



RanchHarbor and Ramser Development Company Acquire Adult Toy Storage, Largest RV & Boat Storage Facility in U.S.

By Rochelle Morales (administrator)

December 10, 2021 **NEWPORT BEACH, Calif. and ALTAMONTE SPRINGS, Fla. (December 6, 2021)** – [RanchHarbor](#), [Ramser Development Company](#) and Saunders Property Company, three real estate investment firms based in Newport Beach, Calif. today announced their joint venture (JV) partnership in the acquisition of Adult Toy Storage, a 55-acre recreational vehicle (RV) and boat storage facility in Altamonte Springs, Fla. 41 acres of the property are currently improved and fully operational. 14 acres are in raw condition and will be improved by the JV to provide added storage capacity. The entire property is being re-branded as RV Storage Depot, Ramser Development’s nationwide RV and boat storage platform.

The JV purchased the asset from its original owner. Terms of the deal were not disclosed. RanchHarbor sourced the acquisition debt for the property through its RH Advisors platform.

“In recent years, greater Orlando has been experiencing a boom in population and economic growth. This, coupled with a tremendous increase in orders for boats and RVs, especially in Florida, led to a great opportunity to invest in this unique property,” said Adam Deermount, managing principal at RanchHarbor. “In addition to strong fundamentals in the RV and boat storage segment, substantial new development in the area immediately surrounding Adult Toy Storage indicates future demand and increasing land values. RanchHarbor is pleased to partner with Ramser Development Company and Saunders Property Company, two best-in-class owners and operators of RV and boat storage facilities, to manage the property and grow its operations.”

Adult Toy Storage is the largest RV and boat storage facility in the U.S. with 1,800 rentable units, consisting of a mix of indoor parking spaces, outdoor parking spaces and self-storage units. The development of the unimproved 14 acres will result in approximately 500 additional outdoor spaces.

The previous owner of Adult Toy Storage had continuously operated the facility since the 1980s after converting the property from its previous use as a commercial nursery. The JV’s business plan is to install BRRVS, an affiliate of Ramser Development, as the property manager and commence development of the 14-acre parcel.

Adult Toy Storage is located at 601 Hillview Drive in Altamonte Springs, a rapidly growing northern suburb of Orlando. The property is proximate to the I-4 Maitland Interchange, the Florida Turnpike, Highway 434 and Highway 436, providing convenient access to Orlando, other major Florida cities and countless RV parks, campsites, lakes and other outdoor activities.

“The purchase of Adult Toy Storage represents the first step in a national rollout of Ramser Development’s RV and boat storage portfolio,” said Ally Ramser Young, chief operating officer of Ramser Development Company. “Adult Toy Storage is the premier RV and boat storage facility in Florida, and we look forward to continuing the operation and expansion of the property for years to come. Along with Saunders Property Company, Ramser Development is grateful for its long-term relationship with RanchHarbor, which has been instrumental in the continued growth of our platform.”

Neal Gussis of CCM Commercial Mortgage and Josh Koerner and Frost Weaver of Weaver Realty Group, LLC represented the buyer and seller in this transaction. The JV is actively seeking additional RV and boat storage investment opportunities in growing markets throughout the U.S.

Deermount added, “RanchHarbor established a solid footing in 2021, acquiring five investment properties that are either multifamily or industrial assets. This investment in Adult Toy Storage bolsters and diversifies our portfolio and allows RanchHarbor to execute another value-add business plan in a high-growth sector that will provide strong cash yield and potential appreciation to our investors.”

RanchHarbor continues to pursue value-add general partner (GP) and limited partner (LP) real estate investment opportunities in select U.S. markets with targeted equity commitments between \$2 million and \$15 million. The investment firm recently announced the closing of Glenbrook Apartments, a 112-unit multifamily garden-style apartment complex in Boise, Idaho.

ABOUT RANCHHARBOR

RanchHarbor is an integrated real estate investment firm based in Newport Beach, Calif., focused on investing in sub-institutional value-add opportunities. RanchHarbor offers joint venture equity and general partner co-invest equity, targeting commercial and multifamily real estate investments between \$2 million and \$15 million in select U.S. markets. The firm also provides sophisticated asset management, capital advisory and receivership services to institutional and private investors, asset owners and operators. Since its founding in 2020, RanchHarbor has closed on nine investments exceeding \$100 million in total AUM across five states. For more information, visit ranchharbor.com. Follow the company on [LinkedIn](#).

ABOUT RAMSER DEVELOPMENT COMPANY

Based in Newport Beach, Calif., Ramser Development Company is a multigenerational commercial real estate firm focused on self-storage, RV and boat storage and select single-tenant net-leased and limited partnership investments. Since 2000, the firm has developed over 1 million square feet of RV and boat and self-storage properties, and operates facilities in California’s Orange, Los Angeles, Alameda, Yolo and Sacramento counties, as well as Seminole County, Florida. Expanding its reach beyond California, Ramser Development



Company is currently seeking new investment opportunities in key markets across the U.S. Visit ramserdevco.com for more information. Follow the company on [LinkedIn](#).

ABOUT SAUNDERS PROPERTY COMPANY

Over the past seventeen years, John Saunders has become one of the largest and most successful commercial real estate owners in Orange County, Calif. through the application of proactive management. He is currently the owner of over 4 million square feet of commercial real estate. Saunders' real estate success is based on his experiences building one of the country's largest coin dealing firms, London Coin Galleries.