



Secure Spaces Self Storage
4930 Callaghan Rd.,
San Antonio, TX 78228



**EXCLUSIVE LISTING
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**Secure Spaces Self Storage
4930 Callaghan Rd.,
San Antonio, TX 78228**



PROPERTY DETAILS:

Price: \$850,000

Price/NRSF: \$37.86

Gross Bldg Area: 22,450 SF

Net Rentable Area: 22,450 SF

Land Area: 1.5 AC

Year Built: 1960

Construction: Metal over Steel
& Wood Frames,
Gravel Floors,
Gravel Drives

Occupancy: 87% Physical

Units: 93

UNIT MIX:

10x20 NC: 48

10x25 NC: 42

10x30 NC: 49

10x40 NC: 65

Outdoor Parking: 4



Secure Spaces Self Storage is a 93 unit, 22,450 NRSF self-storage investment opportunity located on Callaghan Rd. in San Antonio, Texas. The facility consists of 4 buildings on 1.5 acres and is seen by over 17,000 passing vehicles per day (Per TxDOT). Additionally, the facility is less than 1 miles from Loop 410 which is a major highway. San Antonio is the second largest city in Texas and is home to over 1.5 million residents. Of those residents, over 387k live within 5 miles of the subject property and with only 8.7 sqft of storage per capita in the area, storage space is in low-supply which creates a positive outlook for achievable rental rates. The site also provides ample room for an additional building or outdoor parking spaces.

Originally constructed in 1960, Secure Spaces Self Storage is a first-generation self storage facility that has been “mom and pop” operated since its inception. Aside from recent renovations, the facility has undergone very few changes over the years and will benefit greatly from an experienced operator who can improve on the recently implemented web-presence by introducing SEO, social media marketing, google ads, SpareFoot profile, etc. Additionally, the facility can be optimized for remote management with the addition of automatic gates and keypad access. Finally, a new owner can immediately increase revenue by increasing rental rates which are as much as 20% below market for comparable unit types and sizes.

Listed at a compelling price of just \$37/NRSF, Secure Spaces Self Storage is a true value-add opportunity with immediate cash flow that can be brought into the 21st century with relative ease.



- Room for Expansion
- 387k Residents Within 5 Miles
- Only 8.7 NRSF of Total Storage Per Capita
- Over 17k Vehicles Per Day on Callaghan Rd.
- 5% Population Growth Projected in Next 5 Years
- Only 1 Mile to Loop 410 / Bandera Rd.
- Rental Rates 20% Below Market
- 87% Physical Occupancy
- Significant Renovations Underway
- Gravel Foundations and Drives
- Metal-Over-Steel/Wood Building Construction
- Recently Improved Signage & Curb Appeal
- Excellent Lighting Throughout the Facility

BOUNDARIES (APPROXIMATE)

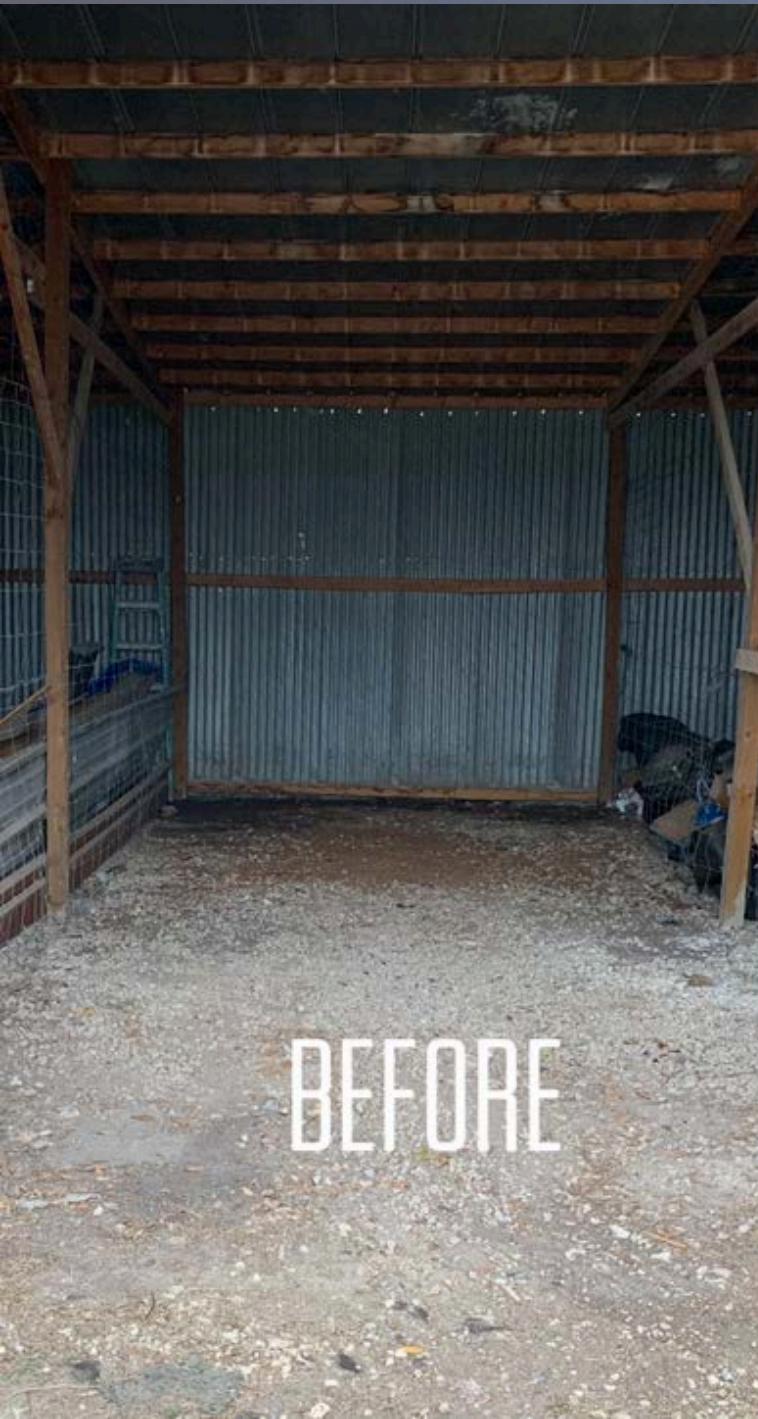


RENOVATIONS



THE OWNERS BEGAN RENOVATING THE PROPERTY UNIT BY UNIT IN LATE 2025. NEW FACILITY LIGHTING AND UNIT PARTITIONS WERE ADDED FOR ENHANCED SECURITY, DOORS WERE RE-FRAMED AND BALANCED, NEW HASPS WERE INSTALLED, UNITS NUMBERS WERE RE-LABELED, ALL BUILDINGS WERE PAINTED, AND UNIT FLOORS WERE LEVELED WITH FRESH GRAVEL. 18 UNITS HAVE BEEN COMPLETED AND ARE MOVE-IN READY AS OF APRIL 2026. AT ROUGHLY \$1,500 PER UNIT, A NEW OWNER CAN CONTINUE RENOVATIONS GRADUALLY AS OCCUPIED UNITS BECOME VACANT.

RENOVATIONS



OVERVIEW

	2025 Actual	2026 Projected	Year 1 Projected
Asking Price	\$ 850,000		
Price Per Rentable Square Foot	\$ 37.86		
Cap Rate	11.90%	9.44%	12.15%
Year Built	1960		
Land Area (Bexar CAD)	1.50		
Gross Building Area (4 buildings)	22,450	SF	
Total Net Rentable Area	22,450	SF	
Physical Occupancy (% of Area)	87%	88%	90%
Economic Occupancy (% of potential rent)	79%	84%	95%

UNIT-MIX / OCCUPANCY

UNIT TYPE	Number Units	Unit Size	Unit SF	Rentable Area	Standard		Monthly Potential	Annual Potential	Occupancy Stats							
					Rent	PSF			Occupied Units				Vacant Units			
									#	Area	Avg/ Unit	Mthly Rent	Variance	#	Area	Rent
10x20 NC	36	10 x 20	200	7,200	\$125	\$0.63	\$ 4,500	\$ 54,000	34	6,800	\$101	\$3,441	\$ (1,059)	2	400	\$ 250
10x25 NC	17	10 x 25	250	4,250	\$145	\$0.58	\$ 2,465	\$ 29,580	14	3,500	\$129	\$1,803	\$ (662)	3	750	\$ 435
10x30 NC	34	10 x 30	300	10,200	\$145	\$0.48	\$ 4,930	\$ 59,160	33	9,900	\$130	\$4,278	\$ (652)	1	300	\$ 145
10x40 NC	2	10 x 40	400	800	\$145	\$0.36	\$ 290	\$ 3,480	0	-	\$0	\$0	\$ (290)	2	800	\$ 290
Outdoor Parking	4			-	\$65		\$ 260	\$ 3,120	4	-	\$65	\$260	\$ -	0	-	\$ -
TOTAL/AVG PERCENT	93		241	22,450	\$ 134	\$0.55	\$ 12,445	\$ 142,740	81	20,200	\$121	\$9,782	\$ (2,373)	6	1,450	\$ 830
									87%	90%	\$ 0.48	79%	-19%	6%	6%	7%

INCOME & EXPENSE

Revenue	2025		2026 Projected		Year 1 Projected	
Annual Potential Rent		\$ 142,740		\$ 142,740		\$ 157,014 (1)
Average Economic Vacancy	-7%	\$ (10,392)	-18%	\$ (25,693)	-10%	\$ (15,701) (2)
Rental Revenue		\$ 132,348		\$ 117,047		\$ 141,313
Other Revenue (admin, late fees, etc.)	0%		3%	\$ 3,400	6%	\$ 7,800 (3)
EFFECTIVE GROSS	93%	\$ 132,348	84%	\$ 120,447	95%	\$ 149,113 (4)

Operating Expenses	2025		Estimated		Estimated	
Property Taxes	9.1%	\$ 12,000	10.4%	\$ 12,500	8.7%	\$ 13,000
Property Insurance	8.7%	\$ 11,500	7.6%	\$ 9,147	6.4%	\$ 9,547
Utilities	1.7%	\$ 2,280	1.9%	\$ 2,280	1.5%	\$ 2,280
Repairs/Maintenance	3.0%	\$ 4,000	3.3%	\$ 4,000	2.7%	\$ 4,000
Mgmt Software	0.0%		1.7%	\$ 2,024	3.5%	\$ 5,250
Internet	0.0%		1.2%	\$ 1,500	1.2%	\$ 1,750
Telephone	0.0%		2.0%	\$ 2,400	1.6%	\$ 2,400
Dues & Subscriptions	0.0%		1.3%	\$ 1,565	1.2%	\$ 1,750
Bank Service Charges	1.1%	\$ 1,392	3.0%	\$ 3,600	3.2%	\$ 4,700
Dumpster Fees	1.1%	\$ 1,400	1.0%	\$ 1,200	0.8%	\$ 1,200
Total Expenses	24%	\$ 32,572	32%	\$ 40,216	30%	\$ 45,877 (5)

NOI		\$ 99,776		\$ 80,231		\$ 103,236
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(1) Projected annual potential revenue increase of 10% year 1

(2) Projected economic occupancy of 95% by year 2

(3) Other Income (admin & late fees, tenant insurance) projected at % annual by year 1

(4) Gross income outlook is reduced for 2026 due to ongoing renovations to previously occupied units

(5) Expenses projected at 30% by year 1 assuming new owner will manage the facility remotely

Proposed Third Party Loan

		2026 Projected	Year 1 Projected
Purchase Price		\$ 850,000	\$ 850,000
Downpayment	25%	\$ (212,500)	\$ (212,500)
Loan Balance		\$ 637,500	\$ 637,500
Interest Rate		6.50%	6.50%
Term		25	25
<i>Annual Debt Service 1st Lien</i>		\$52,263	\$52,263
NOI		\$ 80,231	\$ 103,236
DEBT COVERAGE RATIO		1.54	1.98
CASH FLOW		\$ 27,968	\$ 50,972
CAP RATE		9.44%	12.15%
CASH-ON-CASH		13.16%	23.99%







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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Craig Rice	398667	craigrice@cstdrealty.com	(713)417-1626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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