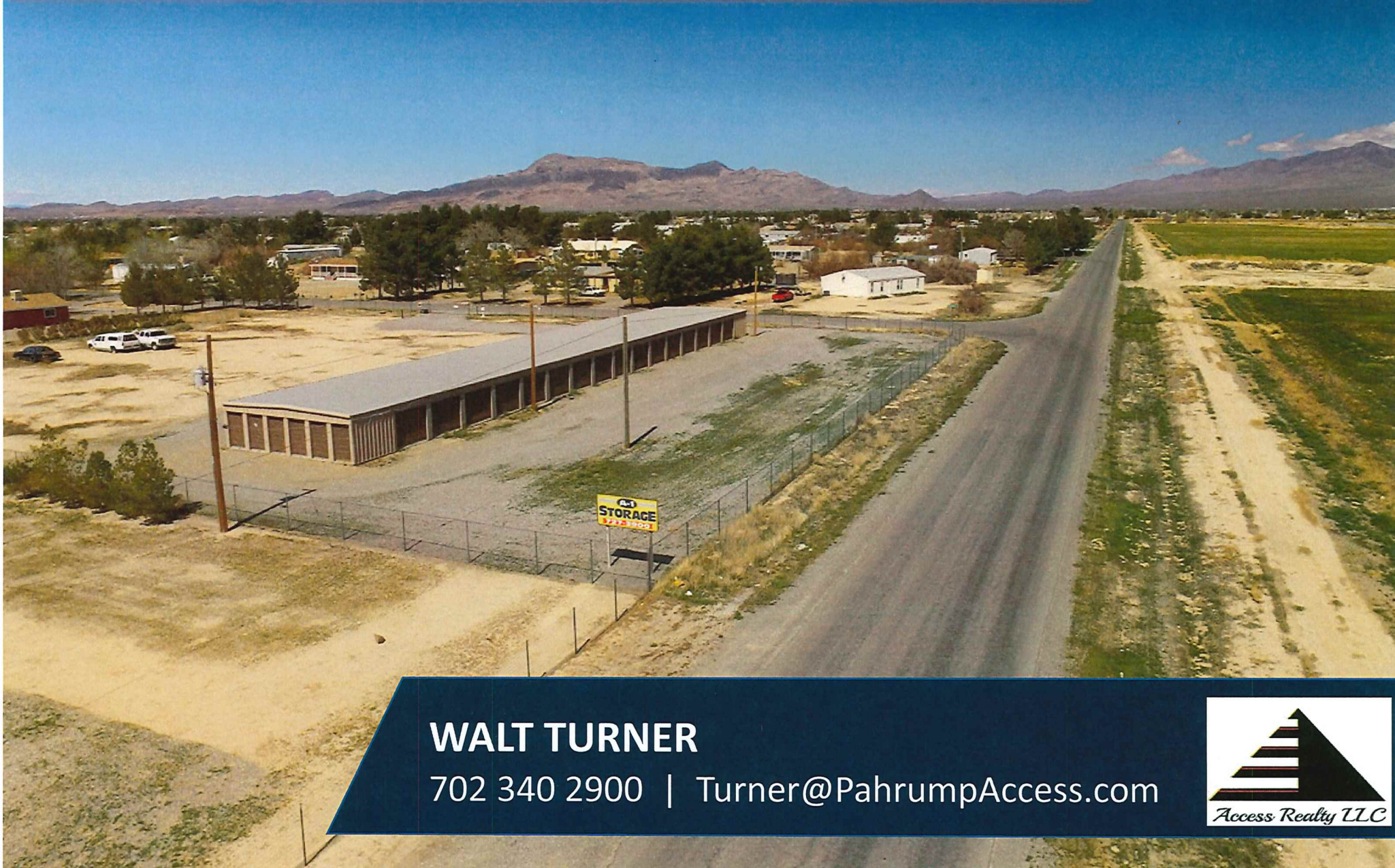


OFFERING MEMORANDUM

A1 Storage

521 Fairbanks St. | Pahrump, NV 89048



WALT TURNER

702 340 2900 | Turner@PahrumpAccess.com



A1 STORAGE

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A1 STORAGE

A1 Storage

521 Fairbanks Street
Pahrump, NV 89048

 SALES PRICE: \$599,000

 TOTAL UNITS: 44

Rentable Square Feet	5,400
Lot Size (Approximately)	3 AC
Economic Occupancy	87.4%

VITAL DATA

CAP Rate(Performa)	4% (8.2%)
Net Operating Income	\$23,340
Operating Expenses	\$5,160
Unit Occupancy	73%

FINANCIAL SUMMARY

Loan Amount	\$480,000
LTV Ratio	80%
Interest Rate	6%
Amortization Period	30 Years
Monthly Payment	\$2,503.12

EXECUTIVE SUMMARY



Summary of Terms

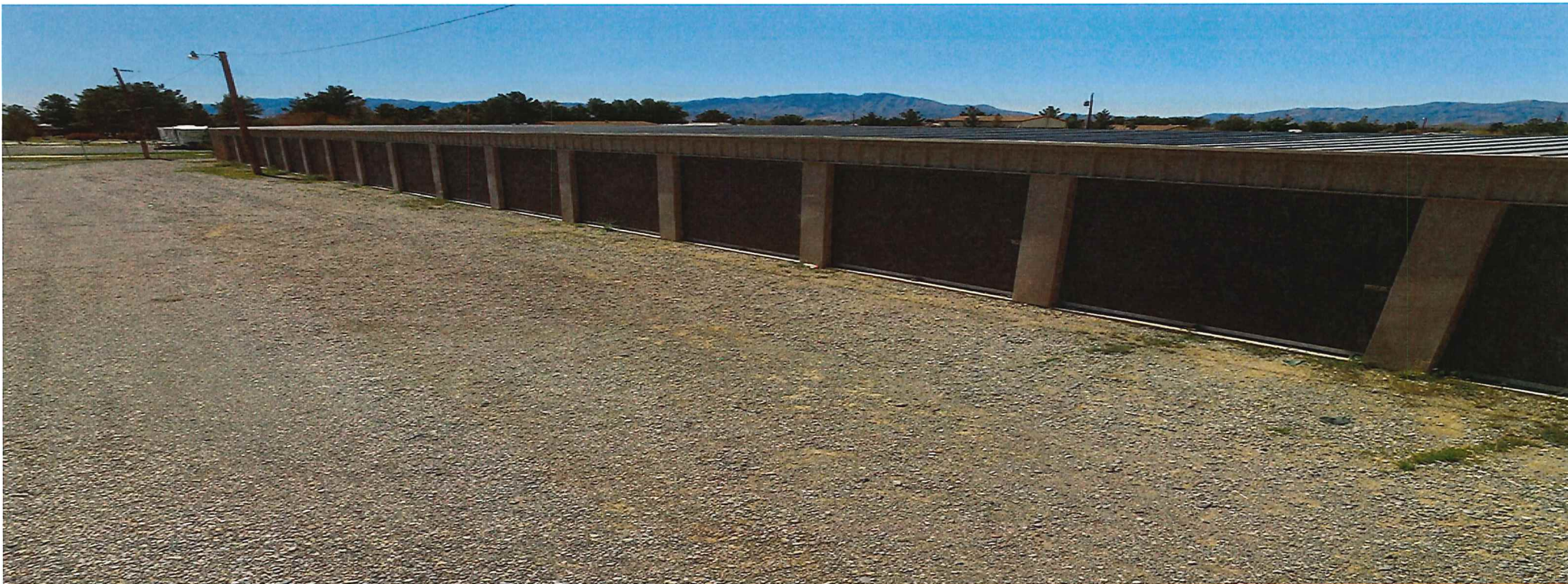
Fee simple interest in A1 Storage, a 5,400 square foot self storage facility located on 3 Acres in Pahrump, NV

Terms of Sale

A1 Storage is offered at \$599,000 based on a capitalization rate of %. The net operating income figures for the property assume a fiscal year starting January 1, 2025. Seller will respond to offers on a first-come, first-serve basis.

Property Tours

Seller open to property tours. Property tours must be arranged with Access Realty listing agents. Please do not contact the tenants, on-site management or staff without prior approval.



Investment Highlights

- Owner/Manager housing available
- % of units occupied
- Plenty of room to expand
- 44 units; 5,400 rentable square feet
- 45 miles west of Las Vegas
- All single-story units
- Low overhead expenses

Offering

Access Realty is pleased to offer for sale A1 Storage located in the Pahrump, NV. A1 Storage is offered at \$599,000

Property Overview

A1 Storage consists of 44 self storage units and 5,400 net rentable square feet. In addition, A1 Storage has a separate car storage/lot area with plenty of room for an additional 44 storage units.

The facility was built in one phase in 1995. All units are located on ground level for client convenience and easy access. The units are all metal frame built on concrete slabs. Roofs are metal standing-seam and each unit has a metal roll-up door.

There are 4 different unit sizes overall and the lot has potential for additional growth; RV parking, additional units, Conex containers, etc.

The site consists of 3 tax parcels totaling 3 acres. The facility has extra-wide drive aisles which can accommodate those with large moving trucks, commercial tenants with oversized vehicles and more.

A1 Storage is secured with outer and inner fencing encumbering the perimeter as well as designated areas within. Onsite manager formerly resided on the residential acre property.

1 of the 3 acres contains a onsite 846 SF home which consists of 2 bedrooms and 2 bathroom, perfect for on site manager or additional income as a rental property(\$950-\$1,150 in today's rental market). Great potential for experienced storage unit owners or hands on investors!

Summary

A1 Storage would appeal to a national or regional institutional owner or REIT looking for a high-quality location with intentions of expanding. Existing local self storage owners could add a stabilized facility to an existing portfolio. The facility would also appeal to an exchange or cross-product buyer who would be attracted to the stable cash flow and ease of management that is provided. Additionally, a simple owner-user would find this property useful, to live in the residence and operate the storage for monthly income with ease.

An owner of multifamily properties would be intrigued by an asset with similar operational characteristics. Lastly, the asset would appeal to a discerning investor looking for an established business with growth opportunity.



A1 STORAGE

Infrastructure

THE OFFERING

Property	A1 Storage
Property Address	521 Fairbanks Street Pahrump, NV 89060
Assessor's Parcel Number	35-183-31 35-183-26 35-183-33

SITE DESCRIPTION

Total Units	44
Rentable Square Feet	5,400
Year Built	1995
Lot Size	3 Acres
Type of Ownership	Fee Simple
Land for Additional Development	Yes

CONSTRUCTION

Foundation	Concrete Slab
Framing	Metal
Exterior Walls	Metal
Roofing	All Metal Standing-Seam
Fencing	Perimeter

MECHANICAL

Climate Control	No
Security	Fencing
Utilities	Residence is on Well and Septic

EXECUTIVE SUMMARY



A1 STORAGE

Residential Information:

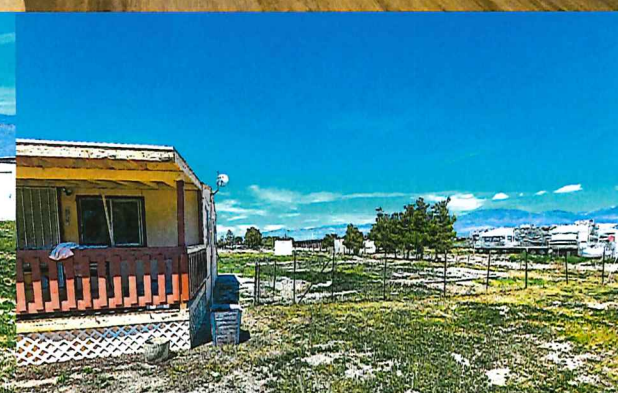
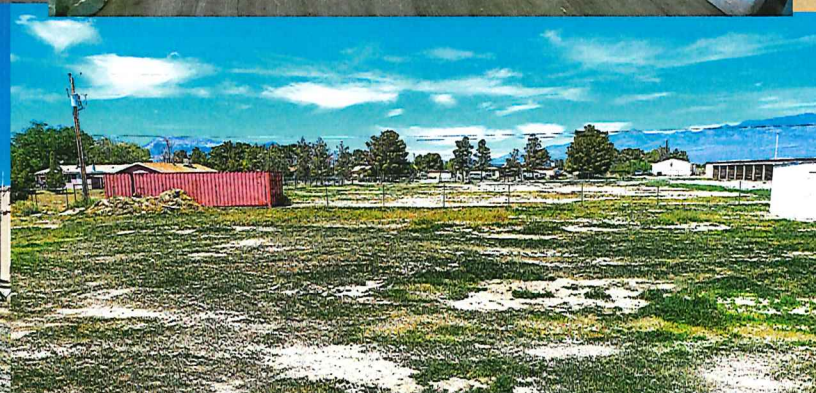
Located at 550 Alaska is the Residential portion of the Sale. This 900 SqFt 2bd/2bth home sits on 1 acre fully fenced with well and septic. Originally used as the home for the storage unit manager, It has been grandfathered in as the storage units water source for fire prevention. Perfect for onsite manager or owner!



EXECUTIVE SUMMARY

****Additional Profitable Options****

The property could also be rented out in todays Rental market for \$900-\$1,100/m.
Conversely, If a well were to be added to 1 of the Other parcels, this home could be sold off in todays market for around \$140,000 as-is. It is currently considered Personal property and would require conversion for any financing options.



A1 STORAGE

EXECUTIVE SUMMARY

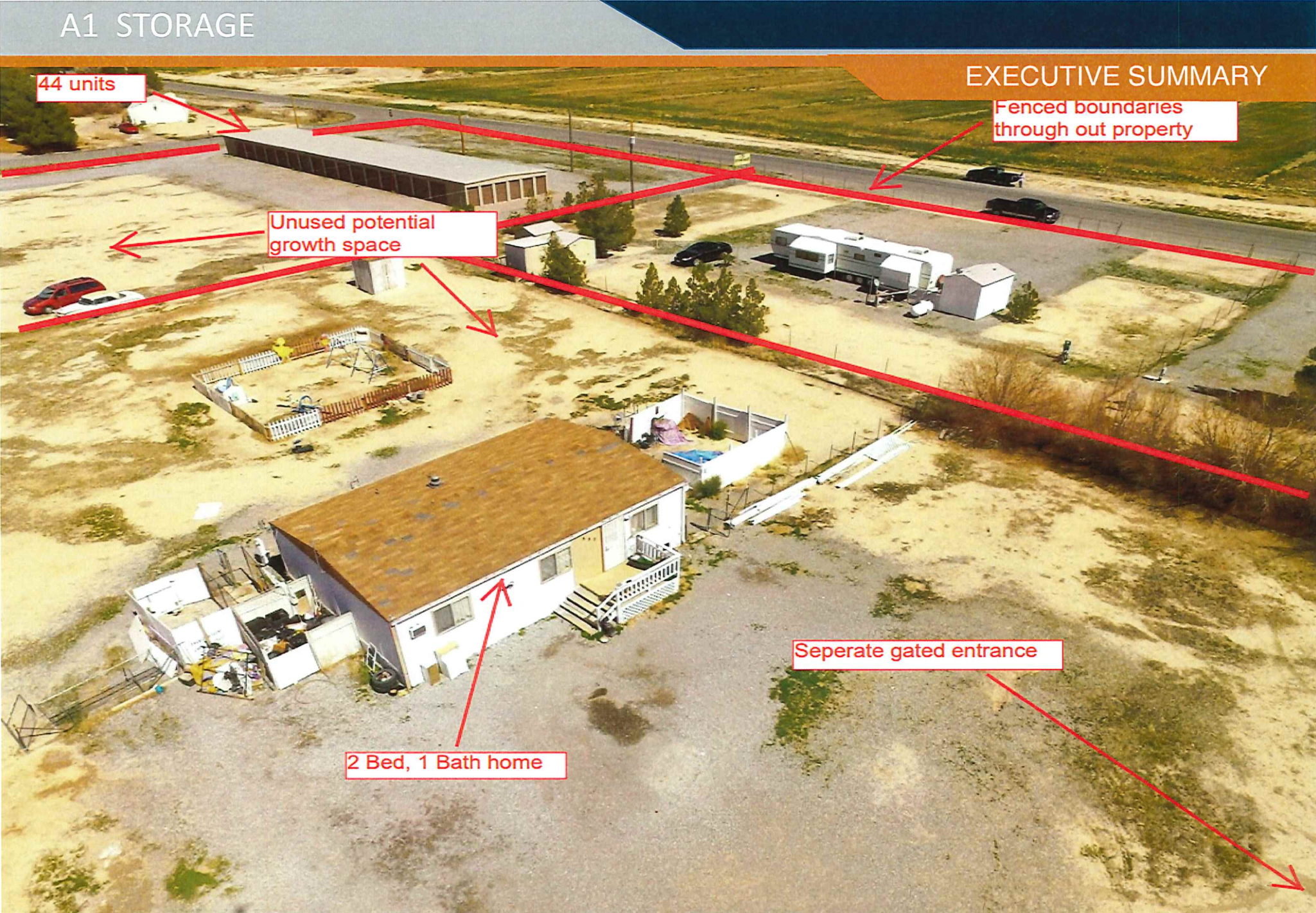
44 units

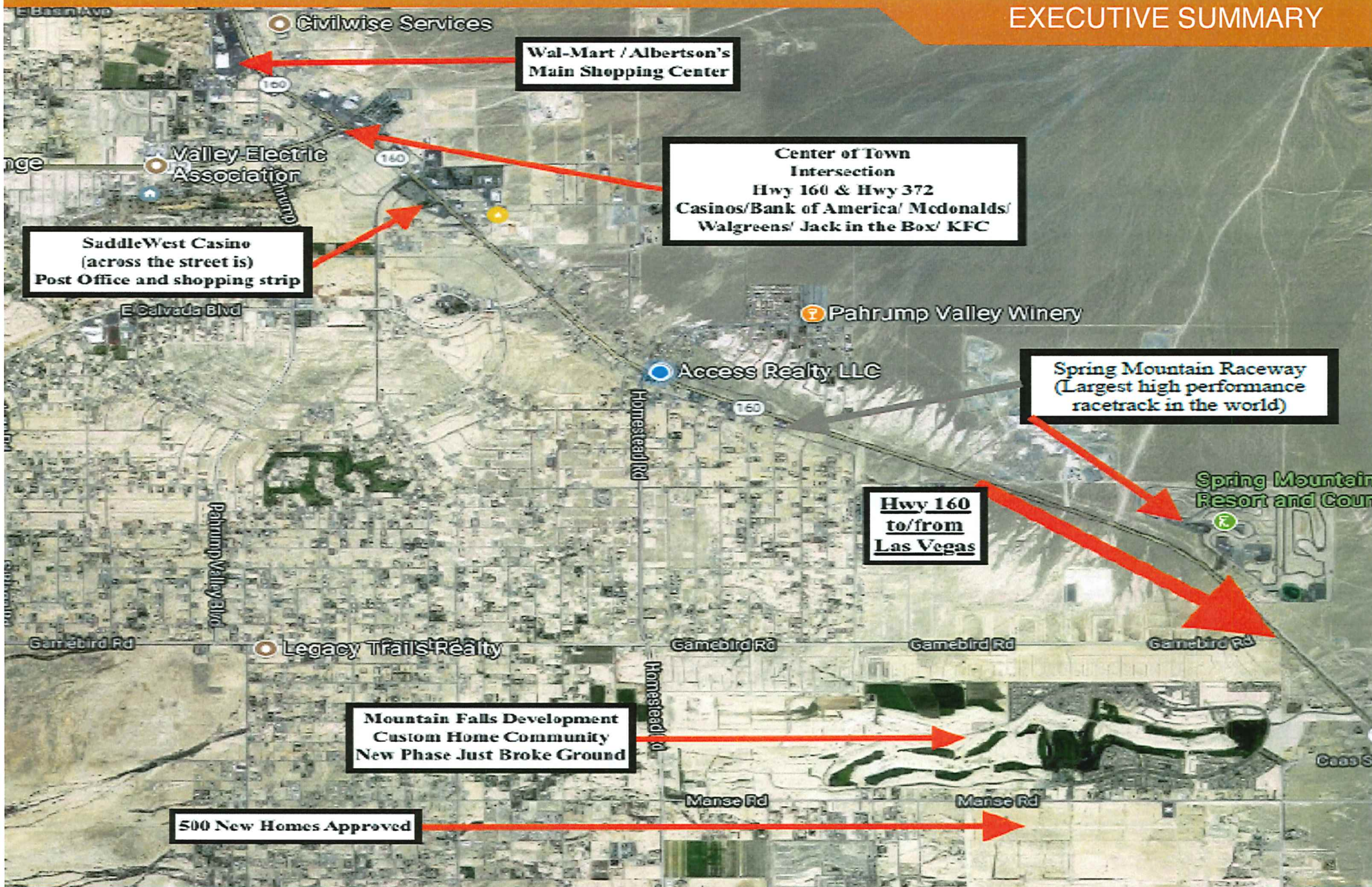
Fenced boundaries through out property

Unused potential growth space

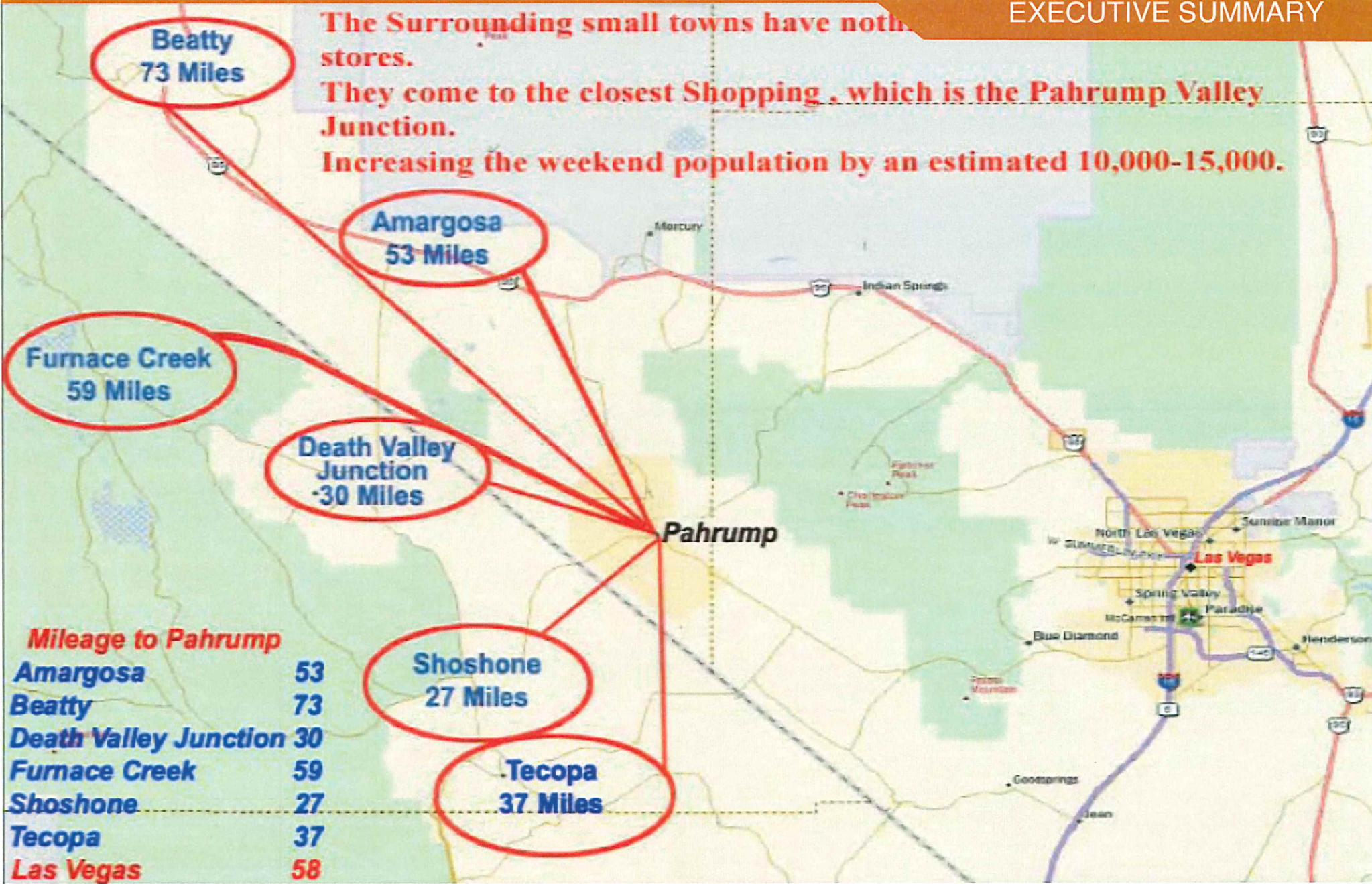
Seperate gated entrance

2 Bed, 1 Bath home





The Surrounding small towns have no stores.
They come to the closest Shopping, which is the Pahrump Valley Junction.
Increasing the weekend population by an estimated 10,000-15,000.



Unit Mix

UNIT Dimensions	UNIT SQ FT	DESCRIPTION	TOTAL UNITS	VACANT UNITS	OCCUPIED UNITS	UNIT OCCUPANCY %	TOTAL SQ. FT.	CURRENT MONTHLY RENT / UNIT	CURRENT MONTHLY INCOME	Performa 100%/m Gross	Performa 100%/y Gross
5 X 10	50	DRIVE UP	12	3	9	75%	600	\$50	\$430*	\$600	\$7,200
10 X 10	100	DRIVE UP	13	1	12	92.3 %	1,300	\$65	\$680*	\$845	\$10,140
10 X 15	150	DRIVE UP	6	2	4	67 %	900	\$75	\$290*	\$450	\$5,400
10 X 20	200	DRIVE UP	13	6	7	54 %	2,600	\$90	\$555*	\$1,170	\$14,040
Totals:			44	12	32	73 %	5,400		\$2,300*	\$3,065	\$36,780

Additional income	Connex box storage (1)	Outdoor storage	Residential home
Monthly Gross	\$100	\$75	\$1,000
Yearly Gross	\$1,200	\$900	\$12,000
Multiplier	x 1*	x 1*	---

*These items can easily be increased by either adding more cone containers or having multiple tenants requiring outdoor storage for; Cars, Boats, Rv's, Trailers. Etc .
There is an acre (43,560 sqft) of space for this use

*Some Units have not had rent adjusted from previous pricing to current rate, or some units may have a discount

YearlyExpenses	Residence	Storage	Acre
Property Taxes	\$358	\$1,072	\$230
Maintenance	\$500	\$1,000	---
Insurance	\$1,000	\$1,000	
Utilities	Tenant	---	Solar
Total per Year	\$1,858	\$3,072	\$230

Conservative Yearly Performa

Storage income	Additional Income	Expenses	Total Yearly NET
\$36,780	\$14,100	-\$5,160	\$45,720

Annualized Operating Data

INCOME	CURRENT ANALYSIS	POTENTIAL ANALYSIS
Gross Potential Income	\$27,600	\$36,780
Other Income	\$2,100	\$17,700
Operating Expenses	\$5,160	\$5,160
Net Operating Income	\$24,540	\$49,320

EXPENSES	CURRENT ANALYSIS	POTENTIAL ANALYSIS
Property Taxes	\$1,660	\$1,660
Insurance	\$2,000	\$2,000
Repairs & Maintenance	\$1,500	\$1,500
Total Operating Expenses	\$5,160	\$5,160

Footnotes

Income

1. Gross Potential Income is based on current unit asking rents as of January 2024.
2. Other Income is based on 827 sq. ft home potentially being rented out for additional \$1,000 per month. Other Income is also based on Connex container and outdoor storage of 1 vehicle.

Expenses

1. Currently, no budgeted advertising or marketing and company has been operating since 1995.
2. Repairs & Maintenance based on 2018 costs.
3. No Management cost, prepared for owner/operator fees. Add 10% for avg area Management