



SALE

Frisco Mini Storage

15298 KING RD

Little Elm, TX 75036

PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

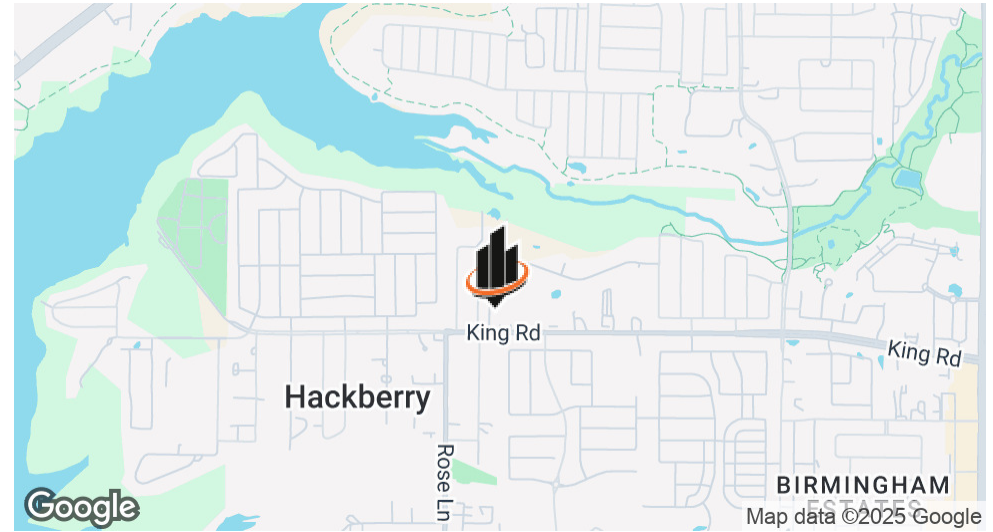
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PROPERTY SUMMARY



INCOME BASED PRICE:	\$4,988,720
PRO FORMA NOI AT CURRENT PRICING:	\$374,154
PRO FORMA CAP RATE:	7.50%
EXCESS LAND VALUE (+/- 1 ACRE AT \$10/SF):	\$435,600
TOTAL PURCHASE PRICE:	\$5,424,320

PROPERTY DESCRIPTION

Frisco Mini Storage is a 362-unit Self Storage facility with additional land for future expansion with an opportunity to increase rents across the board. The property contains a mix of unit sizes ranging from 5 x 10 to 12 x 30 with the large majority of units 10 x 10 and 10 x 15. Fully fenced with secure access, the property is a proven asset with short term and long term upside.

LOCATION DESCRIPTION

The property is located at the border of Frisco and Little Elm on King Road just east of Lake Lewisville. King Road intersects with FM 423 just over one mile from the property and turns into Main Street to the east of FM 423. The area is surrounded by rooftops and the large populations of Frisco (220,000+) and Little Elm (55,000+).

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FINANCIALS AT CURRENT PRICING

FRISCO MINI STORAGE (AT CURRENT PRICING)				
15298 KING ROAD, FRISCO, TX 75036				
OPERATING INCOME				
UNIT TYPE	# UNITS	AVERAGE RENT/UNIT	MONTHLY	ANNUAL
5 x 5s	7	\$ 40.00	\$ 280.00	\$ 3,360.00
5 x 10s	8	\$ 55.00	\$ 440.00	\$ 5,280.00
10 x 10s	146	\$ 90.00	\$ 13,140.00	\$ 157,680.00
10 x 15s	102	\$ 120.00	\$ 12,240.00	\$ 146,880.00
12 x 15s	18	\$ 130.00	\$ 2,340.00	\$ 28,080.00
10 x 20s	59	\$ 145.00	\$ 8,555.00	\$ 102,660.00
12 x 30s	24	\$ 210.00	\$ 5,040.00	\$ 60,480.00
Total Units	364		\$ 42,035.00	\$ 504,420.00
Potential Gross Income				\$ 504,420.00
OPERATING EXPENSES				
Advertising & Promotion				\$ 5,749.00
Association Dues				\$ 460.00
Fire Equipment				\$ 75.00
Office Supplies				\$ 2,179.00
Wages				\$ 16,532.00
Legal and Professional Fees				\$ 7,690.00
Security System				\$ 3,068.00
Insurance (Fire, Liability, Pollution)				\$ 17,782.00
Property Taxes				\$ 61,118.00
Landscaping				\$ 2,000.00
Cleaning and Maintenance				\$ 3,406.00
Utilities				\$ 10,207.00
Total Expenses				\$ 130,266.00
Operating Expense Ratio (OER)				25.82%
Net Operating Income (NOI)				\$ 374,154.00
Cap Rate				7.50%
List Price				\$ 4,988,720.00

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FINANCIALS AT IN PLACE RENTS

FRISCO MINI STORAGE (IN PLACE)					
15298 KING ROAD, FRISCO, TX 75036					
OPERATING INCOME					
UNIT TYPE	# UNITS	AVERAGE RENT/UNIT	MONTHLY	ANNUAL	
5 x 5s	7	\$ 39.17	\$ 274.19	\$ 3,290.28	
5 x 10s	8	\$ 49.29	\$ 394.32	\$ 4,731.84	
10 x 10s	146	\$ 79.21	\$ 11,564.66	\$ 138,775.92	
10 x 15s	102	\$ 97.01	\$ 9,895.02	\$ 118,740.24	
12 x 15s	18	\$ 99.17	\$ 1,785.06	\$ 21,420.72	
10 x 20s	59	\$ 119.32	\$ 7,039.88	\$ 84,478.56	
12 x 30s	24	\$ 141.46	\$ 3,395.04	\$ 40,740.48	
Total Units	364		\$ 34,348.17	\$ 412,178.04	
Potential Gross Income				\$ 412,178.04	
OPERATING EXPENSES					
Advertising & Promotion				\$ 5,749.00	
Association Dues				\$ 460.00	
Fire Equipment				\$ 75.00	
Office Supplies				\$ 2,179.00	
Wages				\$ 16,532.00	
Legal and Professional Fees				\$ 7,690.00	
Security System				\$ 3,068.00	
Insurance (Fire, Liability, Pollution)				\$ 17,782.00	
Property Taxes				\$ 61,118.00	
Landscaping				\$ 2,000.00	
Cleaning and Maintenance				\$ 3,406.00	
Utilities				\$ 10,207.00	
Total Expenses				\$ 130,266.00	
Operating Expense Ratio (OER)				31.60%	
Net Operating Income (NOI)				\$ 281,912.04	
Cap Rate				5.65%	
List Price				\$ 4,988,720.00	

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ADDITIONAL PHOTOS



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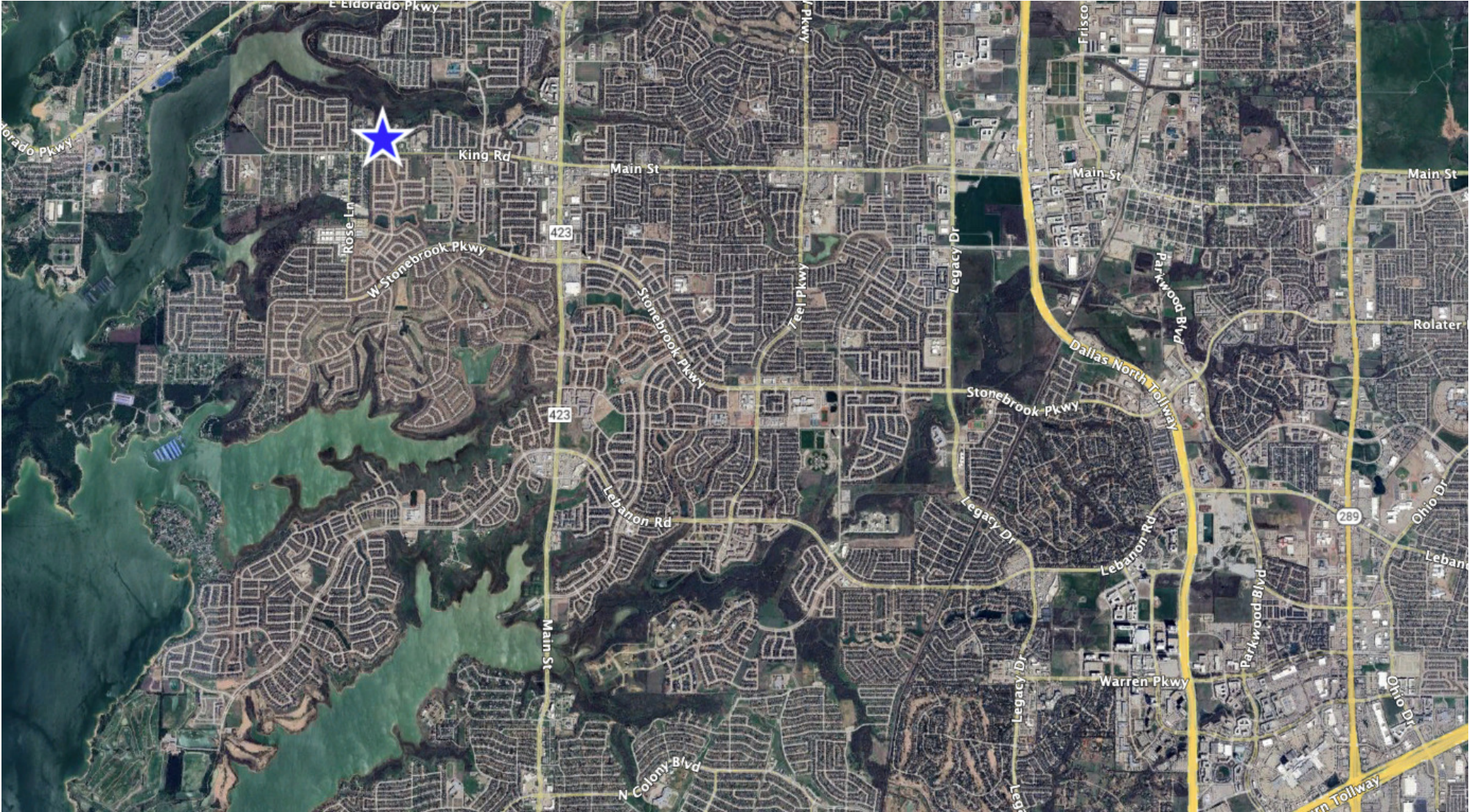
EXCESS LAND



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An aerial photograph of a city during the golden hour. The central focus is a large, ornate, light-colored stone building with a prominent dark dome and clock tower. The building is surrounded by a green lawn and trees. In the foreground, a street intersection is visible with several cars parked and driving. The background shows a dense urban area with various buildings and trees under a soft, hazy sky.

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LISTING CONTACT



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