

Jasmine Street Storage & Industrial

Ideal for Owner-User, Storage, or Multi Tenant Industrial



CALVARY
REALTY



5870 & 5874 Jasmine Street, Riverside, CA 92504

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**Exclusively Presented by:
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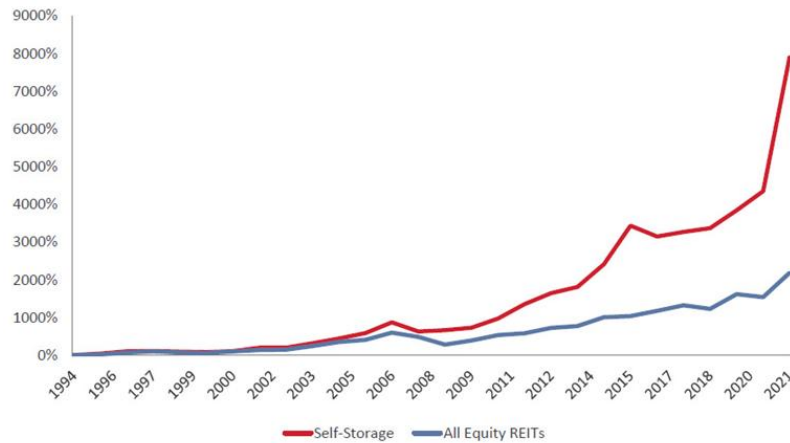
WHY SELF STORAGE?

- High Returns:** Storage REITs generated the highest returns of all REITs over the last 30 years!
 - [Article: Self Storage REITs Outperform All Others](#)
- Recession Resistant:** Self Storage outperformed all other REITs during the last recession!
- No Rent Control or Caps:** Storage rents are not controlled by government entities or long-term lease agreements with caps on increases. No other real estate sector allows for rent changes so quickly.
- Ease of Management:** The average facility is run by 1-2 people, and many can be unmanned using technology.
- Low Maintenance:** No Toilets, tenants, high dollar turnover work, tenant improvements, or other costly maintenance items associated with tenants living or working on-site.
- Ease of Eviction:** Delinquent tenants can be evicted in 60 days or less and their belongings can be repossessed and sold at a profit.

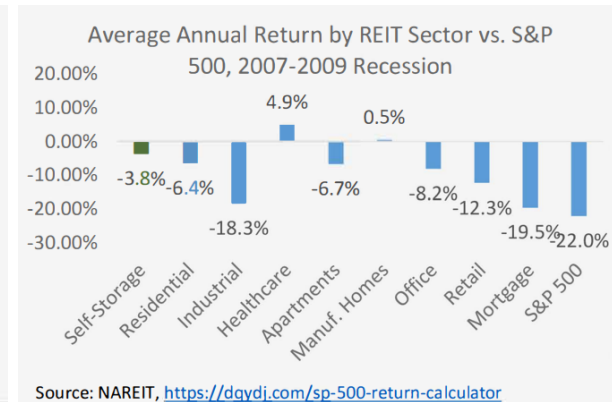
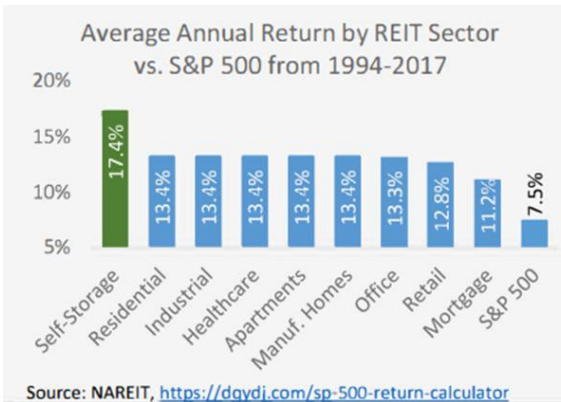
Data below obtained from NAREIT "National Association of Real Estate Investment Trusts" www.reit.com

Instead of just a landbank, storage was the top performer

Total Shareholder Return



Equity REIT	Total Return
Self-Storage	+7,895%
Residential	+2,654%
Industrial	+2,571%
Health Care	+1,796%
Office	+1,263%



Riverside, CA 



JUST

Listed!



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RECENT RENOVATIONS AND IMPROVEMENTS

- New roof on north building in 2022.
- 200 Amp 3-phase electrical upgrade completed in Q1 of 2026.
- Permitted bathroom in south building in Q4 of 2025.
- Additional permit for a second bathroom in north building.
- Plumbing upgrade in Q4 of 2025.
- Connection to city sewer system.
- New Irrigation System.
- 6 security Cameras.
- Spectrum WIFI.
- Scheduled rent increase effective March 1st, 2026.

Upgrades made the property allow the use to be suitable for either a storage operator, owner user, or multi-tenant industrial owner.

Several tenants at the site are business owners and contractors who utilize their units for business purposes.

Electrical available in every unit as well as mezzanines and shelving.

PROPERTY OVERVIEW

JASMINE STREET STORAGE is located at 5870 Jasmine Street, Riverside, CA. This single-story structure was built in 1974 & 1989 out of concrete, metal, and wood. The facility consists of 7,920 rentable sq. ft. of enclosed storage divided into 20 units on 0.46 acres of land.

JASMINE STREET STORAGE is a great investment for a first-time storage buyer looking to get into the storage market. The size, price, and location makes it an ideal starter property that can be self managed and provide minimal risk. The property is 400 yards north of the Jurupa & Jasmine Street Intersection which has a traffic count above 13,000 vehicles per day! The facility is currently 100% occupied in a market with high demand for self storage space. The Large units at the property are highly sought after by contractors such as plumbers, electricians, mechanics, handymen, and construction workers. Due to the high occupancy and high demand for storage space in Riverside, there is potential to increase rents and further improve revenue.

JASMINE STREET STORAGE comes equipped with an On-Site Manager and is surrounded by a variety of commercial and residential developments. This asset has significant upside providing the potential investor with a "Value Add" investment opportunity.

SUITABLE FOR OWNER-USER

Recent electrical and plumbing upgrades position this property as a strong owner-user opportunity. A business owner can operate out of one building while generating steady income from tenants in the other. This built-in rental revenue creates an additional income stream that can help offset operating expenses and reduce overhead, making it an efficient and strategic setup for an owner-operator looking to combine workspace and investment in one property.

INVESTMENT HIGHLIGHTS

- Set Up for Owner-User
- Highly Desired Storage Market
- Dense Residential & Commercial Surroundings
- Rent Increase Upside
- Ease of Management
- Large Units Ideal for Contractors
- Great First Time Storage Investment
- High Historical Occupancy
- On-Site Management
- 12th Largest MSA in the Country
- 300K+ Residents Within 5 Mile Radius
- 11th Most Populous City in California

LOCAL AREA



The city of Riverside was incorporated in 1883 and is home to 324,000 residents; making it the 11th most populated city in California. The city is the county seat of Riverside County which consists of 2.4 million residents. Riverside is the birthplace of the California citrus industry and home to the Mission Inn; the largest Mission Revival Style building in the United States. The Mission Inn Festival of Lights is the 3rd largest Christmas Light display in the nation.

Riverside is also home to the Fox Performing Arts Center, Riverside Cemetery, Riverside Municipal Airport, California Citrus State Historic Park, 12 institutions of higher learning, 5 Hospitals, and 13 Museums. There are several festivals and events that attract visitors from around the world including an international film festival, airshow, and festival of lights.

The area is serviced by State Route 60, Interstate 215, and State Route 91. Riverside is 50 miles east of downtown Los Angeles and is the largest city in the "Inland Empire".

For additional information visit <http://www.riversideca.gov/>

Major Employers In Riverside

Riverside Community Hospital | Kaiser Hospital | University of California Riverside | City of Riverside

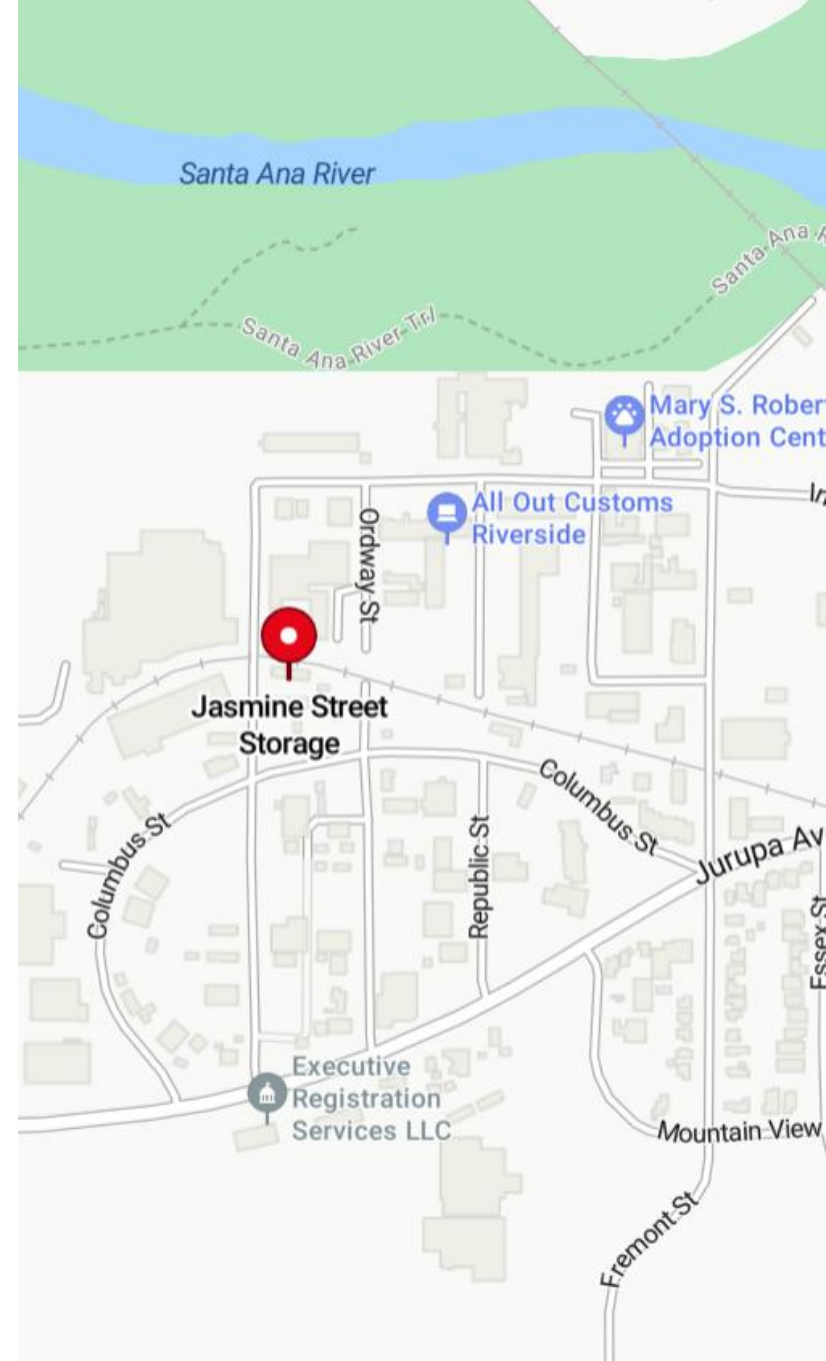
Riverside Community College | Riverside Unified School District |

Pacific Bell - AT&T | Riverside County

Jurupa Unified School District | The Press Enterprise | Alvord Unified School District

PROPERTY PROFILE

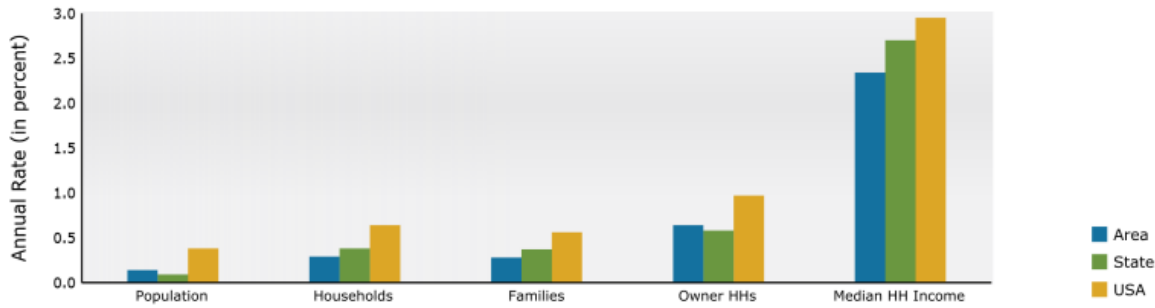
Property Name:	Jasmine Street Storage & Industrial Property
Address Per City:	5864 & 5876 Jasmine Street, Riverside, CA 92504
Address Per Title Report:	5870 & 5874 Jasmine Street, Riverside, CA 92504
MSA:	Riverside-San Bernardino-Ontario MSA
MSA Population:	4,688,053
Pricing Guidance:	\$1,975,000
Existing Cap Rate:	4.02%
Year 1 Cap Rate:	6.01%
Price Per Square Foot:	\$249.37
Total Rentable Sq. Ft.:	7,920
Number of Units:	20
Physical Occupancy:	95%
Acreage:	0.45
Gross Square Feet:	19,602
Year Built:	1974 & 1989
APN / Zoning:	189-054-007 & 189-054-006 Light Industrial
County:	Riverside
Number of Buildings:	2 Single Story Building
Number of Stories:	1
Construction:	Concrete & Metal
Cross Streets:	Jasmine Street & Jurupa Avenue
Nearest Freeway:	CA-91
Traffic Count:	<5,000 Daily
Property Website:	N/A



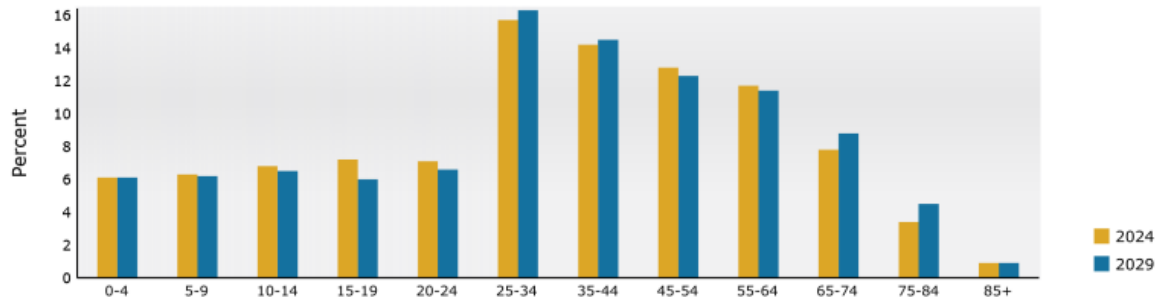
DEMOGRAPHIC AND INCOME (3 Mile Radius)

Demographic and Income (Ring: 3 mile radius)

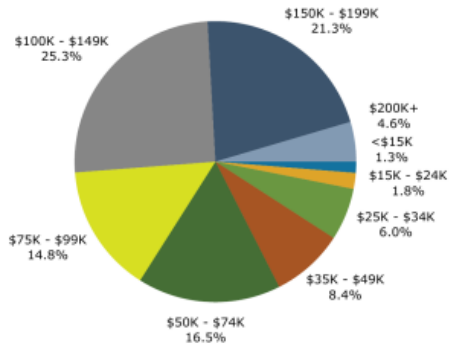
Trends 2024-2029



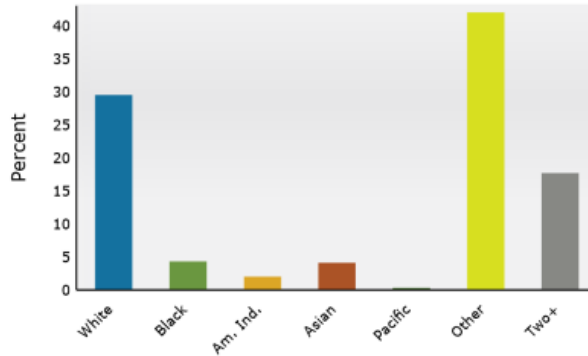
Population by Age



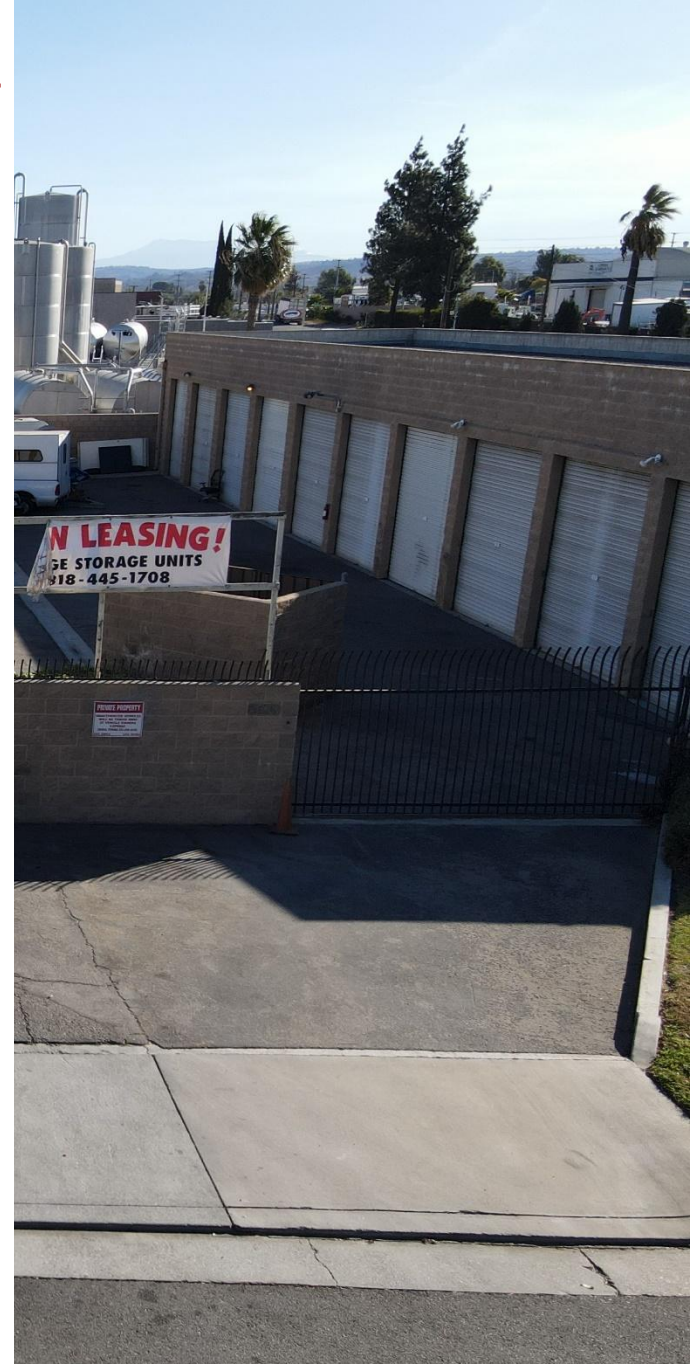
2024 Household Income



2024 Population by Race



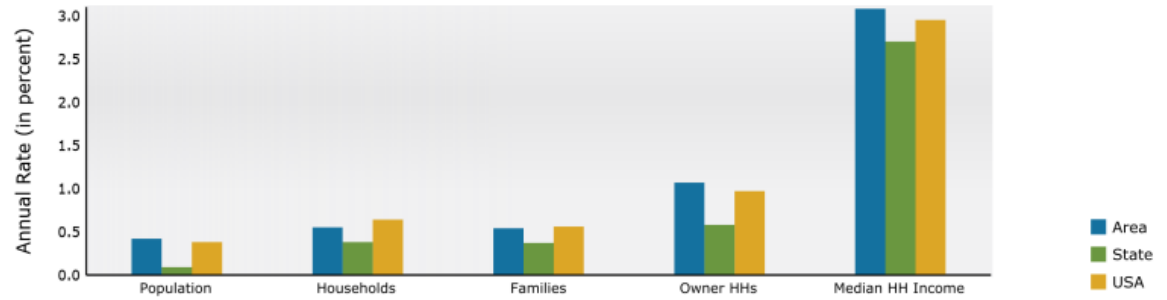
2024 Percent Hispanic Origin: 69.0%



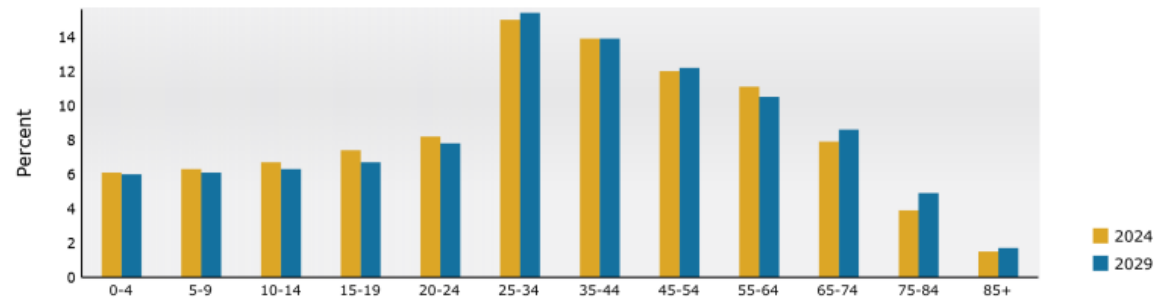
DEMOGRAPHIC AND INCOME (5 Mile Radius)

Demographic and Income (Ring: 5 mile radius)

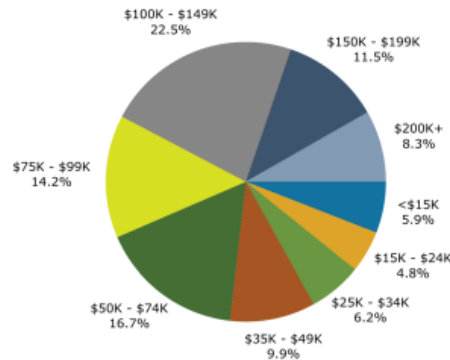
Trends 2024-2029



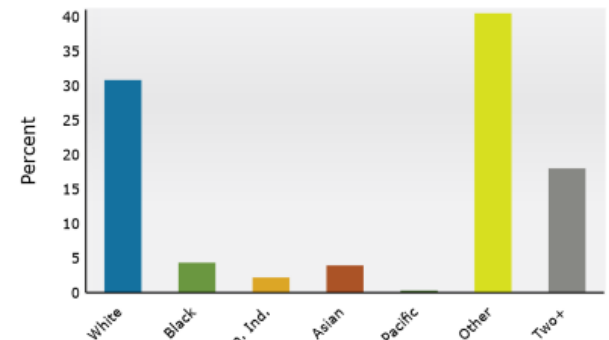
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 68.3%

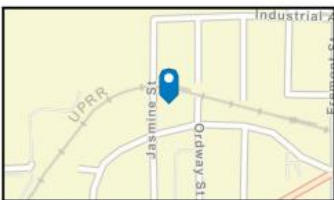
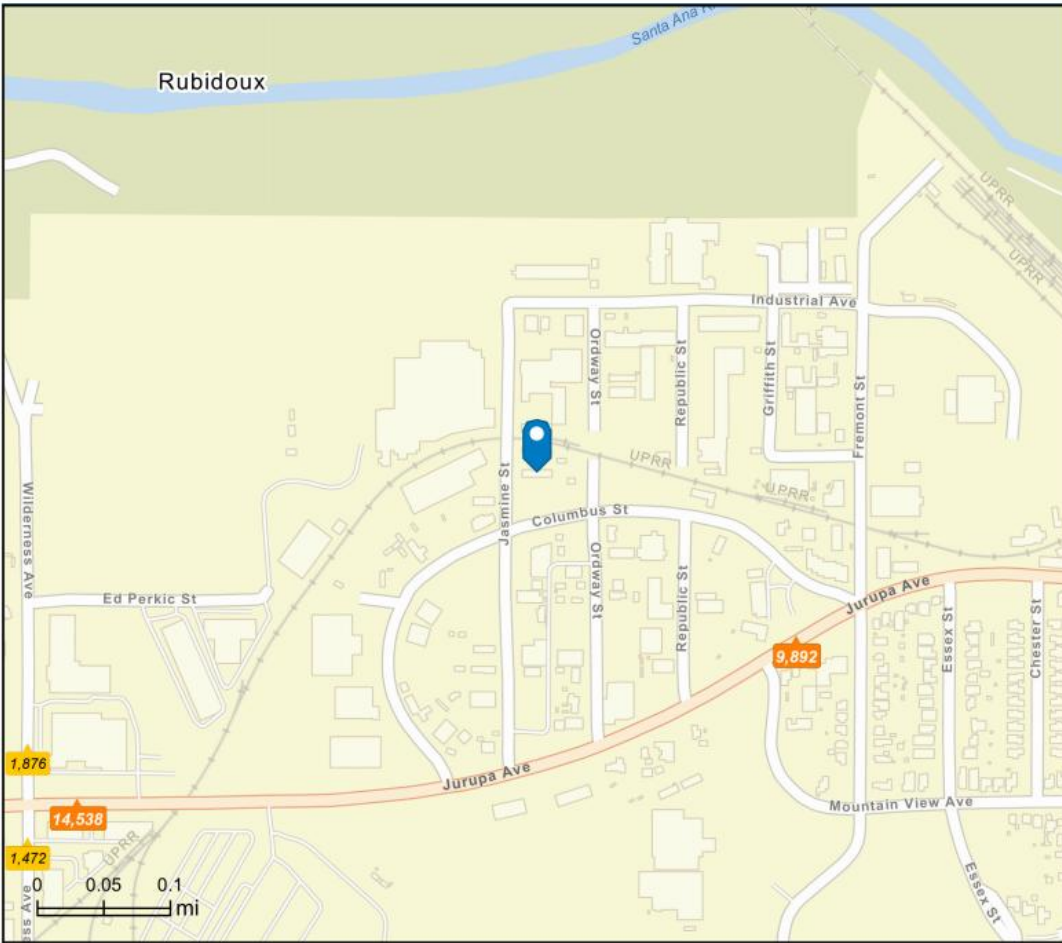
HOUSING PROFILE (5 Mile Radius)



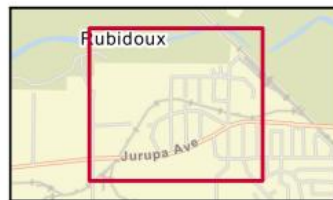
Housing Profile (Ring: 5 mile radius)			
Census 2020 Vacant Housing Units by Status			
		Number	Percent
Total		1,274	100.0%
For Rent		601	47.2%
Rented- Not Occupied		70	5.5%
For Sale Only		142	11.1%
Sold - Not Occupied		40	3.1%
Seasonal/Recreational/Occasional Use		107	8.4%
For Migrant Workers		2	0.2%
Other Vacant		312	24.5%
Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	36,705	21,511	58.6%
15-24	1,076	220	20.4%
25-34	5,442	2,029	37.3%
35-44	7,307	3,793	51.9%
45-54	7,387	4,592	62.2%
55-59	3,751	2,614	69.7%
60-64	3,500	2,520	72.0%
65-74	4,924	3,564	72.4%
75-84	2,326	1,604	69.0%
85+	993	575	57.9%
Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	36,705	21,511	58.6%
White Alone	15,442	9,985	64.7%
Black/African American Alone	1,945	671	34.5%
American Indian/Alaska Native	759	396	52.2%
Asian Alone	1,371	860	62.7%
Pacific Islander Alone	100	44	44.0%
Other Race Alone	11,501	6,097	53.0%
Two or More Races	5,587	3,457	61.9%
Hispanic Origin	19,736	11,060	56.0%
Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	36,705	21,511	58.6%
1-Person	6,561	3,087	47.1%
2-Person	8,599	5,357	62.3%
3-Person	6,194	3,725	60.1%
4-Person	6,240	3,770	60.4%
5-Person	4,378	2,588	59.1%
6-Person	2,320	1,396	60.2%
7+ Person	2,416	1,589	65.8%
2024 Housing Affordability			
Housing Affordability Index		61	
Percent of Income for Mortgage		39.9%	
Data Note: Persons of Hispanic Origin may be of any race.			
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.			

TRAFFIC COUNT

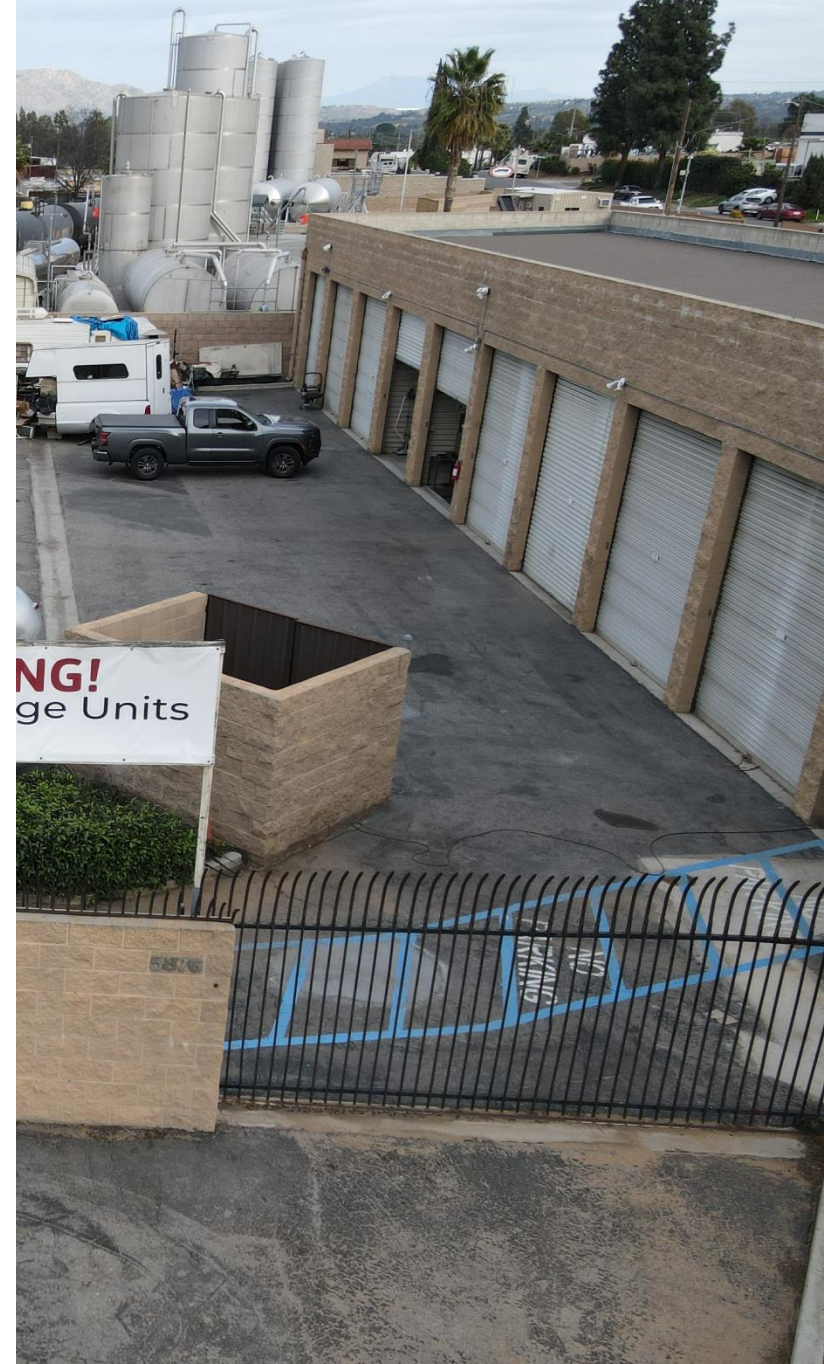
Infographic: Lifestyle / Tapestry



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).



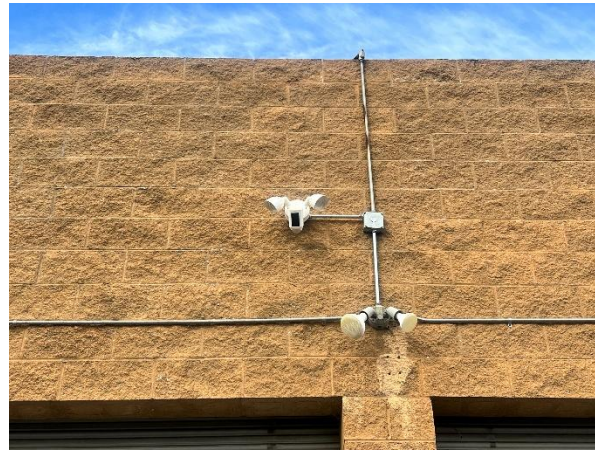
PROPERTY PHOTOS



PROPERTY PHOTOS



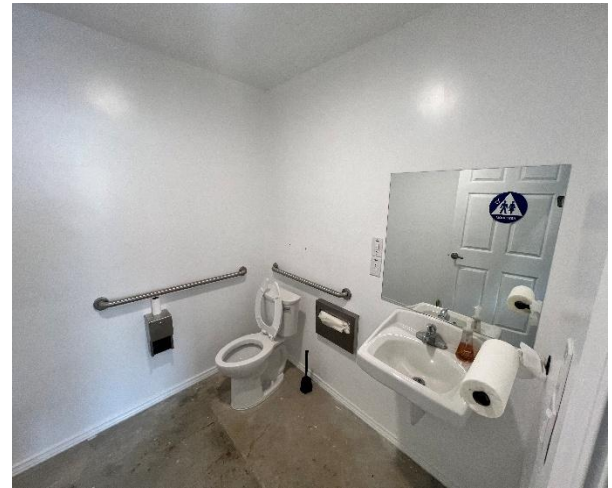
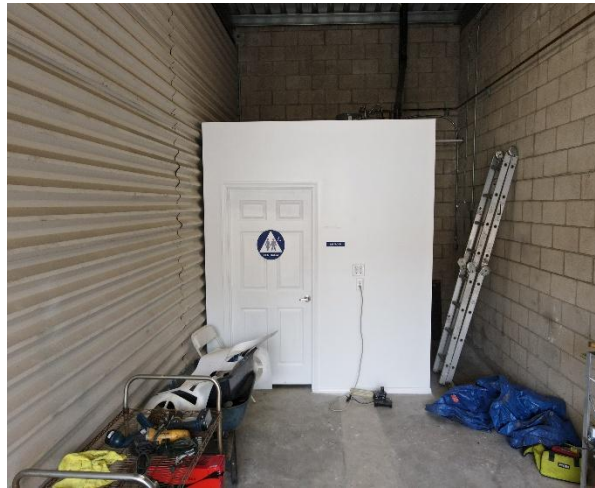
PROPERTY PHOTOS (Interior of Unit)



PROPERTY PHOTOS



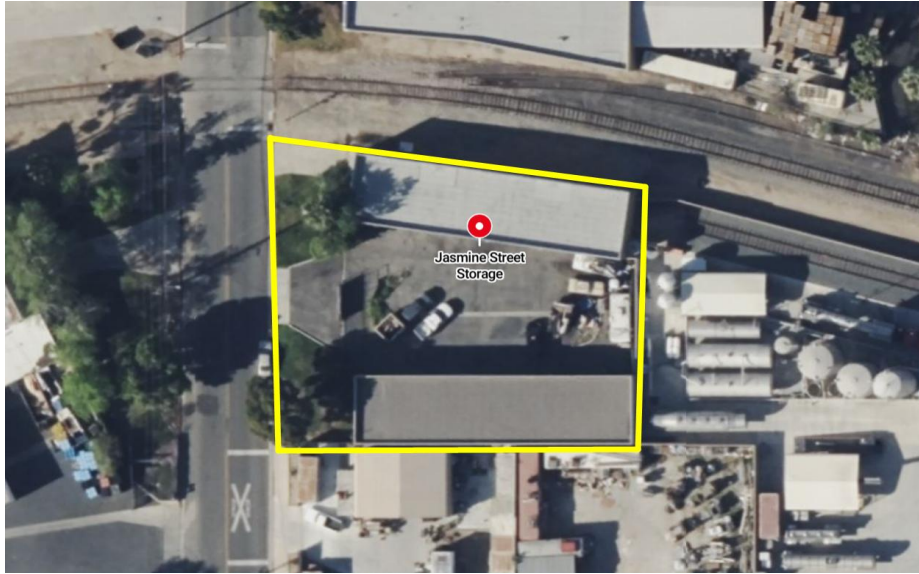
PROPERTY PHOTOS



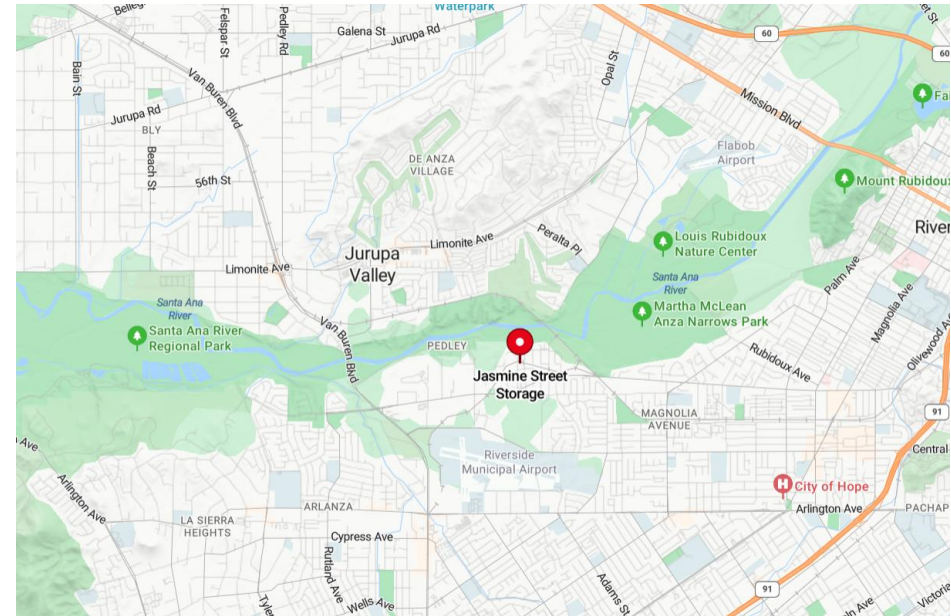
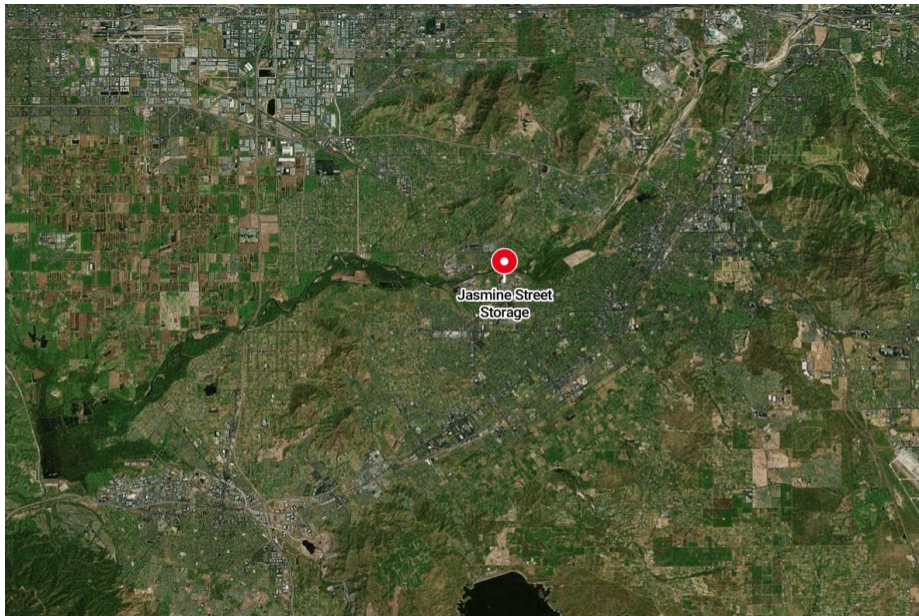
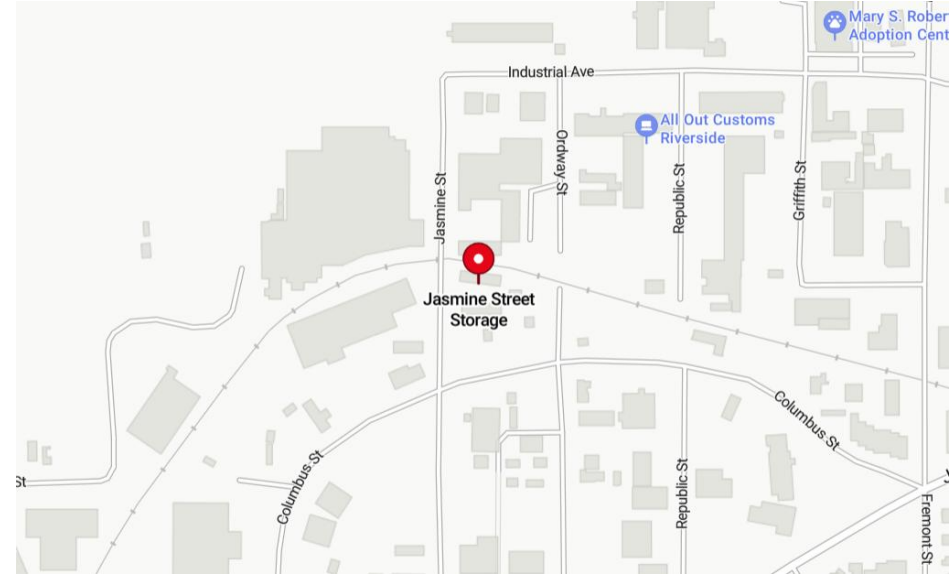
PROPERTY PHOTOS (Upgraded Electrical)



AERIAL PHOTOS

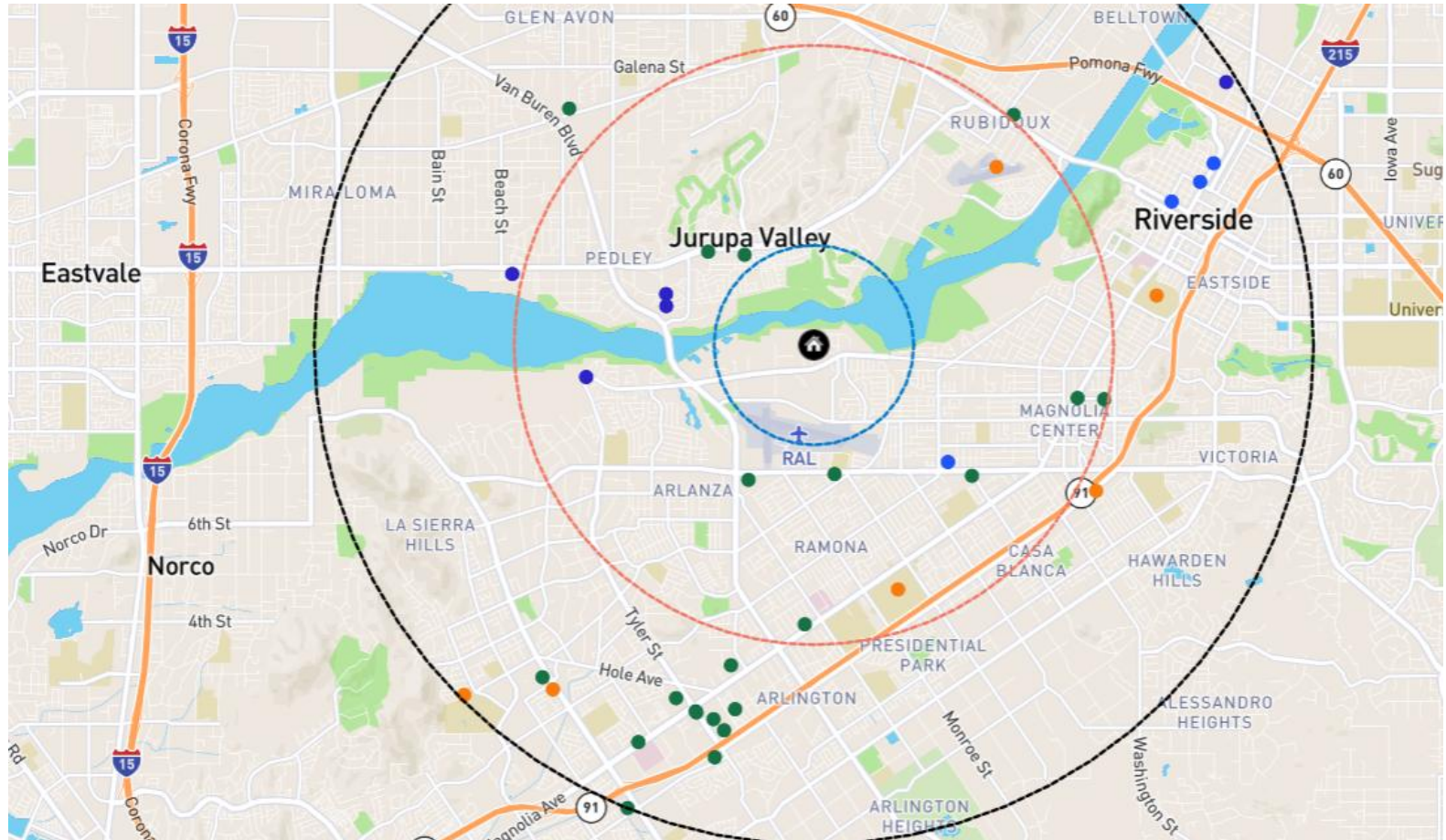


LOCATION MAPS



PROXIMITY OF NEW HOUSING, COLLEGES, AND MAJOR RETAIL

The map below, shows the proximity of new single-family and multi-family housing developments (blue dots), colleges and universities (orange dots), and major retailers (green dots) in relation to the subject property (gray marker). There are 9 new housing developments within a 5-mile radius of the subject property.



MARKET SNAPSHOT (1-, 3- and 5-Mile Radius)

Market Summary

Market Coverage Comparisons are made with 5870 & 5874 Jasmine Street, Riverside, CA 92504
5 mile radius
National Totals and Averages, California State Total and Averages

	Market Snapshot			Market including known developments			
	This Market	1 Mile	3 Miles	This Market	1 Mile	3 Miles	
Self Storage Net Rentable SQ FT	1,167,883	N/A	485,761	Self Storage Net Rentable SQ FT	140,856	N/A	78,525
Self Storage Hybrid Net Rentable SQ FT				Self Storage Hybrid Net Rentable SQ FT			
Parking Hybrid Net Rentable SQ FT	208,965.00	N/A	57,400.00	Parking Hybrid Net Rentable SQ FT	N/A	N/A	N/A
Total Net Rentable SQ FT	2,156,008.00	N/A	873,557.00	Total Net Rentable SQ FT	2,296,864.00	N/A	952,082.00
Sq Ft per Capita				Sq Ft per Capita			
2022 Sq Ft per Capita	7.46	N/A	6.72	2022 Sq Ft per Capita	7.94	N/A	7.32
2024 Sq Ft per Capita	7.27	N/A	6.55	2024 Sq Ft per Capita	7.75	N/A	7.14
2026 Sq Ft per Capita	7	N/A	6	2026 Sq Ft per Capita	8	N/A	7
Sq Ft per Household	28	0	25	Sq Ft per Household	30	0	27
Total Stores	32	0	13	Total Stores	34	0	14
REITS	10	0	2	REITS	10	0	2
Large Ops	12	0	7	Large Ops	12	0	7
Mid Ops	3	0	1	Mid Ops	3	0	1
Small Ops	0	0	0	Small Ops	0	0	0
Single Ops				Single Ops	7	0	3
New Developments	2	0	1	New Supply Ratio	6.53%	N/A	8.99%
Estimated Net Rentable Sq Ft of Development	140856	0	78525				
Stores opened within the last year	0	0	0				
Demographics							
2022 Population	289,167	7,916	130,089				
2024 Population	296459 (+2.52% change)	8116 (+2.53% change)	133366 (+2.52% change)				
2026 Population	304016 (+5.14% change)	8321 (+5.12% change)	136758 (+5.13% change)				
Households							
Rental Households	31,812	\$ 396.00	13,263				
Rental Households Percentage	40.96%	20.07%	37.81%				
Median Household Income	\$ 85,420.00	\$ 97,469.00	\$ 84,968.00				
Average Rate Per Square Feet - Walk In Rate							
All Units without Parking	\$ 1.85	N/A	\$ 1.72				
All Units with Parking	1.8	N/A	1.68				
Regular Units							
Climate Controlled Units	\$ 2.34	N/A	\$ 2.25				
Only Parking	\$ 0.61	N/A	\$ 0.73				
Rate Trend (12 months)	-9.91%	N/A	-12.29%				
Average Rate Per Square Feet - Online Rates							
All Units without Parking	\$ 1.46	N/A	\$ 1.30				
All Units with Parking	1.42	N/A	1.27				
Regular Units	1.4	N/A	1.19				
Climate Controlled Units	1.86	N/A	2.12				
Only Parking	0.51	N/A	0.51				
Rate Trend (12 months)	-9.91%	N/A	-12.29%				
Units Not Advertised	0%	0%	0%				

SELF-STORAGE RENTAL SURVEY SUMMARY

Property Name	Address	# Of Units	Sq. Ft.	Year Built	5x5	5x10	10x10	10x20
SUBJECT PROPERTY	5870 & 5874 Jasmine Street, Riverside, CA 92504	20	7,920	1974 & 1989	n/a	n/a	n/a	n/a
Clay Street Mini Storage	6515 Clay St, Riverside, CA 92509	213	25,436	1980	\$ 60.00	\$ 65.00	\$ 130.00	\$ 160.00
De Anza Self Storage	6625 Clay St, Riverside, CA 92509	360	52,000	1983	\$ 69.00	\$ 89.00	\$ 159.00	\$ 179.00
Arlington Self Storage	9660 Arlington Avenue, Riverside, CA 92503	404	42,555	1970	\$ 54.00	\$ 65.00	\$ 115.00	\$ 230.00
Extra Storage	6455 Van Buren Blvd, Riverside, CA 92503	608	70,000	1985	n/a	\$ 79.00	\$ 123.00	\$ 198.00
24-7 Self Storage	6589 Van Buren Blvd, Riverside, CA 92503	520	75,710	2005	n/a	\$ 75.00	\$ 120.00	\$ 185.00
Super Storage	6637 Van Buren Blvd, Riverside, CA 92503	560	70,000	1988	\$ 41.00	\$ 90.00	\$ 129.00	\$ 204.00
Airport Mini Storage	7044 Arlington Ave, Riverside, CA 92503	1,081	125,000	1983	\$ 59.00	\$ 85.00	\$ 144.00	\$ 190.00
Smart Stop Self Storage	7211 Arlington Ave, Riverside, CA 92503	578	62,000	1975	n/a	\$ 75.00	\$ 121.00	\$ 158.00
Cubesmart	7600 Arlington Ave, Riverside, CA 92503	650	70,000	1985	\$ 68.00	\$ 89.00	\$ 158.00	\$ 239.00
Smart Stop Self Storage 2	6667 Van Buren Blvd, Riverside, CA 92503	567	61,000	1980	\$ 63.00	\$ 74.00	\$ 124.00	\$ 190.00
SecurCare Self Storage	4909 Felspar St, Riverside, CA 92509	278	30,000	1989	\$ 64.00	\$ 107.00	\$ 133.00	\$ 160.00
Allec Self Storage	9750 Galena St, Riverside, CA 92509	400	50,000	1987	\$ 40.00	\$ 63.00	\$ 89.00	\$ 136.00
All Secure Mini Storage	6008 Etiwanda Ave, Mira Loma, CA 91752	342	31,000	1986	\$ 45.00	\$ 75.00	\$ 115.00	\$ 165.00
Dollar Self Storage	11110 Limonite Ave, Jurupa Valley, CA 91752	639	75,000	2018	\$ 68.00	\$ 96.00	\$ 149.00	\$ 267.00
Averages		514	59,979	1987	\$57	\$81	\$129	\$190

INDUSTRIAL / FLEX SPACE RENTAL SURVEY SUMMARY



6666-6680 Van Buren Blvd

1,200 - 2,968 SF of Flex Space Available in Riverside, CA 92503

All Available Spaces (2)

Display Rental Rate as \$/SF/MO

Space	Size	Term	Rental Rate	Space Use	Condition	Available
1st Floor - 6682	1,768 SF	Negotiable	\$1.35 /SF/MO	Flex	Full Build-Out	Now <input type="checkbox"/>
1st Floor - 6686	1,200 SF	Negotiable	\$1.35 /SF/MO	Flex	Full Build-Out	Now <input type="checkbox"/>

6611-6613 Arlington Ave | Riverside, CA 92504

1,270 - 3,945 SF of Space Available



Space	Size	Term	Rental Rate	Space Use	Condition	Available
1st Floor - 103	1,310 SF	Negotiable	\$1.46 /SF/MO	Flex	Partial Build-Out	30 Days <input type="checkbox"/>
1st Floor - 105	1,270 SF	Negotiable	\$1.46 /SF/MO	Flex	Partial Build-Out	30 Days <input type="checkbox"/>

City Electric Industrial Park | Riverside, CA 92503

2,080 - 23,446 SF of Industrial Space Available



Space	Size	Term	Rental Rate	Space Use	Condition	Available
1st Floor - 2080	2,080 SF	Negotiable	\$1.35 /SF/MO	Industrial	-	March 01, 2026 <input type="checkbox"/>

UNIT MIX & INCOME SUMMARY (Previous & Future Rents)

Current Rents as of February 2026.



Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
12x30	360	18	6,480	\$425	\$1.18	\$7,650	\$91,800
24x30	720	2	1,440	\$500	\$0.69	\$1,000	\$12,000
Total		20	7,920			\$8,650	\$103,800
Enclosed Units	<u>Units</u>	<u>Sq. Ft.</u>			Average rate / sq. ft.		\$1.09
	20	7,920			Average size (sq. ft.)		396.00
					Total Units		20
					Occupied Units		19
					Occupancy		95%

New rents as of March 1st, 2026.



Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
12x30	360	18	6,480	\$475	\$1.32	\$8,550	\$102,600
24x30	720	2	1,440	\$525	\$0.73	\$1,050	\$12,600
Total		20	7,920			\$9,600	\$115,200
Enclosed Units	<u>Units</u>	<u>Sq. Ft.</u>			Average rate / sq. ft.		\$1.21
	20	7,920			Average size (sq. ft.)		396.00
					Total Units		20
					Occupied Units		19
					Occupancy		95%

UNIT MIX & INCOME SUMMARY (Rents at Market Rate)

Rents at market rate of \$1.50 per sq. ft.

Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
12x30	360	18	6,480	\$550	\$1.53	\$9,900	\$118,800
24x30	720	2	1,440	\$1,000	\$1.39	\$2,000	\$24,000
Total		20	7,920			\$11,900	\$142,800
Enclosed Units	<u>Units</u> 20	<u>Sq. Ft.</u> 7,920			Average rate / sq. ft. Average size (sq. ft.) Occupancy		\$1.50 396.00 100%

PRICING

INCOME & EXPENSES

	Existing	Proforma
PRICE	\$1,975,000	
GROSS REVENUE	\$109,440	\$152,460
EXPENSES	\$30,134	\$33,806
NET INCOME	\$79,306	\$118,654
CAP RATE	4.02%	6.01%
GRM	18.05	12.95
ENCLOSED SQ. FT.	7,920	7,920
PRICE PER SQ. FT.	\$249.37	\$249.37

INCOME	2025	New Rates (March 2026)	Proforma
Gross Potential Income:	\$ 103,800.00	\$115,200.00	\$142,800.00
Vacancy:	\$ 12,308.00	12% \$ 5,760.00	5.00% \$ 7,140.00
Rental Income:	\$ 91,492.00	\$ 109,440.00	\$ 135,660.00
Tenant Insurance:	\$ -	\$ -	\$ 2,400.00
Utility Surcharge:	\$ -	\$ -	\$ 14,400.00
Total	\$ 91,492.00	\$ 109,440.00	\$ 152,460.00
EXPENSES			
*Property Taxes:	\$ 9,346.58	\$ 22,085.24	1.12% \$ 22,085.24
Property Insurance:	\$ 1,723.00	\$ 1,723.00	\$ 1,723.00
Gardening:	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
Utilities (Water & Power):	\$ 3,123.38	\$ 3,123.38	\$ 3,123.38
Portable Toilet:	\$ 964.56	\$ 964.56	\$ -
*Storage Software:	\$ -	\$ -	\$ 300.00
*Advertising:	\$ -	\$ -	\$ 600.00
Spectrum Wifi:	\$ 912.48	\$ 912.48	\$ 912.48
Back Flow Service:	\$ 75.00	\$ 75.00	\$ -
*Credit Card Processing:	\$ -	\$ -	\$ 3,811.50
Total Expenses	\$ 17,395.00	\$ 30,133.66	28% \$ 33,805.60
NET INCOME	\$ 74,097.00	\$ 79,306.34	\$ 118,654.40

Manager, Daniel Alger, lives on site in a trailer at no cost and gets 1 complimentary unit (10) in exchange for management services. Daniel also occupies units 9 and 18 at a monthly fee.

Property taxes in bold represent taxes at reassessed value of \$1,975,000.

Owner current accepts payments via check, cash, and zelle.

Business tenants are not charged extra for use of utilities at the property.

FINANCING & RETURNS (Conventional Financing)

Purchase Price	\$	1,975,000
Enclosed Sq. Ft.		7,920
Price Per Sq. Ft.		\$249.37
Current Cap Rate		4.02%
Pro-forma Cap Rate		6.01%

Bank Financing		
Down Payment	\$	600,000
Loan Amount	\$	1,375,000
Loan to Value		70%
Interest Rate		6.00%
Amortization		30
Monthly Payments	\$	8,243.82
Annual Payments	\$	98,925.84

Year	Current	Proforma
Gross Potential Income:	\$ 115,200.00	\$ 142,800.00
Vacancy:	\$ 5,760.00	\$ 7,140.00
Rental Income:	\$ 109,440.00	\$ 135,660.00
Tenant Insurance:	\$ -	\$ 2,400.00
Other Fees:	\$ -	\$ 14,400.00
Total	\$ 109,440.00	\$ 152,460.00

Operating Expenses		
*Property Taxes:	\$ 22,085.24	\$ 22,085.24
Property Insurance:	\$ 1,723.00	\$ 1,723.00
Gardening:	\$ 1,250.00	\$ 1,250.00
Utilities (Water & Power):	\$ 3,123.38	\$ 3,123.38
Portable Toilet:	\$ 964.56	\$ -
*Storage Software:	\$ -	\$ 300.00
*Advertising:	\$ -	\$ 600.00
Spectrum Wifi:	\$ 912.48	\$ 912.48
Back Flow Service:	\$ 75.00	\$ -
*Credit Card Processing:	\$ -	\$ 3,811.50
Total Expenses	\$30,134	\$33,806
Expense % of Revenue	27.53%	22.17%
Expense Per Sq. Ft.	\$3.80	\$4.27
Net Income	\$ 79,306	\$ 118,654

Loan Payments	\$98,926	\$98,926
Debt Service Coverage Ratio	0.80	1.20
Cash Flow	-\$19,619	\$19,729
Capitalization Rate	4.02%	6.01%
Cash on Cash Return	-3.27%	3.29%
Gross Revenue Multiple	18.05	12.95

SALES COMPARABLES (Self-Storage)

1718 W. Base Line Street San Bernardino, CA



Base Self Storage

Sold Price	\$2,140,000
Sold Date	For Sale
Type:	Class C
Sq. Ft.	17,302
\$/Sq. Ft.	\$123.68
Floors	1
Year Built	2017
Land SF	37,026 Sq. Ft.
Acreage	0.85
Cap Rate	6%
Units	218

1745 S. Lincoln Street Santa Maria, CA 93458



Off Broadway Mini Storage

Sold Price	\$3,025,000
Sold Date	11/15/2024
Type:	Class B
Sq. Ft.	21,150
\$/Sq. Ft.	\$143.03
Floors	1
Year Built	1993
Land SF	88,862 Sq. Ft.
Acreage	1.44
Cap Rate	5%
Units	230

1530 Railroad Street Oceano, CA 93445



Mr. Storage

Sold Price	\$2,500,000
Sold Date	12/7/2023
Type:	Class C
Sq. Ft.	17,470
\$/Sq. Ft.	\$143.10
Floors	1
Year Built	1976
Land SF	37,026 Sq. Ft.
Acreage	0.906
Cap Rate	5.36%
Units	206

SALES COMPARABLES (Industrial-Flex Space)

**6443 Columbus Ave
Riverside, CA 92504**



Ordway St. & Columbus Ave

**6443 Columbus Ave
Riverside, CA 92504**



6443 Columbus Ave

**6360 Industrial Ave
Riverside, CA 92504**



6360 Industrial Ave

**6722 Columbus Street
Riverside, CA 92504**



6722 Columbus Street

Sold Price	\$1,210,000
Sold Date	7/18/2025
Type:	Vacant Land
Sq. Ft.	13,504
\$/Sq. Ft.	n/a
Floors	1
Year Built	n/a
Land SF	13,504 Sq. Ft.
Acreage	0.31
Cap Rate	n/a
Units	n/a

Sold Price	\$1,200,000
Sold Date	4/1/2024
Type:	Vacant Land
Sq. Ft.	12,895
\$/Sq. Ft.	n/a
Floors	1
Year Built	n/a
Land SF	6,970 Sq. Ft.
Acreage	0.16
Cap Rate	n/a
Units	n/a

Sold Price	\$795,000
Sold Date	8/20/2024
Type:	Class C
Sq. Ft.	2,780
\$/Sq. Ft.	\$286
Floors	1
Year Built	1986
Land SF	7,405.2 Sq. Ft.
Acreage	0.17
Cap Rate	n/a
Units	n/a

Sold Price	\$1,700,000
Sold Date	12/4/2023
Type:	Class C
Sq. Ft.	5,472
\$/Sq. Ft.	\$311
Floors	1
Year Built	1987
Land SF	30,056 Sq. Ft.
Acreage	0.69
Cap Rate	n/a
Units	n/a

BROKER REMARKS

- Based on comparable sales of **contractor storage and industrial** properties adjacent to the subject property, the site is worth around **\$2M** as comparables are selling for around \$300 per foot.
- Site is suitable for contractor storage or owner-user industrial property.
- High ceiling and high clearance for vehicles and equipment.
- Perfect fit for use as Automotive, Tow Yard, Equipment Storage, Construction Yard, Auto Body, Contractor Use, or Industrial.
- Site can also be rented to a single tenant on a NNN Lease for \$12K to \$15K per month.
- Property could qualify for either SBA or Conventional financing. SBA 504 or 7A program would work for this acquisition. The benefit of SBA financing is that the down payment is lower, the negative is that the interest rates are usually higher than conventional.
- Rents at the subject property are low for the area at only \$1.09 per square foot. The average for storage and industrial in the area is \$1.50 per sq. ft. and above.
- Each storage unit has lighting and electrical which is ideal for rental as contractor work-spaces.
- Units also have mezzanines and shelving space for tools and equipment storage.
- Site consistently remains 100% occupied with no website or advertising.
- Tenants come from referrals and drive by traffic who call the number on the sign.
- Demand can be increased and rates pushed even higher with increased marketing.
- The only vacancy is the unit (#11) that was converted to an office with a bathroom. This is being left vacant in case an owner-user purchases the site and wants this space as an office.

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