFILE

Private high net worth individual

## BUYER PROFILE

Large national operator

## PROPERTY PROFILE

Non-climate facility built in 1978.

## THE STORY

- Number of bids: 6
- The owner was feeling operational pressure as a single store owner/operator.
- Two different REITs took over managing two facilities within a one mile radius and the owner was forced to compete against them.
- In the last 12 months, the seller saw a decline in his collections by over \$10,000 per month - \$120,000 per year.
- As the seller was nearing retirement, he had concerns about the future and wanted to monetize the equity he had in the property.
- After interviewing multiple firms, the seller decided to engage SkyView because he believed our process would ensure certainty of execution.

## THE RESULTS

The owner was able to sell his facility quickly and painlessly and reallocate time and resources to other endeavors.