

For Immediate Release

## **AVAD Capital and Etude Capital Announce Second Strategic Partnership to Acquire Six Texas Self-Storage Facilities**

DALLAS, TX – AVAD Capital and Etude Capital have announced their second strategic investment in the self-storage sector, acquiring six self-storage facilities across Texas markets. The portfolio includes properties located in Austin (3), Houston (2), and Odessa (1). The facilities will be rebranded Avid Storage, AVAD Capital’s wholly owned property management company.

“Our continued partnership with Etude is a result of alignment in both strategy and execution,” said Tim Springer, Founding Partner of AVAD Capital. “The success of our first transaction together matches our long-term vision, and this acquisition allows us to build on that momentum while expanding in premier Texas markets.”

This acquisition marks a continuation of the successful partnership between AVAD and Etude, following their prior investment in a nine-property self-storage portfolio in the Midland–Odessa market. The partnership remains focused on acquiring value-add assets and leveraging AVAD’s integrated operating platform.

“This is our second transaction with AVAD, which speaks to the alignment we’ve seen across underwriting, execution, and operations,” said Steven Stein, Chairman and CEO of Etude. “We view this portfolio as a strong fit and look forward to continuing the partnership.”

The locations of the properties provide durable long-term demand drivers and strong real estate fundamentals that support continued rent growth and downside protection. In addition, the Odessa acquisition further strengthens the partnership’s presence in West Texas, adding a tenth property to the partnership’s existing Midland–Odessa portfolio.

### About AVAD Capital:

Based in Dallas, AVAD Capital is a commercial real estate investment company that targets multiple verticals, including self-storage, multi-family, and recreational real estate, through acquisition, development, and value-add expansion.

### About Avid Storage

[Avid Storage](#) is a full-service self-storage management company known for its hands-on operational expertise and commitment to maximizing asset performance. Avid Storage manages 48 properties with approximately 28,000 units and over 4.0 million square feet of rentable self-storage space in Texas, Arkansas, and Florida.

## About Etude Capital

Etude is a holding company with affiliated investments in real estate, property & casualty insurance, and reinsurance businesses exceeding \$1 billion.

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