

BARGOLD
storage systems
an Extra Space Storage® company



Turn Underutilized Space into Revenue

On-site Storage Solutions for
Multifamily and Mixed-use Properties



We put your extra space to work for you.

Bargold invests in your property to provide secure, state-of-the-art, on-site storage for residents —without any cost to you.

We will handle everything from start to finish, and we'll pay you monthly.



Custom build-out & installation of your tenant storage system. Marketing the storage system to residents. General upkeep and repairs.



A valuable building amenity that benefits residents. No leasing or administration to manage.



A monthly commission check based on gross rental income. No cost to you!



All administration services: tenant rental agreements and monthly billing collections. Professional and friendly customer service.

Our Solution

“1 in 10 Americans currently rent self-storage”

(2023 Self-Storage Demand Study)



Unlock Your Property's Hidden Revenue

Bargold Storage partners with property owners, managers, and board members to transform underutilized areas into secure, on-site storage facilities. This valuable amenity enhances your building's appeal, boosts resident satisfaction, and creates a steady new revenue stream.

A No-Cost, Turnkey Solution

We provide a comprehensive, zero-cost solution — from professional installation and maintenance to streamlined account management. We handle the entire process, turning your unused space into a profitable asset while offering residents a convenient and secure storage alternative right where they live. Let us manage the details while you enjoy the benefits.



Maximized Space, Custom-Built Solutions

Bargold doesn't just install standard storage units. We design and build custom storage solutions that perfectly fit your property's unique layout. Whether it's a tight corner, an underutilized basement, or an open area with untapped potential, our designs make use of every square inch. We have transformed spaces just like yours into secure, revenue-generating storage.

OUR FULL-SERVICE PACKAGE INCLUDES:

- Complete storage unit construction: materials & labor
- Room preparation: paint walls & floors
- Customized layout creation
- LED room and exit lighting
- Signage



A Valuable Building Amenity That Pays for Itself

In urban real estate every square foot matters. Yet many buildings are sitting on untapped potential: underused basements, mechanical rooms, or storage nooks that currently serve little purpose. Converting these underutilized areas into rentable storage units is one of the smartest, most efficient ways to upgrade your building.

Bargold Storage Systems, an industry leader in apartment storage solutions, specializes in turning overlooked building space into an income-producing amenity. Our turnkey storage model includes custom design, installation, maintenance, leasing, and customer service—all with no upfront cost to the building.

Effortless Management

Bargold provides a complete management solution, handling everything from marketing and leasing to billing and tenant support. With dedicated customer service and waitlist management, we ensure smooth tenant support and efficient operations, so you can focus on managing your property.

Our Management Program Includes:

- Targeted marketing and emails
- Waitlist management for interested tenants
- Tenant rental agreements
- Monthly billing and collections
- Call center with dedicated customer service team
- Storage unit maintenance
- State-of-the-art barcode system and maintenance App



Our Solution



before



after

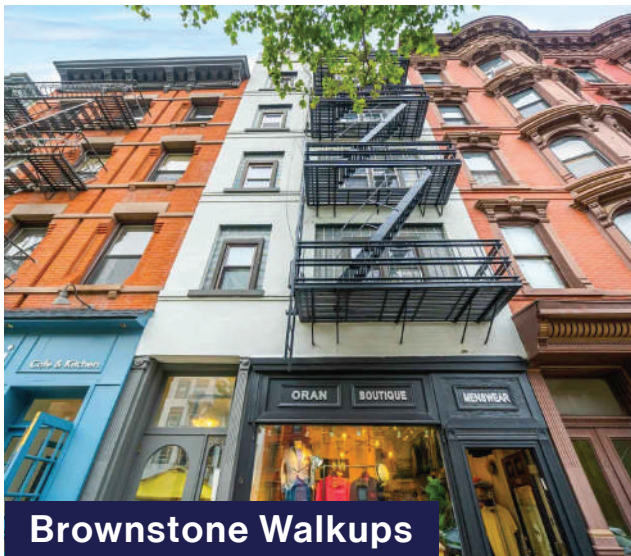


Highrises



Multi-Family Complexes

Flexible Deals that Maximize Space and Revenue



Brownstone Walkups



Garden Apartments

Our partners trust us to provide tailored, on-site storage solutions that maximize space and revenue for properties of any scale, from high-rises to smaller residential buildings.

Join over 700 partners managing more than 18,000 units. As members of top real estate associations, Bargold brings industry expertise and credibility to your property. We continuously expand our network, working closely with leading partners to enhance your experience and ensure success.

Sample Financial Model

Case Study

300-unit community: 15% ratio	~ 45 storage units
Avg rent: \$75/mo	\$3,375 gross monthly income
After operations cost, net	\$2,500/mo (~\$30,000/yr)
Ownership share (25%)	\$7,500/yr NOI uplift
At 5% cap rate	\$150,000 asset value increase on a single property

In real estate, every square foot represents dollars earned or dollars missed.

- We are not looking for white-box space, Bargold will come in and clean out the room.
- Bargold can install in as little as 250 sq ft of space.
- Off-site storage drives revenue away from the building, Bargold keeps it in the building.

Dead space
= \$0

Storage
**\$150k
value**

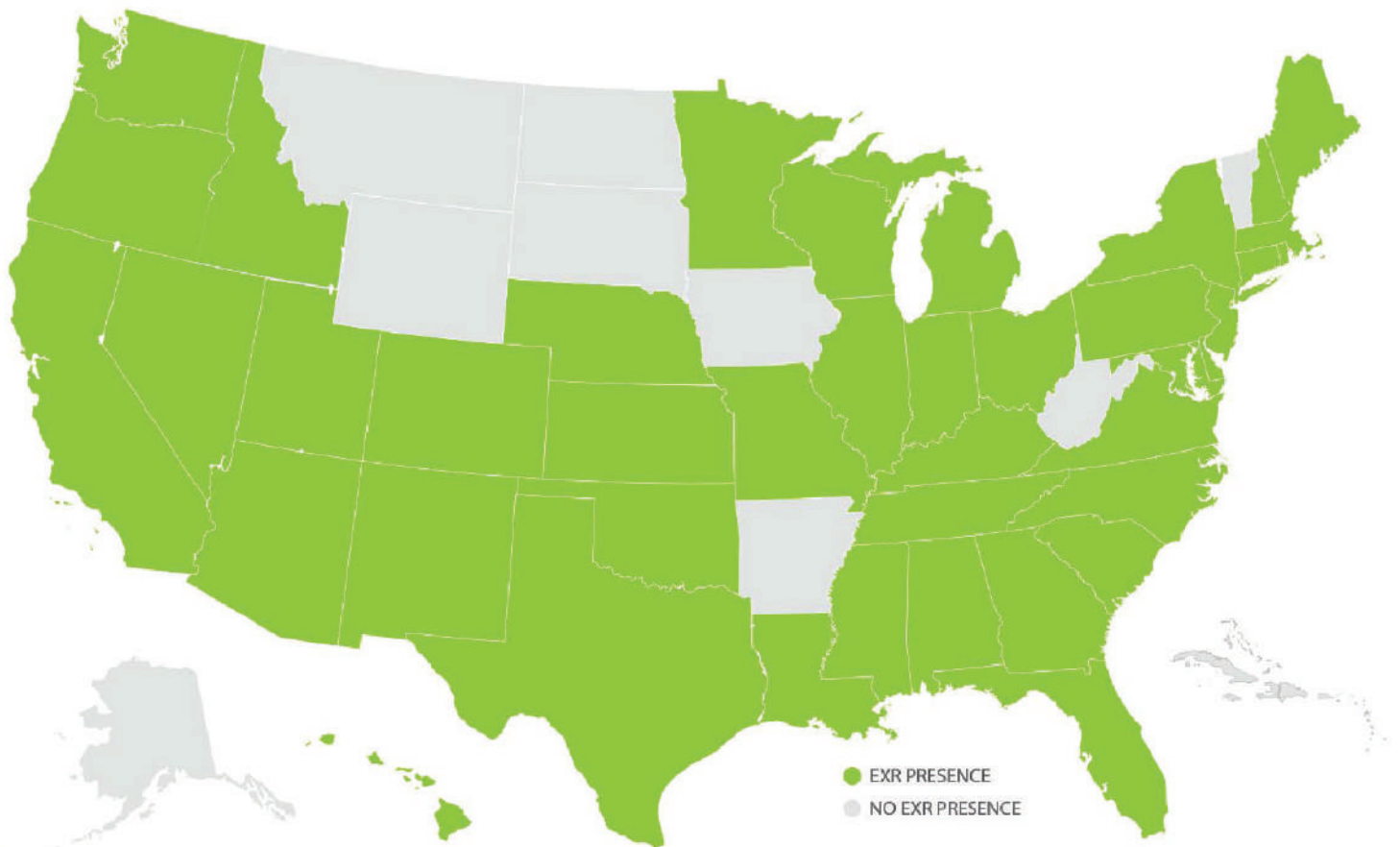
An ExtraSpace Storage Company



Bargold is a premier provider of on-site resident storage, transforming underutilized building spaces into valuable amenities for tenants while generating additional revenue for property owners. Since 1995, we have specialized in revitalizing these spaces, expanding our reach to over 700 partners and managing 18,000+ storage units across multiple states.

In 2022, Bargold joined forces with Extra Space Storage—the nation's largest self-storage operator and third-party management company, with over 3,700 locations in 43 states. This partnership has fueled our expansion, unlocking new markets and opportunities for growth. We combine hands-on, personalized local service with a nationwide reach to deliver consistent, high-quality solutions.

Your Local Partner with a National Reach





Our Partners



Ditmas
Management
Corp.



METRO MANAGEMENT
DEVELOPMENT, INC.
■ CO-OPS ■ CONDOMINIUMS ■ MITCHELL-LAMA



Why Our Partners Choose Us

“ It’s a pleasure doing business with Bargold. They have outfitted dozens of our buildings with beautiful clean basement storage rooms, rendering otherwise dirty basement spaces as nice amenities to our tenants and ancillary income sources to us! ”

Matt Engel
President, Langsam Property Services



LANGSAM PROPERTY SERVICES CORP.

“ Bargold is fantastic! They build top quality storage units. They keep the rooms clean and well lit, and they run a great operation. Management is very responsive if we need anything. We’ve worked with them for 10+ years and have been extremely satisfied. ”

Lenny Katz
Katz Realty Group



“ I have worked with Bargold close to 20 years in the co-op industry in NYC. Bargold is a professional storage company that takes pride in providing excellent customer service and maintains clean and safe storage units. They are responsive, reliable and I highly recommend their services. ”

Carl Caridi
Property Manager, Metro Management



“ Bargold has done a great job of creating storage in my building. They took an old space and made it clean, well-lit, and very functional. ”

Adam Zerka
Managing Director, Century Management





20 N. West Street | Mt. Vernon, New York 10550

sales@bargold.com

877-SPACE99
(877-772-2399)

www.bargoldstorage.com