



68 STORAGE UNITS WITH REAL UPSIDE

AZ Self-Storage

2821 HIGHWAY 43 SOUTH, LEOMA, TN 38468

\$550,000 | 68 UNITS | \$47 PSF

ADRIAN DEL RIO
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PCG COMMERCIAL | PCGCOMMERCIAL.COM
NASHVILLE | WEST & EAST TN | SOUTHEAST

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PRESENTED BY:

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OFFERING SUMMARY

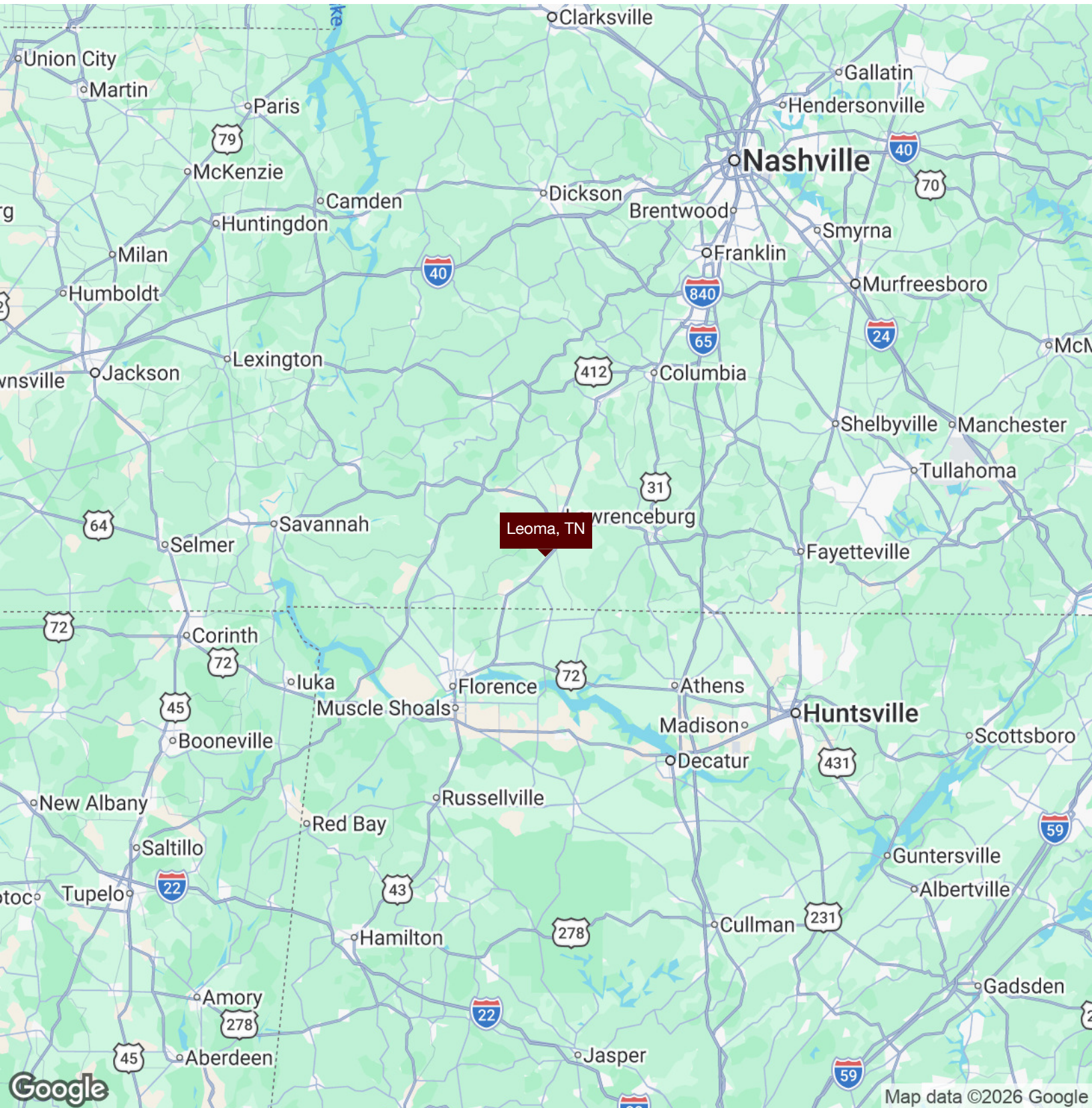
Offering Price:	\$550,000
Price / SF:	\$47.41
Number Of Units:	68
Cap Rate:	7.22%
NOI:	\$39,683
Lot Size:	1.03 Acres
Year Built:	2022
Building Size:	11,600 SF
Market:	Middle Tennessee
Submarket:	Lawrence County

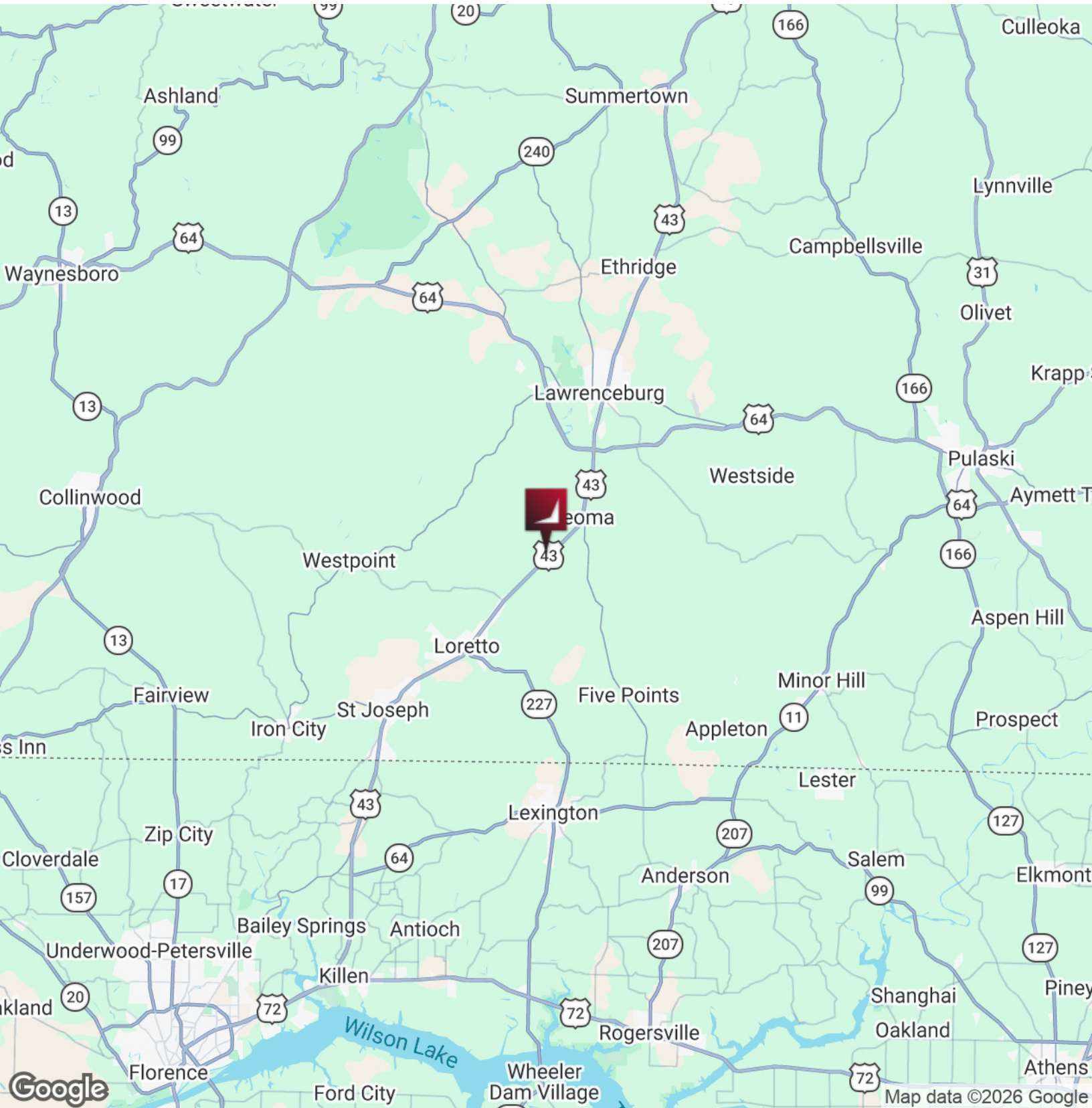
PROPERTY HIGHLIGHTS

- Newer facility built in 2022
- Only \$47 PSF!
- Fully automated operations, easy to manage
- Vacancy lease-up potential of \$1,243/Mo; \$14,916 Annum
- Excellent unit mix within metal buildings
- Secure Key Pad Entry with Video
- Highway 43 Frontage, Visibility, and Access

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	3	14	65
Total Population:	11	45	192
Average HH Income:	\$133,516	\$111,724	\$95,625





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UNIT TYPE	COUNT	% OF TOTAL	SIZE SF	PRICE/SF/YEAR	ANNUAL RENT
10 x 20	22	31.90%	200 SF	\$4.98	\$996
10 x 15	8	11.60%	150 SF	\$5.44	\$816
10 x 30	12	17.40%	300 SF	\$4.52	\$1,356
10 x 10	23	33.30%	100 SF	\$6.36	\$636
10 x 5	4	5.80%	50 SF	\$7.92	\$396
TOTALS/AVERAGES	69	100.00%	170 SF	\$385.28	\$883

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	MARKET RENT/SF	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
12	10 x 20 (\$83)	4,400		\$21,912	37.93	\$4.98
7	10 x 15 (\$68)	1,200		\$6,528	10.34	\$5.44
10	10 x 30 (\$113)	3,600		\$16,271	31.03	\$4.52
21	10 x 10 (\$53)	2,200		\$13,992	18.97	\$6.36
3	10 x 5 (\$33)	200		\$1,584	1.72	\$7.92
Totals/Averages		11,600		\$60,288		\$5.20

INCOME SUMMARY

10 x 20

10 x 15

10 x 30

10 x 10

10 x 5

Lease-Up Vacant Units

Vacancy Allowance (-10%)

GROSS INCOME**IN-PLACE INCOME & EXPENSES**

\$11,952

\$5,712

\$13,560

\$13,356

\$792

\$14,916

(\$6,029)

\$54,259**EXPENSES SUMMARY**

Property Taxes

Insurance

Field Rep (\$250/Mo)

Landscaping

Management Software (\$94/Mo)

Gate Operator Spider (\$125/Mo)

Utilities (\$125/Mo)

Pest Control (\$200 Quarterly)

OPERATING EXPENSES**IN-PLACE INCOME & EXPENSES**

\$2,261

\$2,954

\$3,000

\$1,440

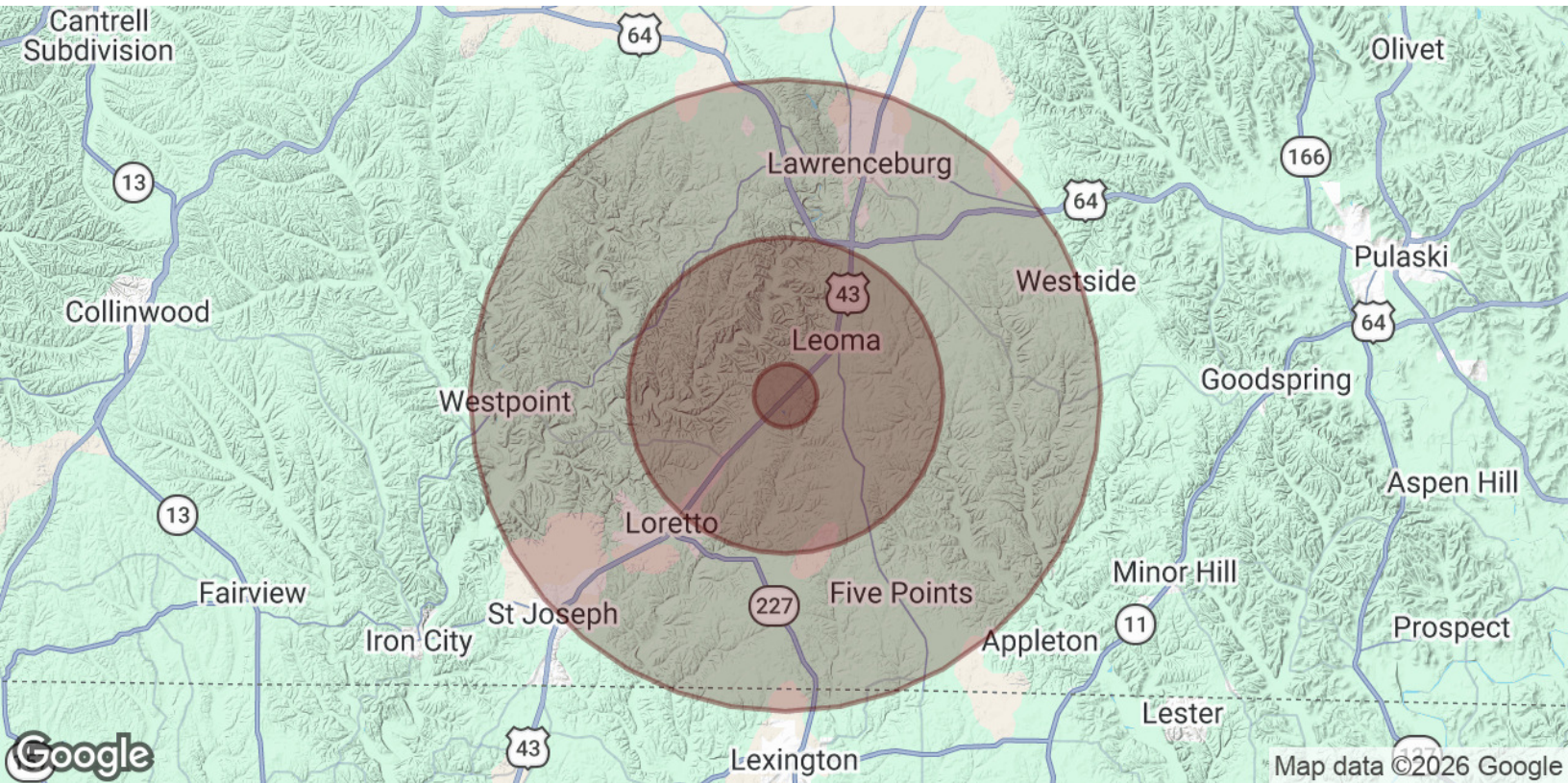
\$1,121

\$1,500

\$1,500

\$800

\$14,576**NET OPERATING INCOME****\$39,683**

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	11	45	192
Average Age	36.3	37.3	37
Average Age (Male)	36.1	37	36.7
Average Age (Female)	36.5	37.6	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3	14	65
# of Persons per HH	3.7	3.2	3
Average HH Income	\$133,516	\$111,724	\$95,625
Average House Value	\$260,203	\$285,921	\$237,443

2023 American Community Survey (ACS)