



47 UNIT RV & BOAT STORAGE FACILITY

Big Stuff Storage Facility

50 VOSS LANE, HUNTINGDON, TN 38344

\$1,395,000 | 26,320 SF | \$53 PSF

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PRESENTED BY:

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OFFERING SUMMARY

Offering Price:	\$1,395,000
Price / SF:	\$53
Number Units:	47
In Place-Cap Rate:	4.95%
In-Place NOI:	\$69,010
Stabilized NOI:	\$109,026
Stabilized Cap Rate:	7.5%
Lot Size:	3.18 Acres
Year Built:	2021
Building Size:	26,320 SF
Zoning:	00
Market:	West Tennessee
Submarket:	Carroll County

PROPERTY HIGHLIGHTS

- Upside in loss-to-vacancy revenue of \$40,846 annually.
- Remotely managed, controlled access, low expenses.
- Spacious units with lighting & electrical outlets in each unit.
- Wide drive isles to accommodate RV, Boats, or Equipment.
- Controlled gate access with fenced perimeter.
- Excellent location directly off HWY 70.
- Lake Halford is a major recreational, boating, and fishing attraction.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	52	1,996	5,502
Total Population:	116	4,797	14,011
Average HH Income:	\$65,825	\$68,718	\$71,472



PROPERTY DESCRIPTION

Built in 2021, Big Stuff Storage is a secured access 26,320 SF RV, Boat, and Equipment storage facility comprised of 47 (non-climate controlled) spacious units in Huntingdon, TN. There are two metal constructed buildings with wide drive isles, plus each unit boasts a spacious 14 x 40 (560 SF/Unit) with lighting plus electrical outlets, and high clear heights.

The property features secure controlled key pad gate entry, a full perimeter fence with lighting for added security.

The value-add play to increase revenues is by allocating marketing dollars for maximum exposure since the owner currently only utilizes signage with a website. There's \$3,400 per month or \$40,846 in upside revenue based on loss-to-vacancy. The current in-place trailing Net Operating Income (NOI) is \$69,090, although the stabilized NOI is projected at \$109,026 equating to a 7.5% cap rate. The property has no deferred maintenance only requiring increased marketing expense and exposure.

An investor will benefit from increasing the revenue along with enjoying the really low monthly operational expenses while maintaining an 80-85% historical occupancy.

LOCATION DESCRIPTION

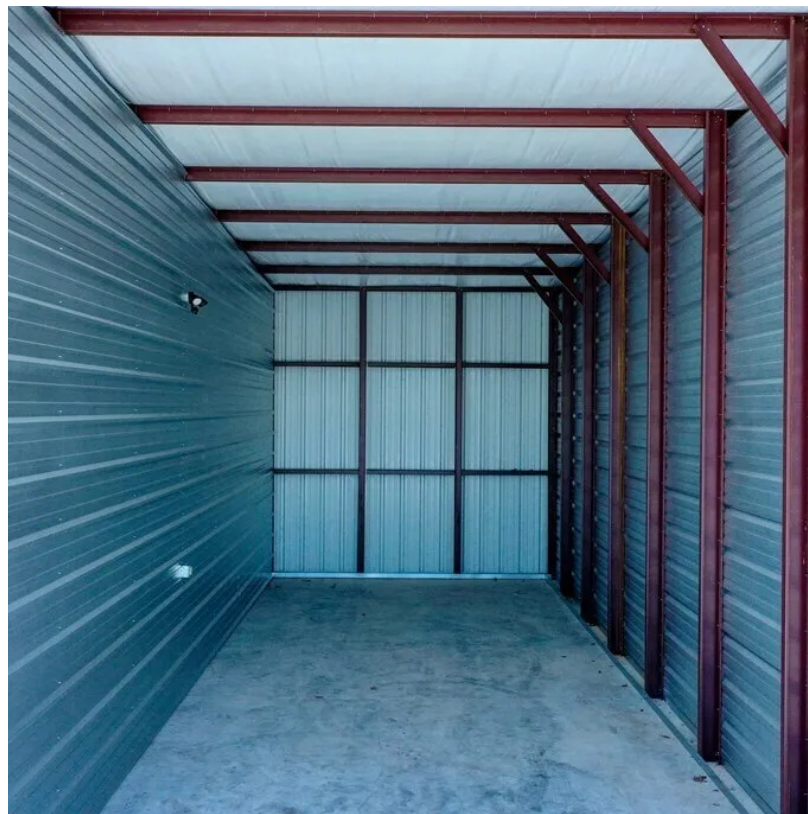
Big Stuff Storage is strategically located at 50 Voss Lane in Huntingdon, Tennessee, providing convenient access to residents, businesses, and travelers throughout Carroll County. Situated off US Highway 70, the property benefits from strong visibility and accessibility within an established economy reinforced by manufacturing, agriculture, and industrial businesses.

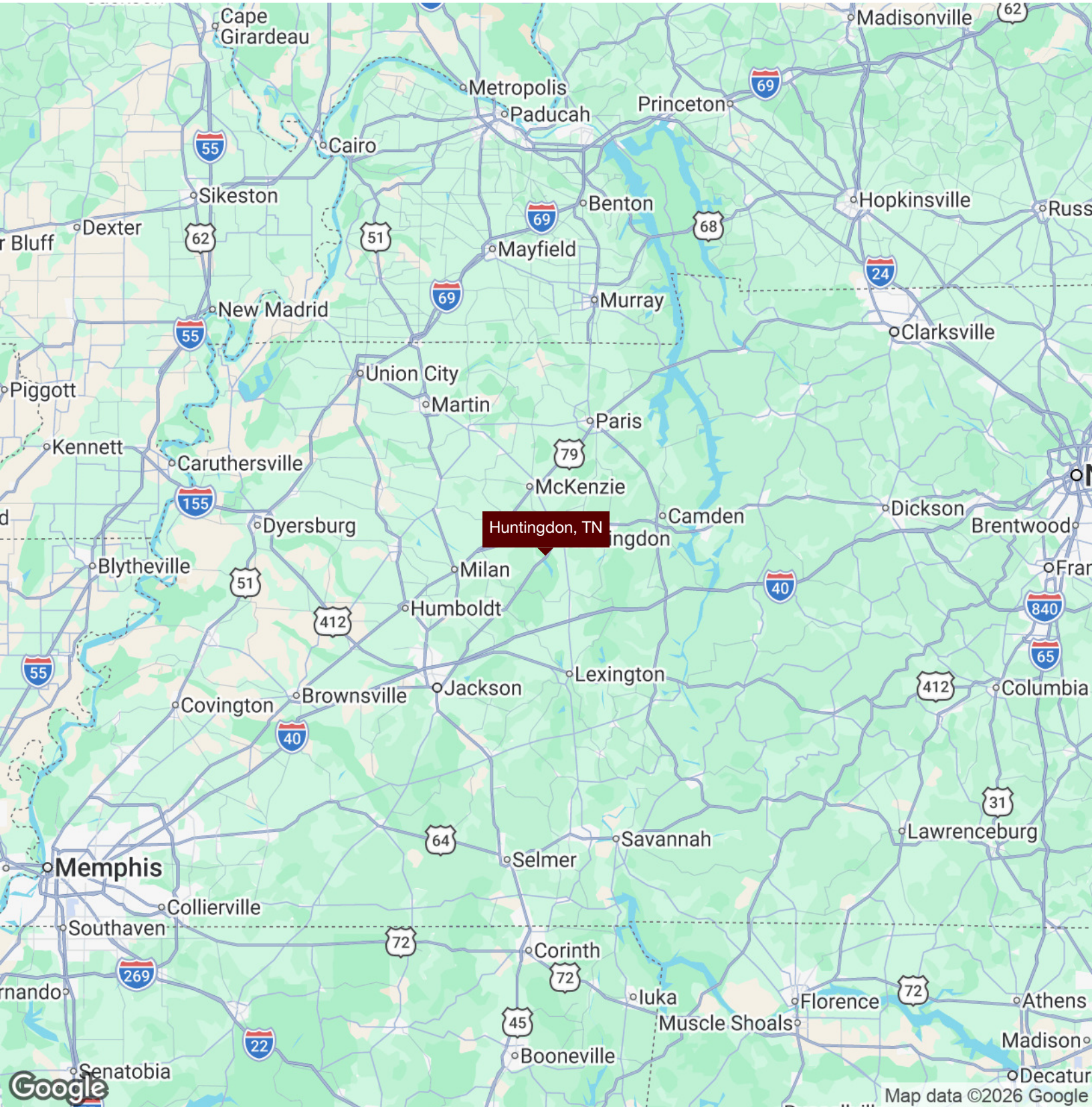
The facility serves a broad customer base including boaters, RV travelers, homeowners, renters, contractors, small businesses, and agricultural operators seeking secure storage solutions. Huntingdon serves as the county seat of Carroll County and functions as a commercial hub for surrounding communities, supporting consistent demand for self-storage services.

Lake Halford is a huge attraction featuring 1,000 Acres of recreational activities which drives consistent demand for RV & Boat storage in the region.

BUILDING INFORMATION

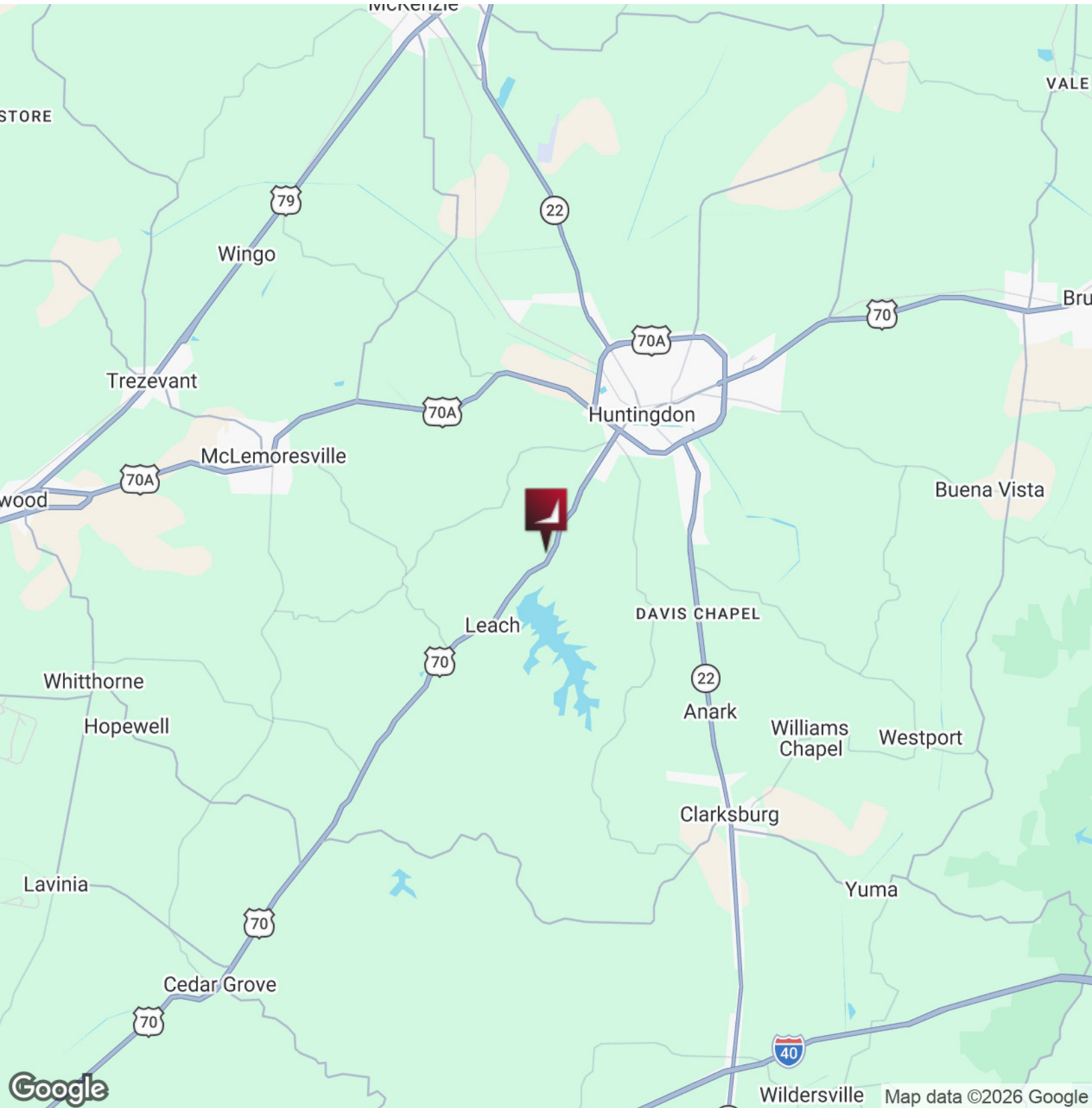
Year Built:	2021
NOI	\$69,010.00
Cap Rate	4.95
Occupancy %:	72-85%
Number of Units:	47
Average Size Per Unit:	560 SF
Total Buildings Square Feet:	26,320 SF
Number of Buildings:	2
Lot Size:	3.18 Acres
Unit Type:	Non-Climate Controlled
Controlled Gate Code Access:	Yes
APN:	096 018.00
County:	Carroll
Next Property Tax Reassessment:	2030
Electrical Outlets & Lighting:	Yes, Each unit





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UNIT TYPE	COUNT	% OF TOTAL	SIZE SF	PRICE/SF/YEAR	ANNUAL RENT
14 x 40	47	100%	560 SF	\$226.53	\$126,857
TOTALS/AVERAGES	47	100%	560 SF	\$10,646.91	\$126,857

INCOME SUMMARY

Gross Storage Revenue Stabilized	\$126,900
Vacancy & Credit Loss (-32%)	(\$40,846)

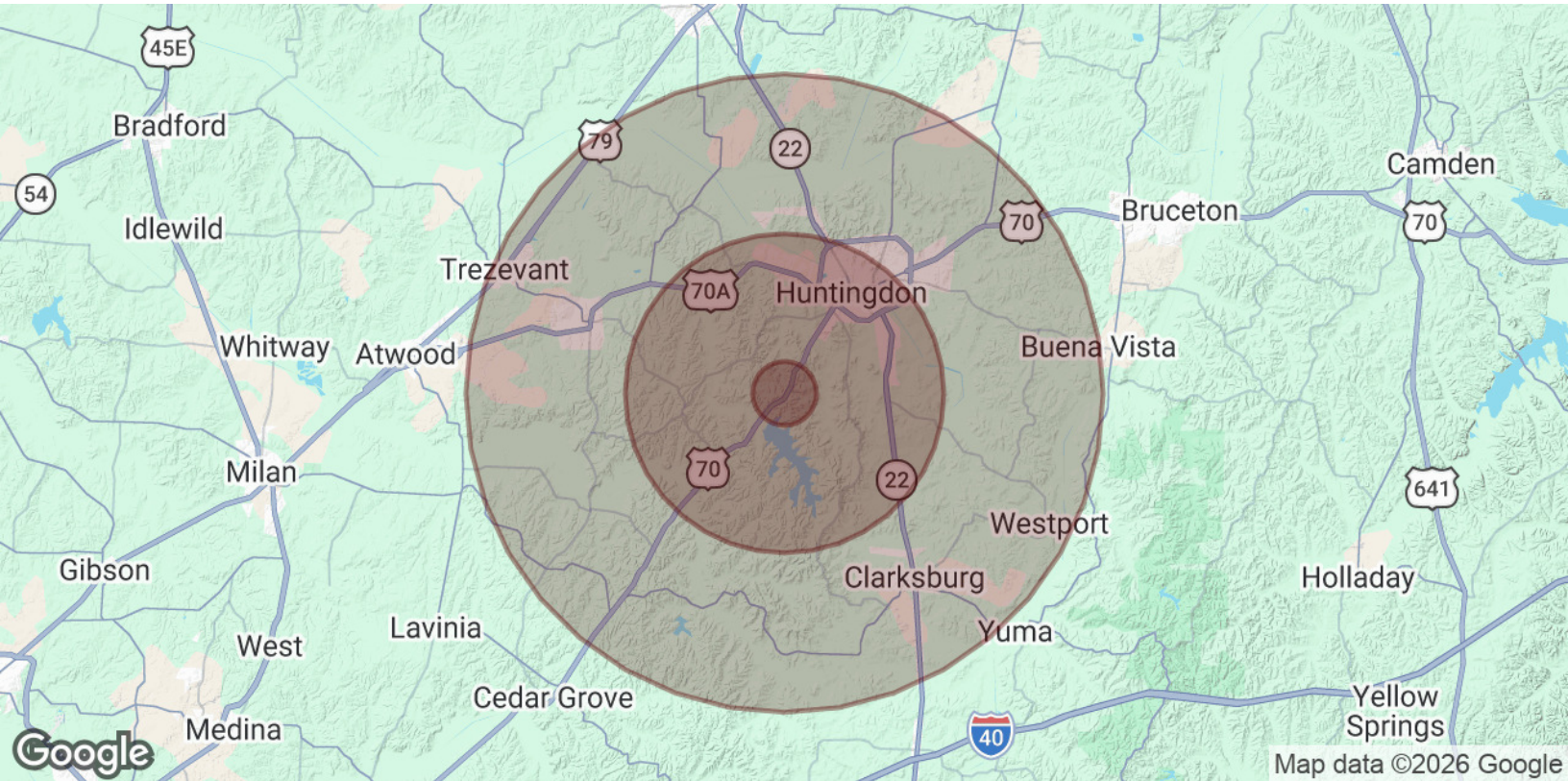
GROSS INCOME	\$86,054
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EXPENSES SUMMARY

Property Taxes	\$5,948
Insurance	\$5,549
Repairs & Maintenance	\$1,475
Landscaping	\$1,275
Software / Internet	\$1,591
Electric	\$1,206

OPERATING EXPENSES	\$17,044
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NET OPERATING INCOME	\$69,010
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	116	4,797	14,011
Average Age	44.9	41.5	41.1
Average Age (Male)	51.4	41.0	40.5
Average Age (Female)	37.3	38.6	40.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	52	1,996	5,502
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$65,825	\$68,718	\$71,472
Average House Value	\$173,698	\$251,353	\$209,872

2023 American Community Survey (ACS)