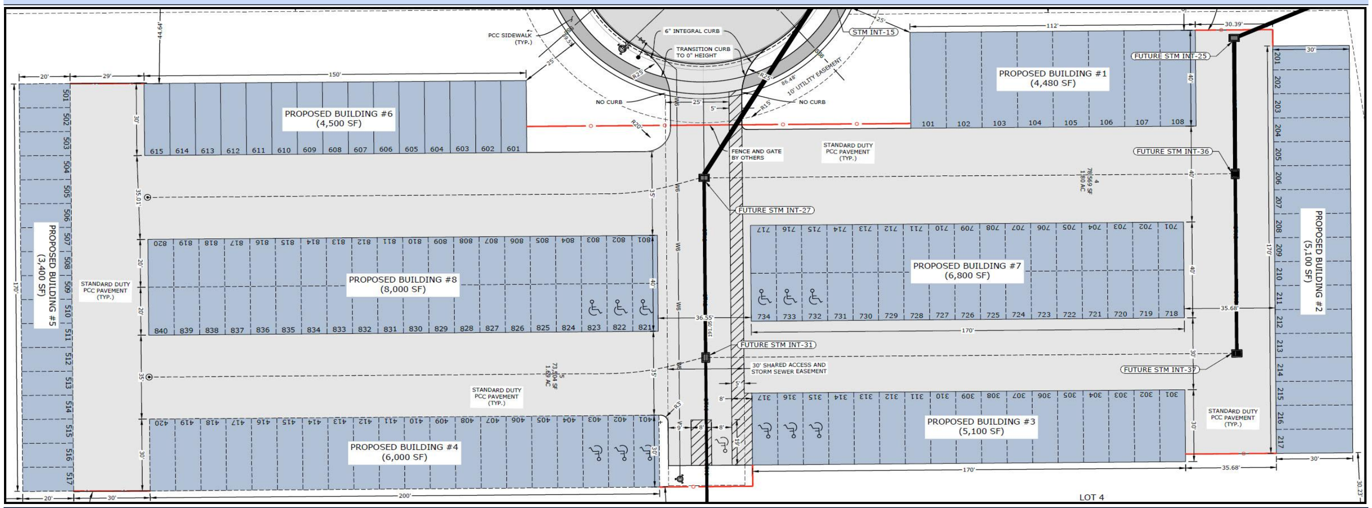
Business or Project Name:	First Class Storage LLC	Prepared By:	Pinnacle Commercial
Contact:		Contact:	Trev Adair
Property Address:	1308 Adair Ct. SW	Address:	1110 Dina Ct.
	Cedar Rapids, IA 52404		Hiawatha, IA 52233
Cell:	(319) 208-6545	Cell:	(319) 550-2125
Email:	info@firstclassstorage.net	Email:	trev@pinnaclerealtyia.com

Self Storage Facility - Income | Opex | Market Cap Value

Parcel Information

Land | Lot:	Acres:	3.49	County:	Linn
Buildings:		8	Parcel:	192920101900000
Total | Units:		168	Legal Description:	Iowa Development 1st Lots 4&5
Rentable Sqft:		43,380	Zoned:	Commercial
Information Current as of Date:		8/9/2026		

Site Map



Building & Unit Layout

Category	Building | Width	Building | Depth	Building | Sqft.	Unit | Width	Unit | Depth	Units
Building 1: (has electricity):	112	40	4,480	14	40	8
Building 2:	170	30	5,100	10	30	17
Building 3:	170	30	5,100	10	30	17
Building 4:	200	30	6,000	10	30	20
Building 5:	170	20	3,400	10	20	17
Building 6: (has electricity):	150	30	4,500	10	30	15
Building 7:	170	40	6,800	10	20	34
Building 8:	200	40	8,000	10	20	40
Indoor Storage:		Indoor | Sqft:	43,380	Indoor | Units:		168

Income

Price Per Unit		10x20	10x30	10x30	14x40	14x40
Electricity:		No Electricity	No Electricity	With Electricity	No Electricity	With Electricity
Units:		91	54	15	6	2
Base Rent:		$135.00	$165.00	$295.00	$325.00	$645.00
Tax:	7.00%	$9.45	$11.55	$20.65	$22.75	$45.15
CC:	3.00%	$4.05	$4.95	$8.85	$9.75	$19.35
Total | Rate Per Unit:		$148.50	$181.50	$324.50	$357.50	$709.50

Occupancy % by Unit Size & Type		Current Occupancy	Stabilized
Unit Size & Mix	Occupancy %	# Occupied Units	# Total Units
10x20: (no electricity):	38.46%	35	91
10x30: (no electricity):	25.93%	14	54
10x30: (with electricity):	0.00%	0	15
14x40: (no electricity):	100.00%	6	6
14x40: (with electricity):	100.00%	2	2
Total Occupancy % & Units:	33.93%	57	168

Income & Opex Summary		Current Occupancy		Stabilized	
Income	Monthly Rental Rate	Monthly	Annual	Monthly	Annual
10x20: (no electricity):	$148.50	$5,197.50	$62,370.00	$13,513.50	$162,162.00
10x30: (no electricity):	$181.50	$2,541.00	$30,492.00	$9,801.00	$117,612.00
10x30: (with electricity):	$324.50	$0.00	$0.00	$4,867.50	$58,410.00
14x40: (no electricity):	$357.50	$2,145.00	$25,740.00	$2,145.00	$25,740.00
14x40: (with electricity):	$709.50	$1,419.00	$17,028.00	$1,419.00	$17,028.00
Base Income:		$11,302.50	$135,630.00	$31,746.00	$380,952.00
Late Fees:	11.31%	$1,278.31	$15,339.75	$3,590.47	$43,085.67
Total Income:		$12,580.81	$150,969.75	$35,336.47	$424,037.67

Expenses	Unit Cost / %	Monthly Expenses	Annual Expenses	Monthly Expenses	Annual Expenses
Property Management Fee:	5.00%	$565.13	$6,781.50	$1,587.30	$19,047.60
Tenant Inc. - Mgmt. Software:	$163.95	$163.95	$1,967.40	$163.95	$1,967.40
Social Media Marketing:	$45.00	$45.00	$540.00	$45.00	$540.00
Google Workspace:	$34.95	$34.95	$419.40	$34.95	$419.40
Phone | Grasshopper:	$18.21	$18.21	$218.52	$18.21	$218.52
Internet:	$85.22	$85.22	$1,022.64	$85.22	$1,022.64
Electric - MidAmerican Energy:	$176.50	$176.50	$2,118.00	$176.50	$2,118.00
Lawn Care & Snow Removal:	$104.63	$135.00	$1,620.00	$104.63	$1,255.56
Farm Bureau - Ins. Policy:	$480.66	$480.66	$5,767.92	$480.66	$5,767.92
Accounting:	$85.00	$85.00	$1,020.00	$85.00	$1,020.00
City | Water & Stormwater:	$43.33	$43.33	$519.96	$43.33	$519.96
State & Local Sales Tax:	7.00%	$791.18	$9,494.10	$2,222.22	$26,666.64
Total Expenses:		$2,624.12	$31,489.44	$5,046.97	$60,563.64
NOI:		$9,956.69	$119,480.31	$30,289.50	$363,474.03
Mortgage:		-$14,608.00	-$175,296.00	-$14,608.00	-$175,296.00
Gross Taxes:	2026	-$5,464.03	-$65,568.35	-$5,464.03	-$65,568.35
Tax Rebate (TIF) | City of CR:	2026	$2,458.81	$29,505.76	$2,458.81	$29,505.76
Net Income:		-$7,656.52	-$91,878.28	$12,676.29	$152,115.44