



STORAGE FACILITY WITH UPSIDE

AZ Self-Storage

2821 HIGHWAY 43 SOUTH, LEOMA, TN 38468

\$550,000 | \$47 PSF | 68 UNITS | 7.22% CAP

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PRESENTED BY:

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OFFERING SUMMARY

Sale Price:	\$550,000
Price / SF:	\$47.41
Proforma Cap Rate:	7.22%
Actual Cap Rate:	5.60%
NOI:	\$39,683
Lot Size:	1.03 Acres
Year Built:	2022
Building Size:	11,600 SF
Market:	Middle Tennessee
Submarket:	Lawrence County

PROPERTY OVERVIEW

Built in 2022, AZ Self-Storage is a gated facility with Highway frontage comprised of 68 total units (non-climate controlled), metal constructed, with an excellent highly desirable unit mix. The property has key pad controlled entry, security cameras, managed with full automation and minimal operational expenses. The facility utilizes a Storage specific software company that handles the rent collections, marketing, leasing, phone calls, codes, evictions, and auctions.

AZ Storage Leoma, is currently at 76% occupancy leaving upside of an additional \$1,243 per month (\$14,916 annually) in rental upside.

This is great opportunity for either an investor looking to get out of residential/multifamily into the highly desirable Self-Storage space at a really reasonable price of \$47 PSF. The facility is mostly passive with automated software management, low maintenance, and a field rep if to handle landscaping, lock overs, or repairs.

Located along a primary transportation corridor, the property serves residential, agricultural, and commercial users seeking secure storage solutions.

LOCATION OVERVIEW

2821 Highway 43 South is located in Leoma, Tennessee, within Lawrence County, a growing regional market in southern Middle Tennessee. The property enjoys frontage along Highway 43, one of the area's primary north-south transportation corridors connecting Leoma, Lawrenceburg, and surrounding communities.



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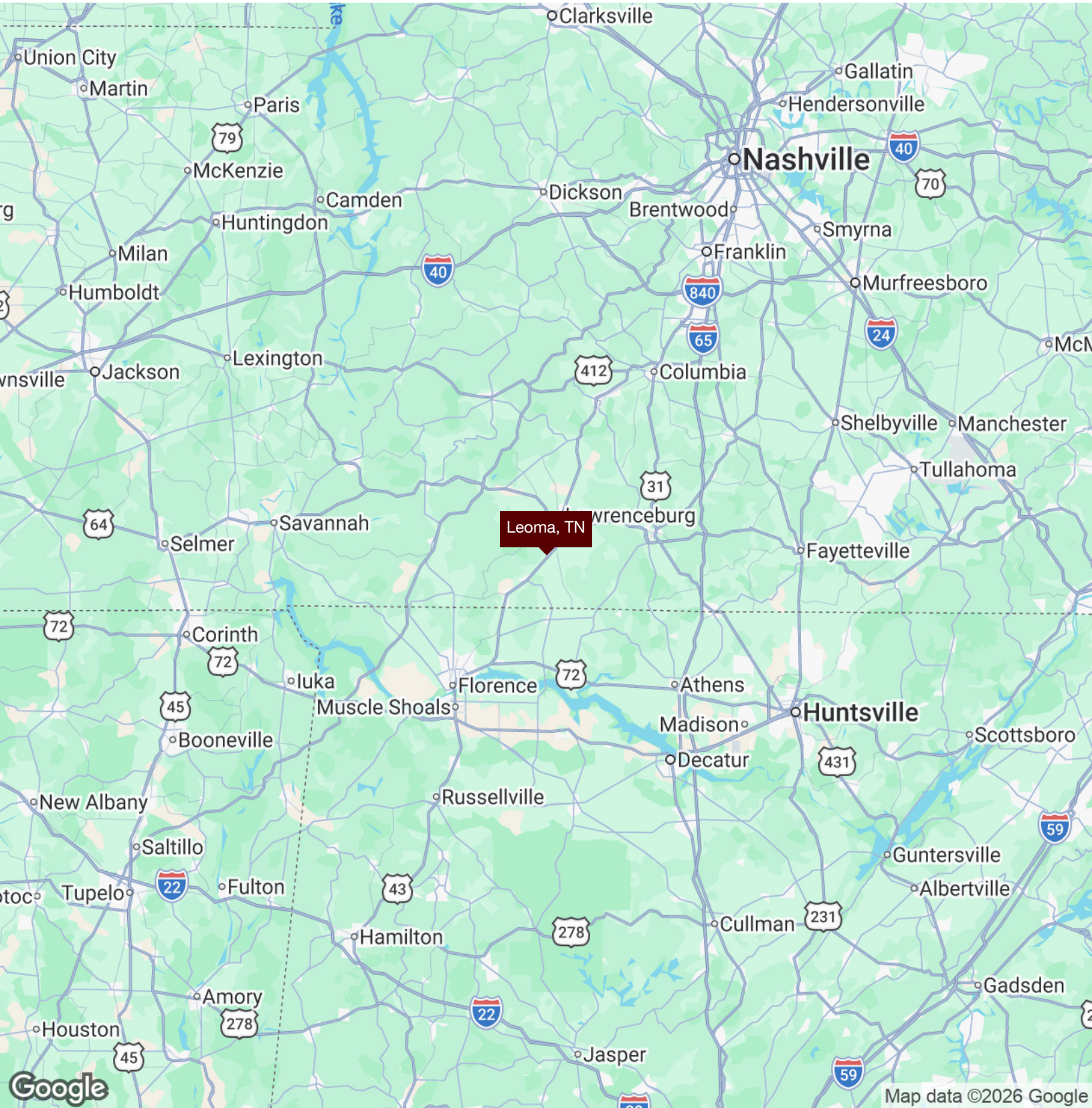
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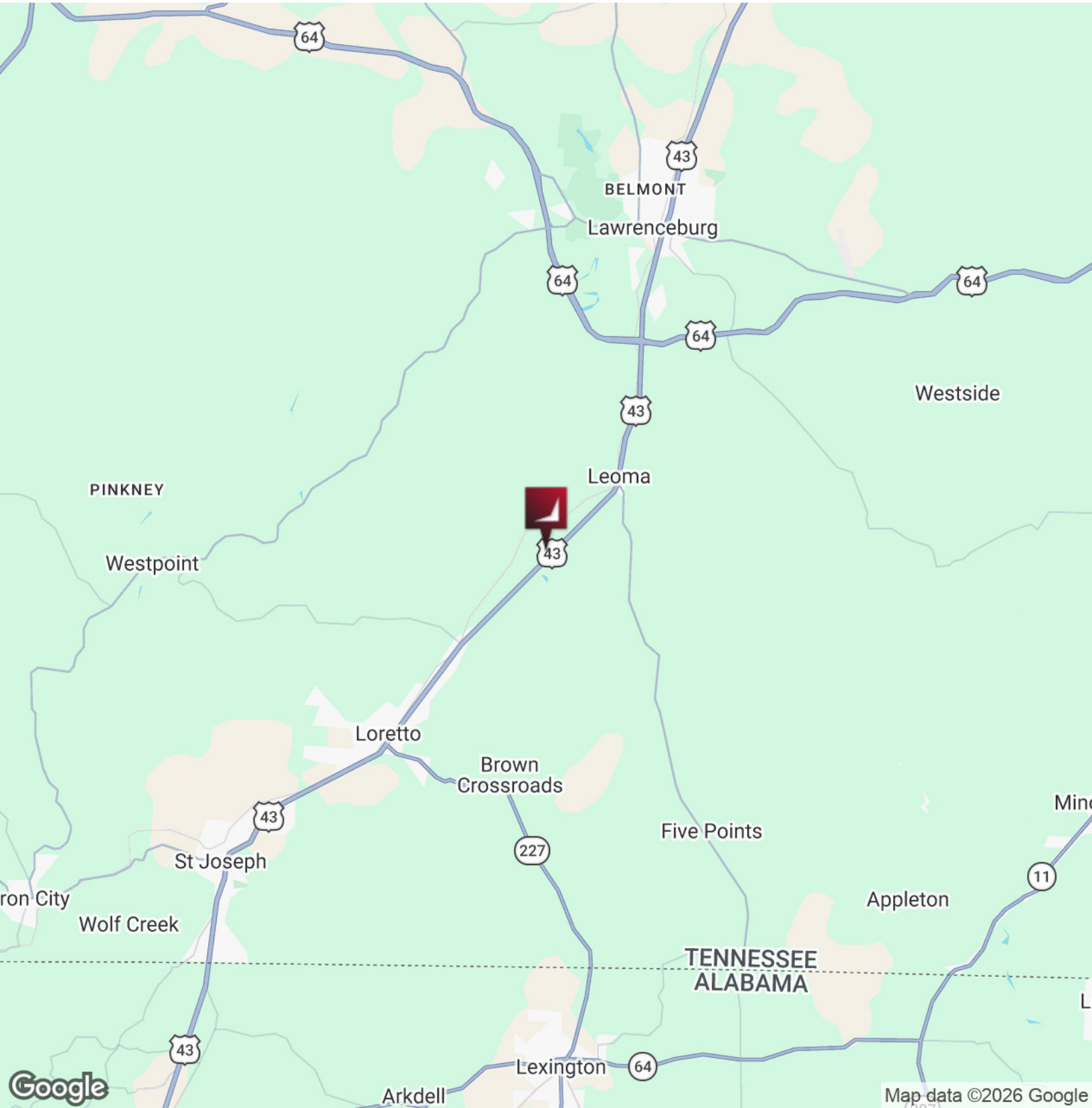
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The facility serves a broad customer base including homeowners, renters, agricultural operators, contractors, and local businesses. The surrounding area benefits from a diverse employment base including manufacturing, healthcare, transportation, warehousing, retail, and agriculture. The property's central location and accessibility position it well to capture storage demand from both residential and commercial users throughout the region.



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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

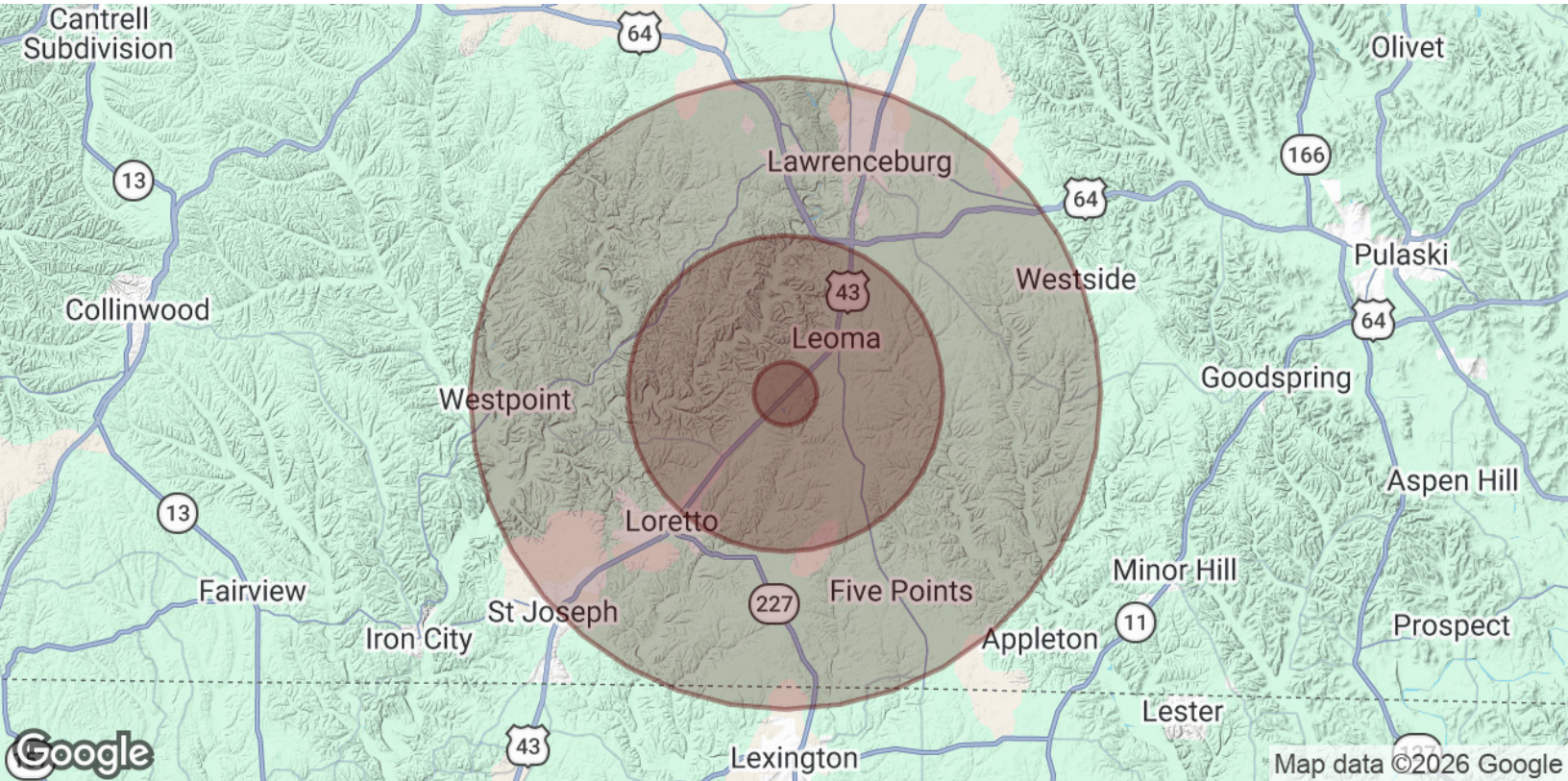
INCOME SUMMARY

10 x 20	\$11,952
10 x 15	\$5,712
10 x 30	\$13,560
10 x 10	\$13,356
10 x 5	\$792
Lease-Up Vacant Units	\$14,916
Vacancy Allowance (-10%)	(\$6,029)
GROSS INCOME	\$54,259

IN-PLACE INCOME & EXPENSES**EXPENSES SUMMARY**

Property Taxes	\$2,261
Insurance	\$2,954
Field Rep (\$250/Mo)	\$3,000
Landscaping	\$1,440
Management Software (\$94/Mo)	\$1,121
Gate Operator Spider (\$125/Mo)	\$1,500
Utilities (\$125/Mo)	\$1,500
Pest Control (\$200 Quarterly)	\$800
OPERATING EXPENSES	\$14,576
NET OPERATING INCOME	\$39,683

IN-PLACE INCOME & EXPENSES



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)