

	Current
Gross Income	\$ 22,920.00
Management	\$ (2,400.00)
Vacancy 0%	\$ -
Taxes	\$ (1,818.00)
Electricity (Only Utility Connected)	\$ (300.00)
Insurance (Flood Insurance NA)	\$ (1,880.00)
Maintenance	\$ -
B&O tax 1.50%	\$ (350.00)
Self Storage Software	\$ (1,481.00)
Total Expenses	\$ (8,229.00)
NOI	\$ 14,691.00

Ways to Increase NOI	
* Shop for additional Insurance	
* Reduce Management fee to 8.00% Gross Income	\$ 566.40
* Increase Rents by 10%	\$ 2,292.00

Proforma NOI	\$ 17,549.40
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Purchase Price \$225,000	225000
Current NOI	6.53%
Performa NOI	7.80%

Assumptions	
*Excess Land Value \$15,000	
* Current Facility Valuation \$210,000	
*Comp across the street sold .95 acres for \$70,000 unimproved land 285 A St SE Ephrata, WA Sold 06/01/2026 .95 acres / 41,334SF	