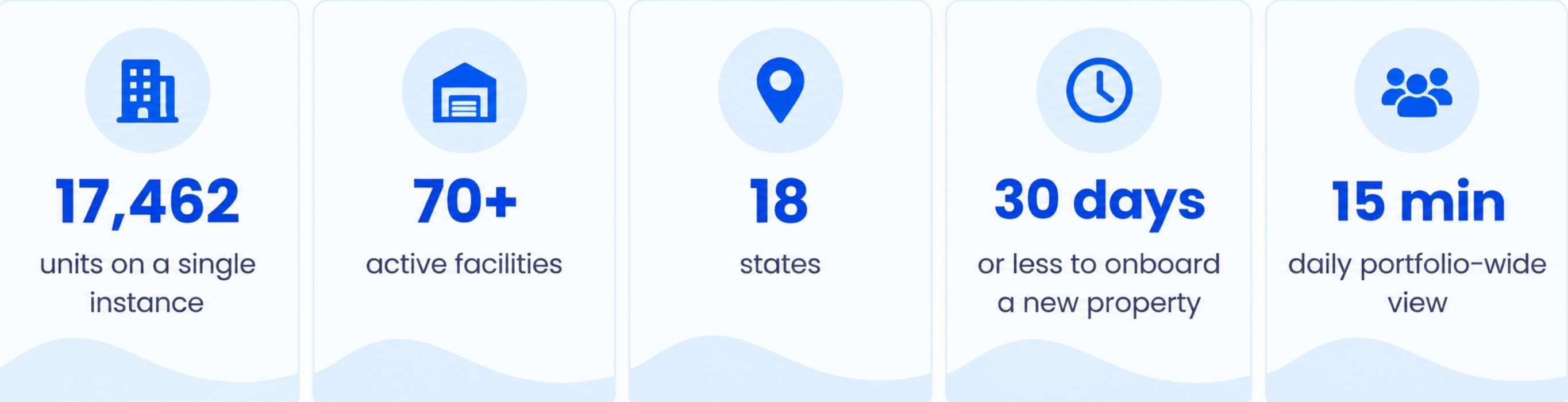


Case Study



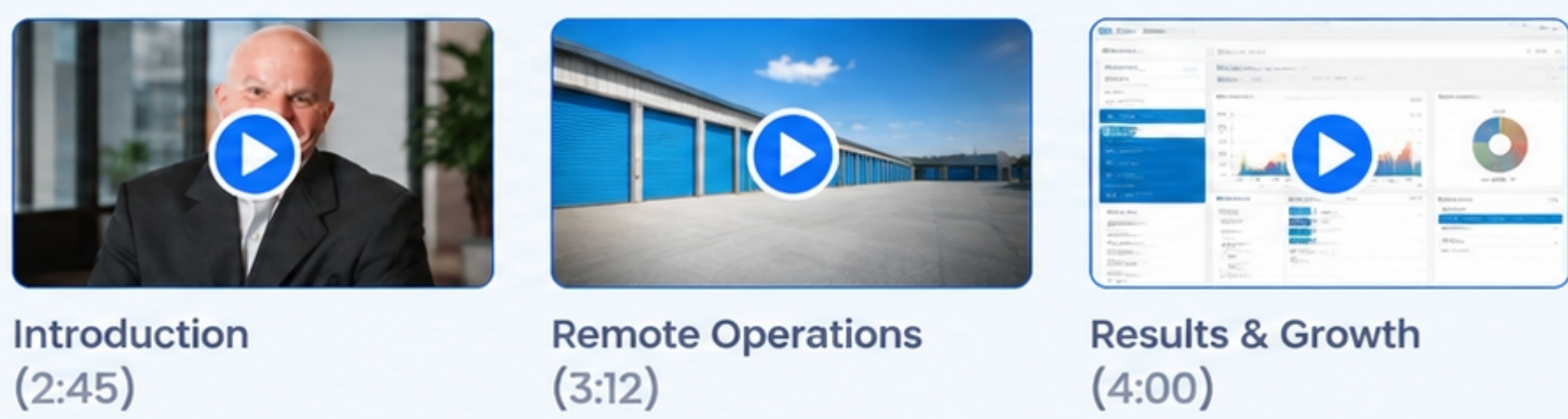
One Instance, 17,462 Units, Eighteen States

How Anytime Storage Property Management Runs a Fully Remote Portfolio on Self Storage Manager



See the story in Action

Hear directly from Adam Wagner, President and Managing Partner of Anytime Storage Property Management, as he shares how their team manages 17,462 units across 18 states using Self Storage Manager.



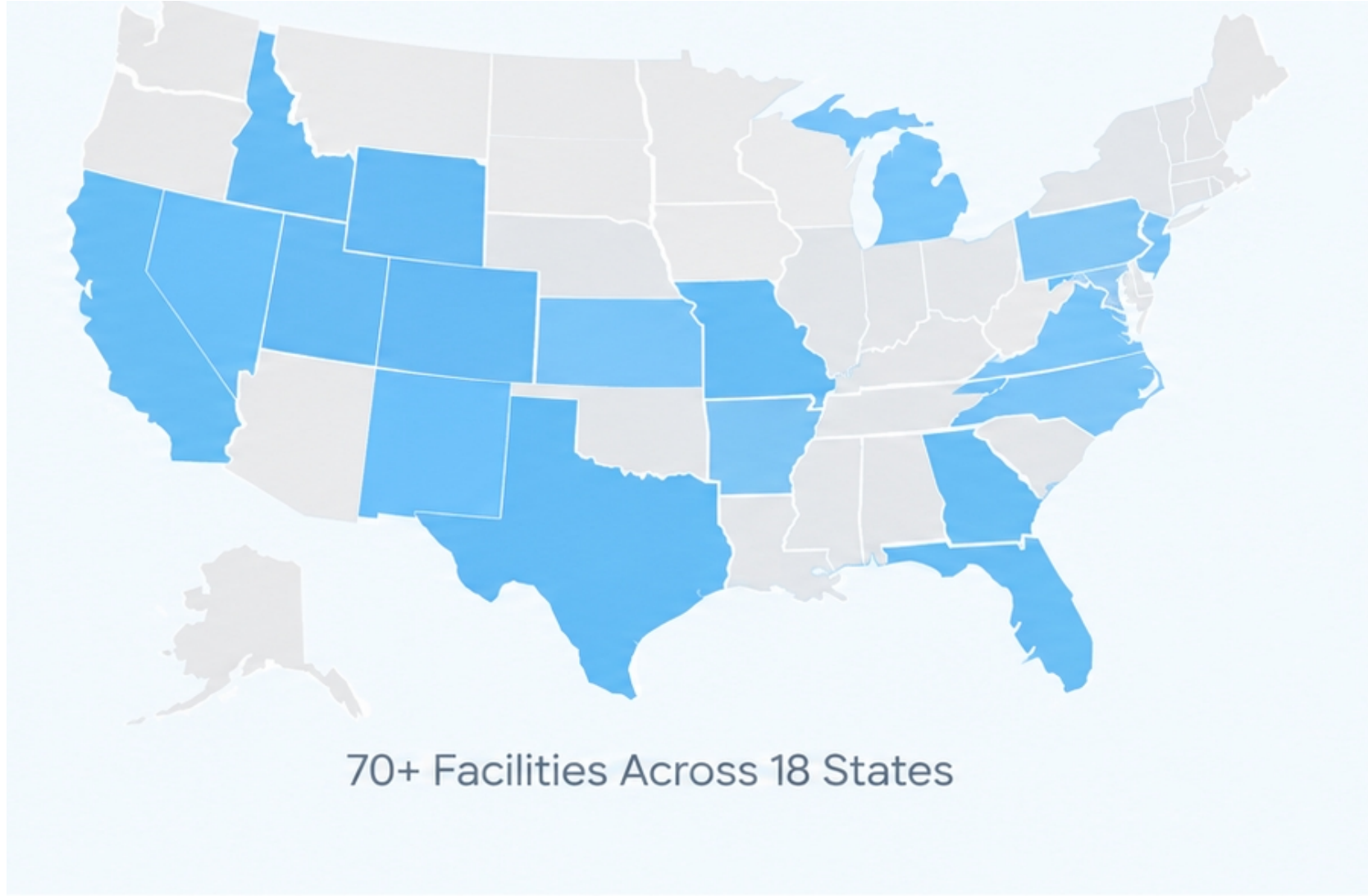
Overview

Anytime Storage Property Management (ASPM) is a third-party self-storage management company operating a fully remote portfolio. As of September 2026, ASPM runs 17,462 units across 70+ active facilities in 18 states on a single instance of Self Storage Manager, with additional properties in the conversion pipeline. Facility sizes range from roughly 20,000 square feet to 153,000 net rentable, and every location operates without on-site staff.

The company was formed January 1, 2025, through the merger of Remote Concierge Managers (RCM), the remote management technology platform founded by ASPM President and Managing Partner Adam Wagner, and the operators of the Anytime Storage brand. Before the merger, the two entities already worked together as vendor and customer.

RCM provided the technology stack. The Anytime Storage operators ran the properties. Consolidating the two produced a company built from day one to run remote at scale without compromising customer experience.

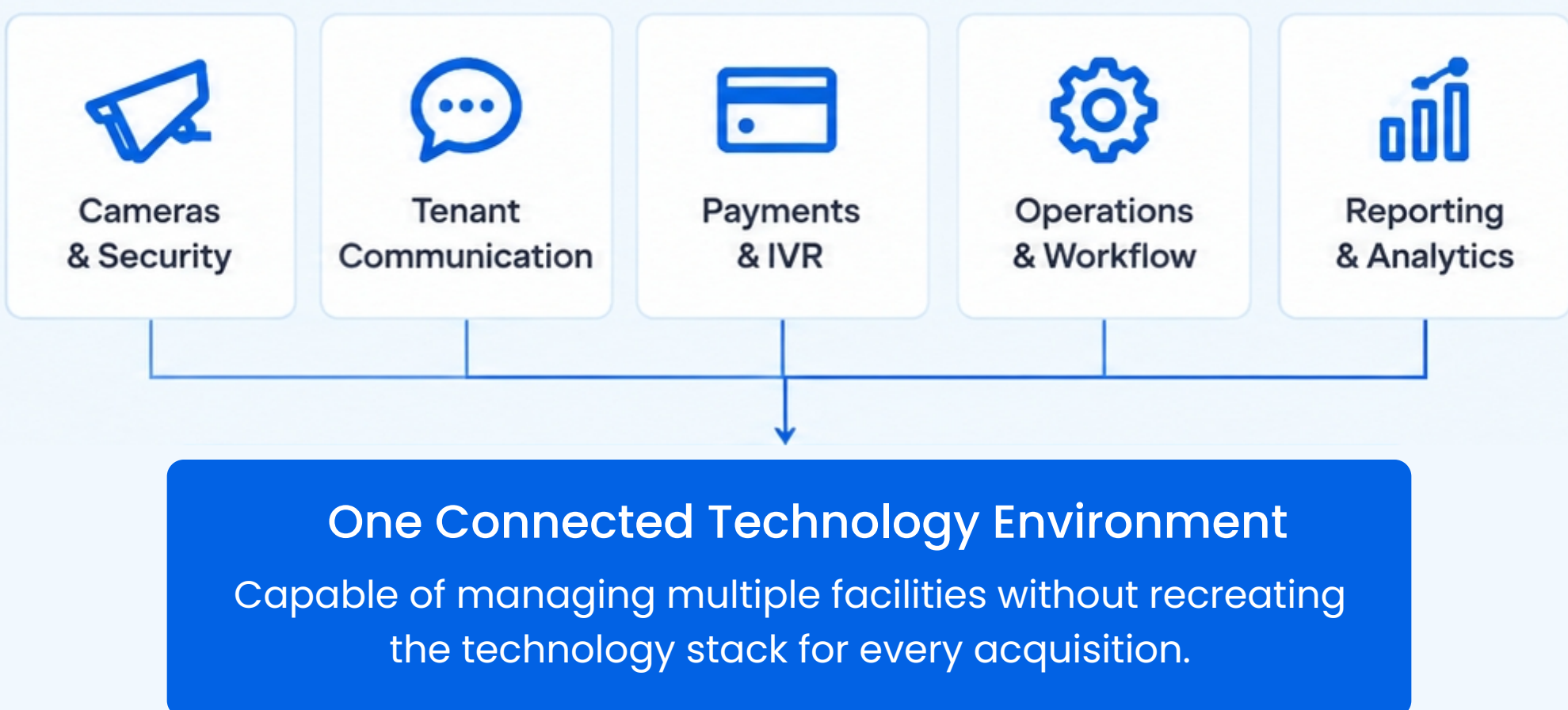
That last point is where Wagner draws a line between ASPM and most other remote operators. The commitment to high-touch is the operational thesis behind the rest of ASPM's decisions. Every tool the company adopts is judged by whether it supports the model.



The Challenge

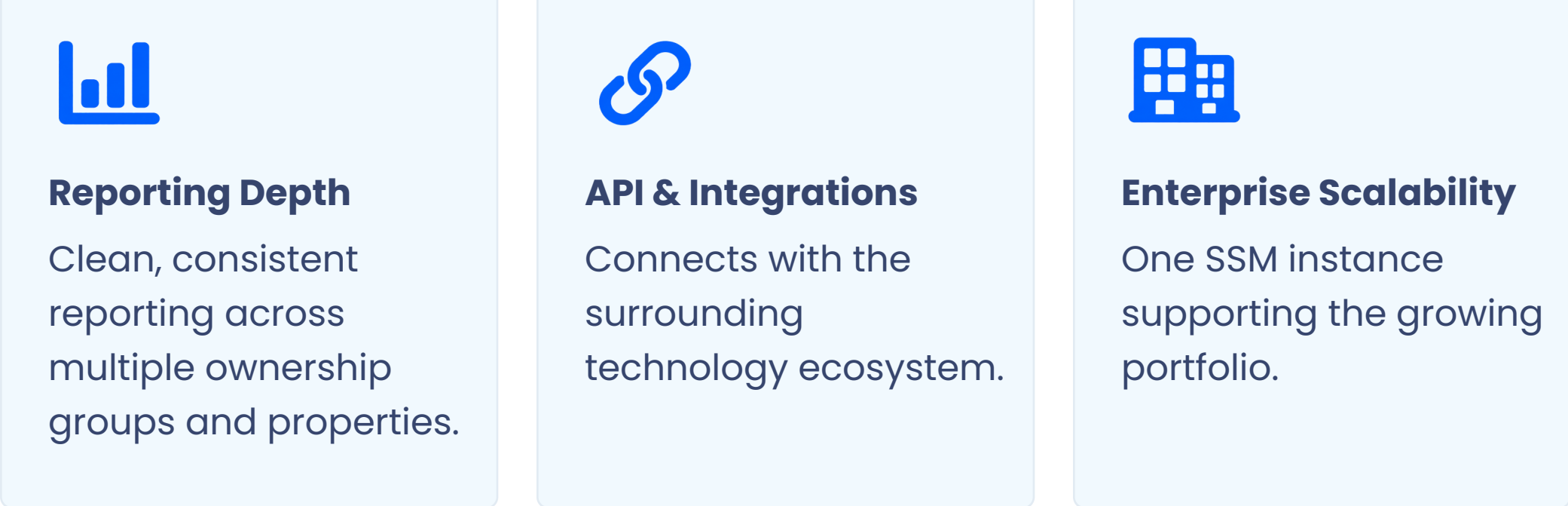
Remote Management at Scale

Successful remote management requires more than removing the on-site manager. It takes a complete technology stack, integrated systems and a customer-focused approach. Cameras, communications, payments, operations and reporting must all work together to deliver a seamless tenant experience.



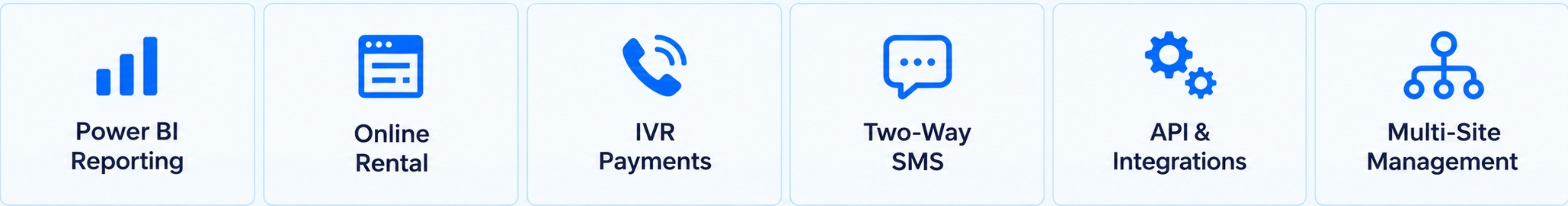
Why Self Storage Manager?

Under the ASPM brand, Self Storage Manager has been the only facility management system in use. The decision comes down to two key factors: reporting depth and the API, combined with the ability to run 70+ facilities on a single instance.



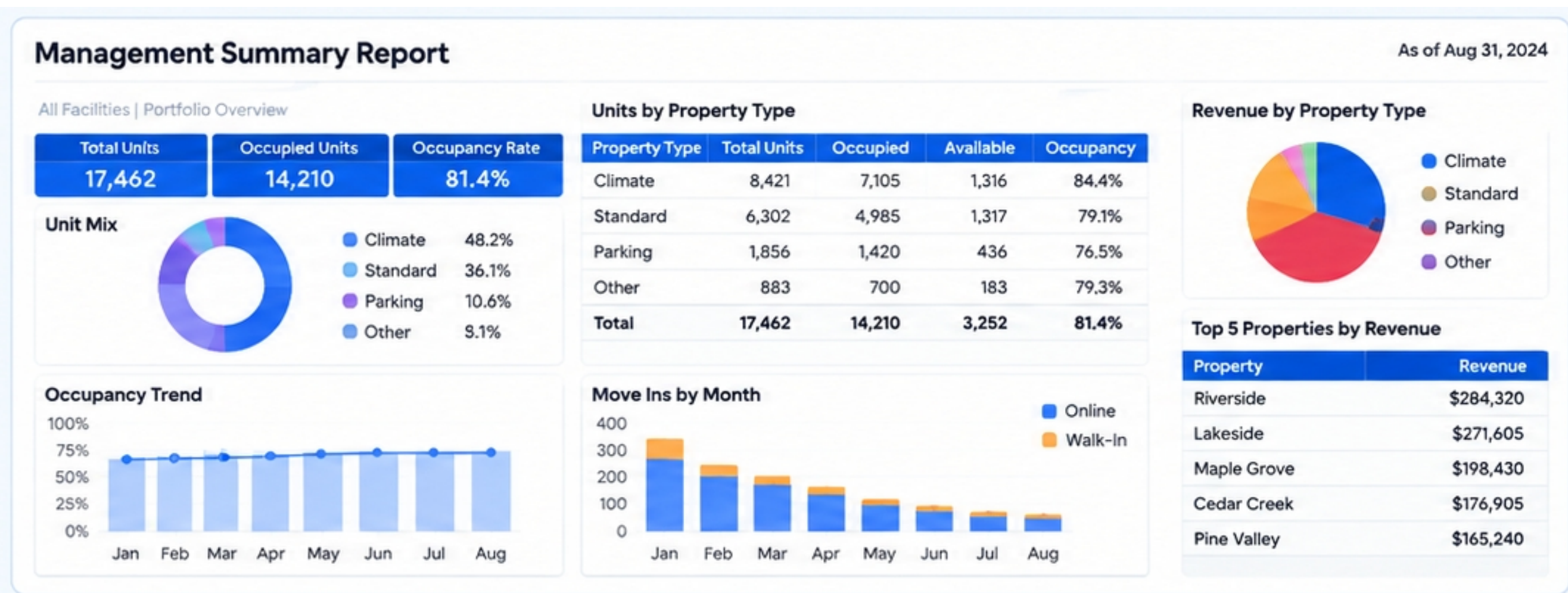
SSM in Action

A Complete Solution for Remote Facility Management



Portfolio Visibility in 15 Minutes

Using Power BI, ASPM can get a complete bird's-eye view of the entire portfolio in 15 minutes or less, with the ability to filter by portfolio or individual property.



“Remote management to a lot of people is set it and forget it. Build it and they’ll come. For us, we wanted a high-touch, high-level of customer service, even though we’re remote:”

Adam Wagner
President and Managing Partner, Anytime Storage Property Management

True Remote Operations Start Online

From website to unit selection, lease, payment and gate access, new rentals can be completed entirely online without staff involvement.

16 of 30

new Longview rentals in August 2026 were completed entirely online without staff involvement

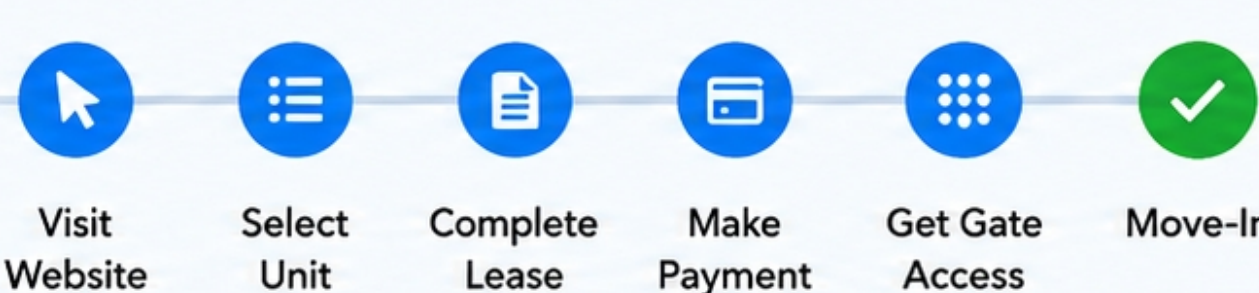
Results That Scale

For a lean, fully remote team.



New Property Onboarding

30 Days or Less



Looking Ahead

ASPM continues to add facilities and is committed to further enhancing the remote management model. Adam Wagner also participates on the SSM Advisory Council, creating a valuable two-way relationship that helps shape the future of this platform.