



VERSAL

# MOUNT STORAGE -BELTON

7272 RATTLESNAKE TRAIL, BELTON, TX 76513

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# THE OPPORTUNITY



Mount Storage is located in Belton, Texas. Belton is to the north of Austin between Killeen and Temple along the I-35 and I-14 corridors.

The property features 28 non-climate units and 1 covered parking space for a total of 10,440 NRSF. The average unit size of the non-climate units is 360 NRSF. The facility is currently 79% occupied.

The property is well located, being almost adjacent to Interstate 14 and only 5.1 miles from downtown Belton. Fort Hood, which has a total population of roughly 68,000 personnel, is only 13.9 miles away. A 5-mile radius around the property includes a population of 31,374 with an average household income of \$128,686.

Construction highlights include metal and steel construction, gravel drives, and secure access.

Mount Storage is being listed for sale at \$840,000 (\$80/NRSF).



# THE PROPERTY



## LOCATION

- Belton, TX
- 31,374 Population Within 5 Miles
- \$128,686 Average Household Income Within 5 Miles
- 0.1 Miles from I-14
- 5.1 Miles from Downtown Belton
- 13.9 Miles from Fort Hood (+/- 68,000 Personnel)

## FEATURES

- \$840,000
- \$80/NRSF
- 28 NC Units
- 10,440 NRSF
- 79% Occupancy
- Secure Access



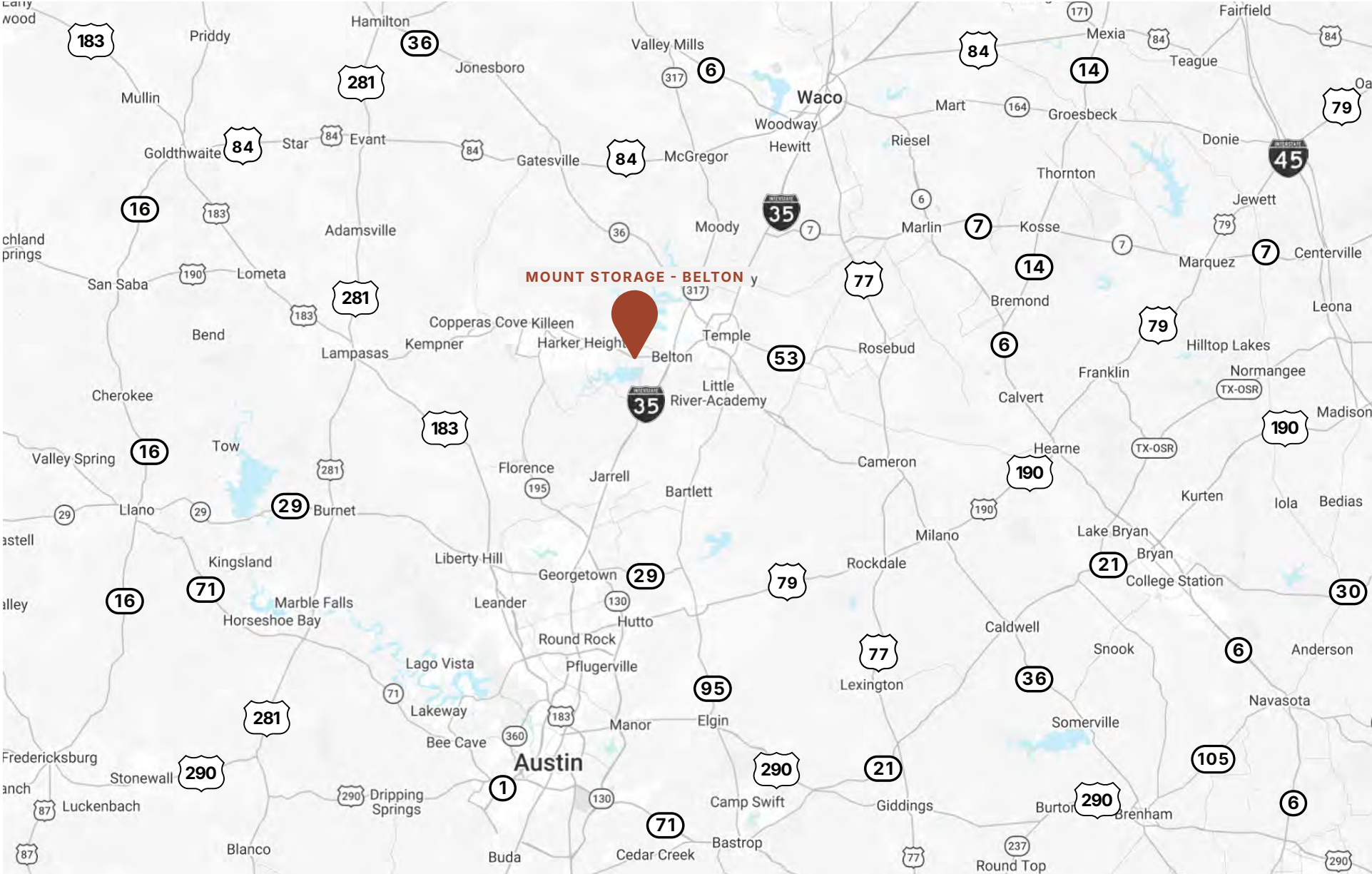
# EXECUTIVE SUMMARY



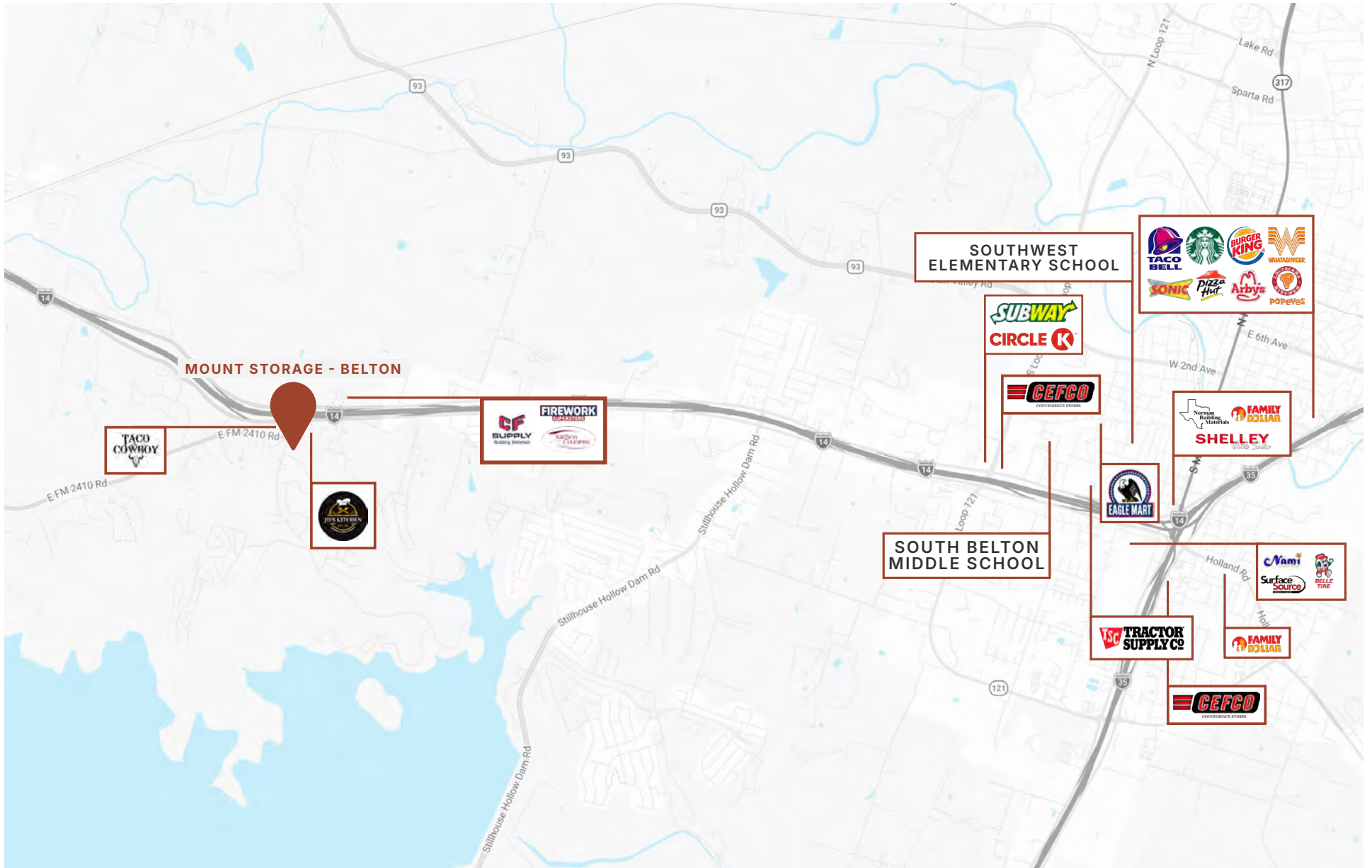
PROPERTY NAME	MOUNT STORAGE - BELTON
OFFERING PRICE:	\$840,000
ADDRESS:	7272 RATTLESNAKE TRAIL
CITY / STATE / ZIP:	BELTON, TX 76513
COUNTY:	BELL
PARCEL:	105906
YEAR BUILT:	2010
NRSF:	10,440
TOTAL UNITS:	29
PARKING:	11 SPOTS
BUILDINGS:	3
ELEVATORS:	NONE
AVG. UNIT SIZE NC:	360 SF
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	94%
PHYSICAL OCCUPANCY (SQ. FT.):	79%
PHYSICAL OCCUPANCY (UNITS):	75%
ACRES:	0.90
CONSTRUCTION MATERIALS:	METAL, STEEL, GRAVEL
EXPANSION ROOM:	NONE
OFFICE:	NONE
APARTMENT:	NONE
1 MILE POPULATION:	861
1 MILE MEDIAN HHI:	\$131,045
1 MILE AVERAGE HHI:	\$196,806
3 MILE POPULATION:	7,349
3 MILE MEDIAN HHI:	\$90,992
3 MILE AVERAGE HHI:	\$124,872
5 MILE POPULATION:	31,374
5 MILE MEDIAN HHI:	\$94,134
5 MILE AVERAGE HHI:	\$128,686



# AREA MAP



# RETAILER MAP



# PHOTOS



# PHOTOS



# AERIAL PHOTO



RATTLESNACK TRAIL

SIMMONS RD



# 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
12 X 30	NC	\$199	360	\$0.55	28	10,080	23	5	82%	8,280	82%	\$5,572	\$66,864
12 X 30	COVERED PARKING	\$240	360	\$0.67	1	360	0	1	0%	0	0%	\$240	\$2,880
12 X 30	UNCOVERED PARKING	\$79	N/A	N/A	9	N/A	5	4	56%	N/A	N/A	\$711	\$8,532
10 X 30	UNCOVERED PARKING	\$84	N/A	N/A	2	N/A	2	0	100%	N/A	N/A	\$168	\$2,016



# 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	28	10,080	23	5	82%	8,280	82%	\$5,572	\$66,864	\$6.63	360
COVERED PARKING	1	360	0	1	0%	0	0%	\$240	\$2,880	\$8.00	360
UNCOVERED PARKING	11	N/A	7	4	64%	N/A	N/A	\$879	\$10,548	N/A	N/A
<b>TOTAL</b>	<b>40</b>	<b>10,440</b>	<b>30</b>	<b>10</b>	<b>75%</b>	<b>8,280</b>	<b>79%</b>	<b>\$6,691</b>	<b>\$80,292</b>	<b>\$7.69</b>	<b>360</b>



# INCOME & EXPENSES

MOUNT STORAGE - BELTON		2025 ACTUAL	MARKET ADJUSTED	PRO FORMA
GPR/NRSF		\$7.69	\$7.69	\$8.46
RENTAL INCOME/NRSF		\$7.21	\$7.21	\$7.87
EGI/NRSF		\$7.60	\$7.60	\$8.30
ACHIEVED RENT / NRSF		\$0.60	\$0.60	\$0.66
<b>REVENUE</b>				
<b>GROSS POTENTIAL RENT</b>		<b>\$80,292</b>	<b>\$80,292</b>	<b>\$88,321</b>
	GPR %	0%	0%	10%
	ECONOMIC VACANCY %	6%	6%	7%
ECONOMIC VACANCY		(\$5,029)	(\$5,029)	(\$6,182)
<b>TOTAL RENTAL INCOME</b>		<b>\$75,263</b>	<b>\$75,263</b>	<b>\$82,139</b>
INSURANCE COMMISSION (NET)	\$12.00	\$2,404	\$2,404	\$2,437
LATE FEES	2.0%	\$1,455	\$1,455	\$1,643
ADMIN FEES	0.5%	\$197	\$197	\$411
<b>OTHER INCOME</b>		<b>\$4,055</b>	<b>\$4,055</b>	<b>\$4,491</b>
<b>EFFECTIVE GROSS INCOME</b>		<b>\$79,319</b>	<b>\$79,319</b>	<b>\$86,630</b>
	MONTHLY AVERAGE EGI	\$6,610	\$6,610	\$7,219
	EGI GROWTH			9%
	ANNUALIZING FACTOR			
<b>EXPENSES</b>				
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$6,451	\$7,431	\$7,431
INSURANCE (\$ / NRSF)	\$ 0.40	\$3,748	\$4,176	\$4,176
MANAGEMENT FEE (% OF EGI)	5.0%	\$6,072	\$3,966	\$4,331
COMPUTER HARDWARE & SOFTWARE		\$0	\$3,360	\$3,360
TELEPHONE & INTERNET		\$0	\$2,400	\$2,400
CREDIT CARD FEES (% OF EGI)	2.3%	\$2,539	\$1,824	\$1,992
REPAIRS & MAINTENANCE (\$ / NRSF)	\$ 0.15	\$276	\$1,566	\$1,566
ADVERTISING		\$2,848	\$1,200	\$1,200
LANDSCAPING		\$2,225	\$1,000	\$1,000
UTILITIES		\$648	\$648	\$648
PEST CONTROL		\$0	\$500	\$500
PROFESSIONAL FEES		\$2,418	\$500	\$500
TRASH		\$200	\$200	\$200
DUES & SUBSCRIPTIONS		\$783	\$200	\$200
OTHER		\$79	\$0	\$0
<b>TOTAL EXPENSES</b>		<b>\$28,286</b>	<b>\$28,971</b>	<b>\$29,505</b>
<b>NOI</b>		<b>\$51,032</b>	<b>\$50,348</b>	<b>\$57,125</b>



# 7 YEAR ANALYSIS

MOUNT STORAGE - BELTON	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	\$7.69	\$8.46	\$8.71	\$8.98	\$9.24	\$9.52	\$9.81	\$10.10
RENTAL INCOME/NRSF	\$7.21	\$7.61	\$8.10	\$8.35	\$8.60	\$8.86	\$9.12	\$9.39
EGI/NRSF	\$7.60	\$8.03	\$8.54	\$8.79	\$9.05	\$9.31	\$9.58	\$9.86
YOY GPR GROWTH	10.0%	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>REVENUE</b>								
GROSS POTENTIAL RENT	\$80,292	\$88,321	\$90,971	\$93,700	\$96,511	\$99,406	\$102,388	\$105,460
ECONOMIC VACANCY	(\$5,029)	(\$8,832)	(\$6,368)	(\$6,559)	(\$6,756)	(\$6,958)	(\$7,167)	(\$7,382)
<b>TOTAL RENTAL INCOME</b>	<b>\$75,263</b>	<b>\$79,489</b>	<b>\$84,603</b>	<b>\$87,141</b>	<b>\$89,755</b>	<b>\$92,448</b>	<b>\$95,221</b>	<b>\$98,078</b>
INSURANCE COMMISSION (NET)	\$12.00	\$2,404	\$2,359	\$2,437	\$2,437	\$2,437	\$2,437	\$2,437
LATE FEES	2.0%	\$1,455	\$1,590	\$1,692	\$1,743	\$1,795	\$1,849	\$1,962
ADMIN FEES	0.5%	\$197	\$397	\$423	\$436	\$449	\$462	\$490
<b>OTHER INCOME</b>	<b>\$4,055</b>	<b>\$4,346</b>	<b>\$4,552</b>	<b>\$4,616</b>	<b>\$4,681</b>	<b>\$4,749</b>	<b>\$4,818</b>	<b>\$4,889</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$79,319</b>	<b>\$83,835</b>	<b>\$89,155</b>	<b>\$91,757</b>	<b>\$94,436</b>	<b>\$97,196</b>	<b>\$100,039</b>	<b>\$102,967</b>
MONTHLY AVERAGE EGI	\$6,610	\$6,986	\$7,430	\$7,646	\$7,870	\$8,100	\$8,337	\$8,581
<b>EXPENSES</b>								
	3%	← INFLATION FACTOR						
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$7,431	\$7,654	\$7,883	\$8,120	\$8,364	\$8,614	\$8,873
INSURANCE (\$ / NRSF)	\$ 0.40	\$4,176	\$4,301	\$4,430	\$4,563	\$4,700	\$4,841	\$4,986
MANAGEMENT FEE (% OF EGI)	5.0%	\$3,966	\$4,192	\$4,458	\$4,588	\$4,722	\$4,860	\$5,002
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866
CREDIT CARD FEES (% OF EGI)	2.3%	\$1,824	\$1,928	\$2,051	\$2,110	\$2,172	\$2,236	\$2,301
REPAIRS & MAINTENANCE (\$ / NRSF)	\$ 0.15	\$1,566	\$1,613	\$1,661	\$1,711	\$1,763	\$1,815	\$1,870
ADVERTISING		\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433
LANDSCAPING		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194
UTILITIES		\$648	\$667	\$687	\$708	\$729	\$751	\$773
PEST CONTROL		\$500	\$515	\$530	\$546	\$563	\$580	\$597
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597
TRASH		\$200	\$206	\$212	\$219	\$225	\$232	\$239
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239
<b>TOTAL EXPENSES</b>		<b>\$28,971</b>	<b>\$29,996</b>	<b>\$31,101</b>	<b>\$32,028</b>	<b>\$32,984</b>	<b>\$33,968</b>	<b>\$34,982</b>
<b>NOI</b>		<b>\$50,348</b>	<b>\$53,839</b>	<b>\$58,055</b>	<b>\$59,728</b>	<b>\$61,453</b>	<b>\$63,228</b>	<b>\$66,941</b>



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