
VERSAL

MOUNT STORAGE - EARLY

1060 EARLY BLVD, EARLY, TX 76802

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FINANCIAL ANALYSIS

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THE OPPORTUNITY

Mount Storage is located in Early, Texas. Early is just outside of Brownwood, roughly two hours west of Waco.

The property features 149 non-climate units for a total of 20,470 NRSF. It also includes 8 uncovered parking spaces. The average unit size is 137 NRSF. The facility is currently 81% occupied.

The property is well located within its trade area and is adjacent to Early High School with consistent traffic and visibility. It is also only 1.8 miles from major retailers like Hobby Lobby and Starbucks, and 3.2 miles from Brownwood. A 5-mile radius around the property includes a population of 19,987 with an average household income of $76,853.

Construction highlights include metal and steel construction, crushed gravel drives, and perimeter fencing.

Mount Storage is being listed for sale at $1,850,000 ($90/NRSF).

THE PROPERTY

LOCATION

- Early, TX
- 19,987 Population Within 5 Miles
- $76,853 Average Household Income Within 5 Miles
- Adjacent to Early High School
- 1.8 Miles from Major Retailers (Hobby Lobby, Starbucks)
- 3.2 Miles from Brownwood

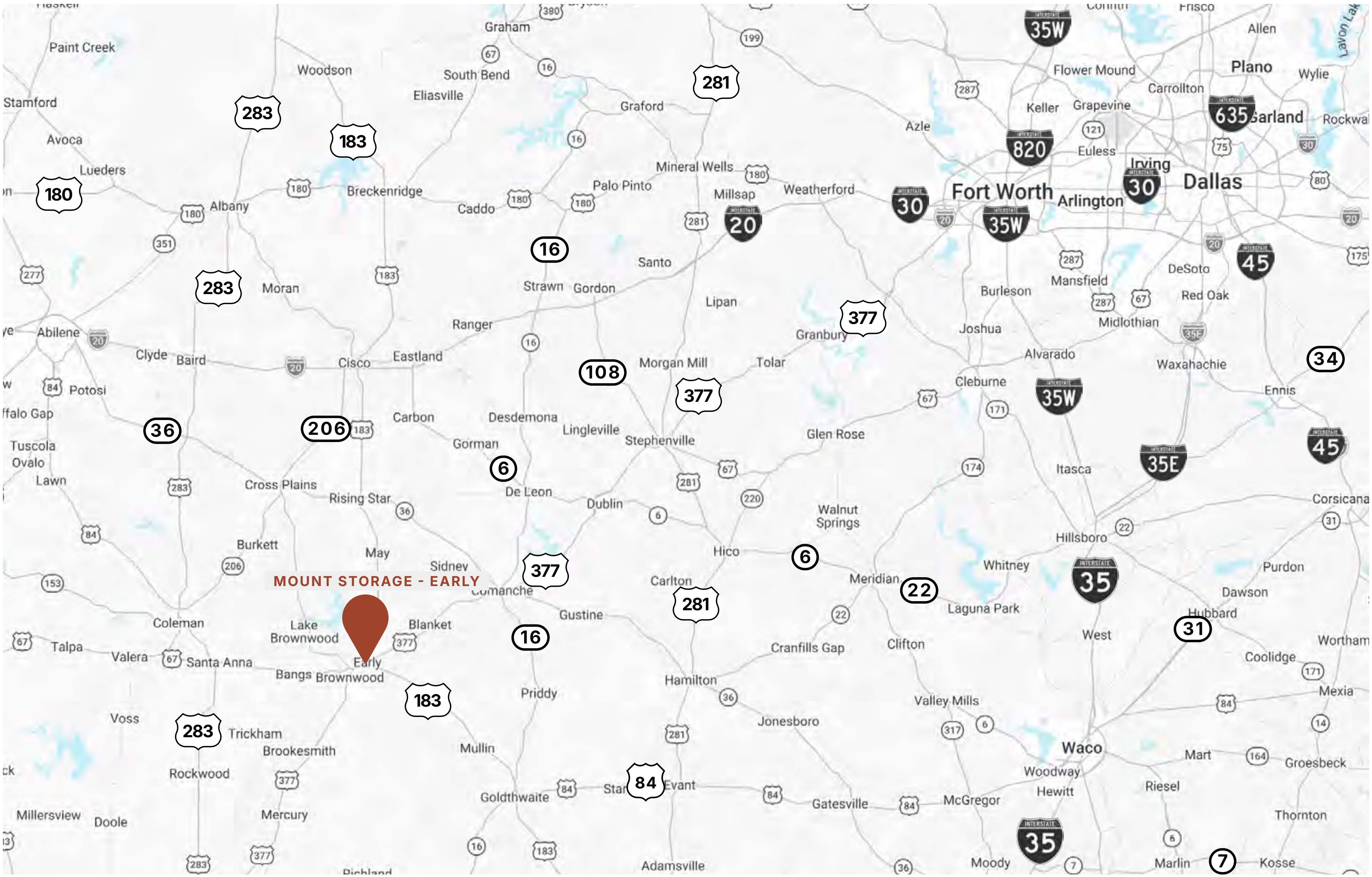
FEATURES

- $1,850,000
- $90/NRSF
- 149 NC Units
- 20,470 NRSF
- 81% Occupancy
- Perimeter Fencing, Signage

EXECUTIVE SUMMARY

PROPERTY NAME	MOUNT STORAGE - EARLY
OFFERING PRICE:	$1,850,000
ADDRESS:	1060 EARLY BLVD
CITY / STATE / ZIP:	EARLY, TX 76802
COUNTY:	BROWN
PARCEL:	29721
YEAR BUILT:	1989, 1993, 1994
NRSF:	20,470
TOTAL UNITS:	149
PARKING:	8 SPOTS
BUILDINGS:	11
ELEVATORS:	NONE
AVG. UNIT SIZE NC:	137 SF
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	76%
PHYSICAL OCCUPANCY (SQ. FT.):	81%
PHYSICAL OCCUPANCY (UNITS):	79%
ACRES:	1.44
CONSTRUCTION MATERIALS:	METAL, STEEL, GRAVEL
EXPANSION ROOM:	NONE
OFFICE:	NONE
APARTMENT:	NONE
1 MILE POPULATION:	2,213
1 MILE MEDIAN HHI:	$79,190
1 MILE AVERAGE HHI:	$100,795
3 MILE POPULATION:	5,014
3 MILE MEDIAN HHI:	$78,043
3 MILE AVERAGE HHI:	$97,391
5 MILE POPULATION:	19,987
5 MILE MEDIAN HHI:	$55,530
5 MILE AVERAGE HHI:	$76,853

AREA MAP


MOUNT STORAGE - EARLY
Graham
Paint Creek
Woodson
South Bend
Eliasville
Graford
Stamford
Avoca
Lueders
Albany
Breckenridge
Caddo
Palo Pinto
Mineral Wells
Millsap
Weatherford
Azle
Fort Worth
Arlington
Dallas
Irving
Euless
Grapevine
Keller
Flower Mound
Carrollton
Plano
Wylie
Allen
Frisco
Garland
Rockwal
Santo
Strawn
Gordon
Lipan
Granbury
Burleson
Mansfield
DeSoto
Red Oak
Midlothian
Joshua
Moran
Abilene
Clyde
Baird
Cisco
Eastland
Ranger
Morgan Mill
Tolar
Alvarado
Waxahachie
Cleburne
Ennis
Potosi
Carbon
Desdemona
Lingleville
Stephenville
Glen Rose
Itasca
Tuscola
Ovalo
Lawn
Cross Plains
Rising Star
Gorman
De Leon
Dublin
Walnut Springs
Corsicana
Hillsboro
Burkett
May
Sidney
Comanche
Hico
Carlton
Meridian
Whitney
Laguna Park
Purdon
Dawson
Hubbard
Coleman
Lake Brownwood
Blanket
Gustine
Cranfills Gap
Clifton
West
Wortham
Coolidge
Talpa
Valera
Santa Anna
Early
Bangs
Brownwood
Priddy
Hamilton
Valley Mills
Mexia
Voss
Trickham
Brookesmith
Mullin
Jonesboro
Waco
Mart
Groesbeck
Rockwood
Woodway
Hewitt
Riesel
Goldthwaite
Star
Evant
Gatesville
McGregor
Millersview
Doole
Mercury
Thornton
Adamsville
Moody
Marlin
Kosse
Richland

RETAILER MAP

PHOTOS

AERIAL PHOTO

AERIAL PHOTO

UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5 X 10	NC	$58	50	$1.16	20	1,000	18	2	90%	900	90%	$1,160	$13,920
5 X 15	NC	$64	75	$0.85	22	1,650	16	6	73%	1,200	73%	$1,408	$16,896
10 X 10	NC	$89	100	$0.89	26	2,600	20	6	77%	2,000	77%	$2,314	$27,768
10 X 15	NC	$99	150	$0.66	52	7,800	37	15	71%	5,550	71%	$5,148	$61,776
12 X 15	NC	$129	180	$0.72	7	1,260	6	1	86%	1,080	86%	$903	$10,836
10 X 20	NC	$150	200	$0.75	2	400	2	0	100%	400	100%	$300	$3,600
12 X 24	NC	$216	288	$0.75	20	5,760	19	1	95%	5,472	95%	$4,320	$51,840
12 X 18	UNCOVERED PARKING	$54	N/A	N/A	1	N/A	0	1	0%	N/A	N/A	$54	$648
12 X 30	UNCOVERED PARKING	$68	N/A	N/A	2	N/A	2	0	100%	N/A	N/A	$136	$1,632
12 X 40	UNCOVERED PARKING	$82	N/A	N/A	5	N/A	4	1	80%	N/A	N/A	$410	$4,920

UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
NC	149	20,470	118	31	79%	16,602	81%	$15,553	$186,636	$9.12	137
UNCOVERED PARKING	8	N/A	6	2	75%	N/A	N/A	$600	$7,200	N/A	N/A
TOTAL	**157**	**20,470**	**124**	**33**	**79%**	**16,602**	**81%**	**$16,153**	**$193,836**	**$9.47**	**137**

INCOME & EXPENSES

MOUNT STORAGE - EARLY			2025 ACTUAL	MARKET ADJUSTED	PRO FORMA
GPR/NRSF			$9.47	$9.47	$10.42
RENTAL INCOME/NRSF			$7.19	$7.19	$8.85
EGI/NRSF			$8.15	$8.15	$9.50
ACHIEVED RENT / NRSF			$0.60	$0.60	$0.74
REVENUE					
GROSS POTENTIAL RENT			**$193,836**	**$193,836**	**$213,220**
	GPR %		0%	0%	10%
	ECONOMIC VACANCY %		24%	24%	15%
ECONOMIC VACANCY			($46,574)	($46,574)	($31,983)
TOTAL RENTAL INCOME			**$147,262**	**$147,262**	**$181,237**
INSURANCE COMMISSION (NET)		$12.00	$12,617	$12,617	$8,744
LATE FEES		2.0%	$4,228	$4,228	$3,625
ADMIN FEES		0.5%	$2,772	$2,772	$906
OTHER INCOME			**$19,616**	**$19,616**	**$13,275**
EFFECTIVE GROSS INCOME			**$166,878**	**$166,878**	**$194,511**
	MONTHLY AVERAGE EGI		$13,907	$13,907	$16,209
	EGI GROWTH				17%
	ANNUALIZING FACTOR				
EXPENSES					
PROPERTY TAXES (% CHANGE FROM 2025)		15.0%	$11,869	$13,647	$13,647
MANAGEMENT FEE (% OF EGI)		5.0%	$12,506	$8,344	$9,726
INSURANCE ($ / NRSF)		$0.30	$5,482	$6,141	$6,141
PAYROLL			$3,256	$6,000	$6,000
CREDIT CARD FEES (% OF EGI)		2.3%	$5,293	$3,838	$4,474
COMPUTER HARDWARE & SOFTWARE			$485	$3,360	$3,360
REPAIRS & MAINTENANCE ($ / NRSF)		$0.15	$3,170	$3,071	$3,071
ADVERTISING			$5,682	$3,000	$3,000
SECURITY			$2,711	$2,711	$2,711
TRASH			$2,583	$2,583	$2,583
TELEPHONE & INTERNET			$0	$2,400	$2,400
LANDSCAPING			$1,800	$1,000	$1,000
PEST CONTROL			$0	$500	$500
PROFESSIONAL FEES			$3,644	$500	$500
UTILITIES			$212	$212	$212
DUES & SUBSCRIPTIONS			$298	$200	$200
OTHER			$300	$0	$0
TOTAL EXPENSES			**$59,290**	**$57,507**	**$59,525**
NOI			**$107,588**	**$109,371**	**$134,987**

7 YEAR ANALYSIS

MOUNT STORAGE - EARLY	MARKET	ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF		$9.47	$9.94	$10.44	$10.75	$11.08	$11.41	$11.75	$12.10
RENTAL INCOME/NRSF		$7.19	$8.45	$8.87	$9.14	$9.41	$9.70	$9.99	$10.29
EGI/NRSF		$8.15	$9.09	$9.52	$9.80	$10.08	$10.37	$10.66	$10.97
YOY GPR GROWTH		**5.0%**	**5.0%**	**5.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
REVENUE									
GROSS POTENTIAL RENT		$193,836	$203,528	$213,704	$220,115	$226,719	$233,520	$240,526	$247,742
ECONOMIC VACANCY		($46,574)	($30,529)	($32,056)	($33,017)	($34,008)	($35,028)	($36,079)	($37,161)
TOTAL RENTAL INCOME		**$147,262**	**$172,999**	**$181,649**	**$187,098**	**$192,711**	**$198,492**	**$204,447**	**$210,580**
INSURANCE COMMISSION (NET)	$12.00	$12,617	$8,744	$8,744	$8,744	$8,744	$8,744	$8,744	$8,744
LATE FEES	2.0%	$4,228	$3,460	$3,633	$3,742	$3,854	$3,970	$4,089	$4,212
ADMIN FEES	0.5%	$2,772	$865	$908	$935	$964	$992	$1,022	$1,053
OTHER INCOME		**$19,616**	**$13,069**	**$13,285**	**$13,421**	**$13,561**	**$13,706**	**$13,855**	**$14,008**
EFFECTIVE GROSS INCOME		**$166,878**	**$186,067**	**$194,933**	**$200,519**	**$206,272**	**$212,198**	**$218,302**	**$224,589**
MONTHLY AVERAGE EGI		$13,907	$15,506	$16,244	$16,710	$17,189	$17,683	$18,192	$18,716
EXPENSES	3%	← **INFLATION FACTOR**							
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	$13,647	$14,056	$14,478	$14,912	$15,360	$15,821	$16,295	$16,784
MANAGEMENT FEE (% OF EGI)	5.0%	$8,344	$9,303	$9,747	$10,026	$10,314	$10,610	$10,915	$11,229
INSURANCE ($ / NRSF)	$0.30	$6,141	$6,325	$6,515	$6,710	$6,912	$7,119	$7,333	$7,553
PAYROLL		$6,000	$6,180	$6,365	$6,556	$6,753	$6,956	$7,164	$7,379
CREDIT CARD FEES (% OF EGI)	2.3%	$3,838	$4,280	$4,483	$4,612	$4,744	$4,881	$5,021	$5,166
COMPUTER HARDWARE & SOFTWARE		$3,360	$3,461	$3,565	$3,672	$3,782	$3,895	$4,012	$4,132
REPAIRS & MAINTENANCE ($ / NRSF)	$0.15	$3,071	$3,163	$3,257	$3,355	$3,456	$3,560	$3,666	$3,776
ADVERTISING		$3,000	$3,090	$3,183	$3,278	$3,377	$3,478	$3,582	$3,690
SECURITY		$2,711	$2,793	$2,877	$2,963	$3,052	$3,143	$3,238	$3,335
TRASH		$2,583	$2,660	$2,740	$2,822	$2,907	$2,994	$3,084	$3,177
TELEPHONE & INTERNET		$2,400	$2,472	$2,546	$2,623	$2,701	$2,782	$2,866	$2,952
LANDSCAPING		$1,000	$1,030	$1,061	$1,093	$1,126	$1,159	$1,194	$1,230
PEST CONTROL		$500	$515	$530	$546	$563	$580	$597	$615
PROFESSIONAL FEES		$500	$515	$530	$546	$563	$580	$597	$615
UTILITIES		$212	$219	$225	$232	$239	$246	$254	$261
DUES & SUBSCRIPTIONS		$200	$206	$212	$219	$225	$232	$239	$246
TOTAL EXPENSES		**$57,507**	**$60,268**	**$62,316**	**$64,166**	**$66,072**	**$68,035**	**$70,057**	**$72,139**
NOI		**$109,371**	**$125,799**	**$132,618**	**$136,353**	**$140,201**	**$144,163**	**$148,245**	**$152,449**

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