

How STORE transformed an under-optimized facility, growing net revenue and long-term asset value.

STORE assumed management of a Class A facility with strong physical fundamentals and clear operational upside. After takeover, STORE produced higher monthly net revenue and a materially larger occupied footprint while implementing disciplined operating practices around rent changes and autopay adoption.



Approach: NOI-focused operations, rate optimization, asset protection, collections discipline, market positioning, and customer experience.

Revenue Growth

>5%

T-6 Annualized

Occupied Revenue

+33.4%

T-16 Annualized

Sq. Ft Occupancy

+10.8%

Since Takeover (Nov '25 - May '26)

Avg. Length of Stay

+16.3%

Since Takeover (Nov '25 - May '26)

TPP Growth

+6%

Since Takeover (Nov '25 - May '26)

555 Pittman Rd, Fairfield, CA • 667 units • ~88,100 rentable sq ft
Market: Rapidly growing mixed-use corridor with residential and commercial demand



STORE Optimization Plan

- Strengthened cash flow and long-term asset value by growing recurring revenue and improving overall performance.
- Unlocked additional revenue through disciplined pricing, rent optimization, and occupancy management rather than relying solely on market growth.
- Improved operating efficiency by increasing utilization of rentable space, allowing the property to generate more revenue while leveraging fixed operating costs.
- Increased customer retention, driving greater lifetime value per tenant while reducing turnover costs, vacancy exposure, and the need for replacement marketing.
- Created additional income streams through higher tenant protection participation while improving customer coverage and reducing uninsured risk exposure.