

# FOR SALE

## 400 AMPLE CT

400 Ample Ct, Sanford, FL 32771



**HYBRID SELF-STORAGE & SMALL-BAY INDUSTRIAL**  
**7.3% IN-PLACE CAP RATE | ~9.0% STABILIZED POTENTIAL**

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### INVESTMENT HIGHLIGHTS:

- Self-Storage + Small-Bay Industrial Income
- Current Run-Rate NOI with Stabilized Upside
- Operational Upside Through Leasing & Management Improvements
- Diversified Unit Mix
- Sanford / Orlando MSA Location
- In-Place Income with Value-Add Profile

### OFFERING SUMMARY

Sale Price:	\$3,600,000
Gross Building Area:	34,500 ± SF
Net Rentable SF:	31,790 ± SF
Lot Size:	2.51 acres

### FINANCIAL OVERVIEW

Current Run-Rate NOI:	\$262,000
Stabilized NOI:	\$323,000
Current Cap Rate:	7.3%
Stabilized Cap Rate:	~9.0%

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### PROPERTY OVERVIEW:

Gross Building Area:	34,500 ± SF
Bldg 1:	4,200 ± SF (climate-controlled)
Bldg 2:	4,500 ± SF
Bldg 3:	5,640 ± SF
Bldg 4:	7,560 ± SF
Bldg 5:	12,600 ± SF
Land Area:	2.51 Acres
Zoning:	RI-1, Sanford
Year Built:	1984
Construction:	Steel / Pre-Engineered

### ADDITIONAL FEATURES:

- Fenced & gated property
- 24-hour access
- Security system
- On-site manager

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## FINANCIAL OVERVIEW

	<u>CURRENT RUN-RATE</u>	<u>STABILIZED</u>
Gross Potential Revenue:	\$465,000	\$465,000
Effective Gross Income:	\$371,000	\$432,000
Operating Expenses:	\$109,000	\$109,000
<b>NET OPERATING INCOME:</b>	<b>\$262,000</b>	<b>\$323,000</b>
<b>CAP RATE:</b>	<b>7.3%</b>	<b>~9.0%</b>

\*Stabilized assumptions reflect normalized operations.

### INVESTMENT HIGHLIGHTS

- 7.3% Current Cap Rate with Upside to ~9.0% Stabilized
- Rate Adjustments Increased Scheduled Rent Potential
- Strong Sanford / Orlando MSA Demand Drivers
- Self-Storage + Small-Bay Industrial Income

### VALUE-ADD OPPORTUNITY

- Occupancy Recovery
- Professional Management Implementation
- Revenue Optimization & Rate Management
- Ancillary Income Growth

### PROPERTY SNAPSHOT

- Price: \$3,600,000
- Net Rentable SF: 31,790 ± SF
- Gross Building Area: 34,500 ± SF
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## UNIT MIX



**CLIMATE-CONTROL STORAGE**  
34 UNITS | 3,119 ± SF



**NON-CLIMATE STORAGE**  
145 UNITS | 16,071 ± SF



**WAREHOUSE / INDUSTRIAL  
(INCLUDES OFFICE)**  
7 UNITS | 12,600 ± SF



**FENCED & GATED  
PARKING SPACES**  
16 SPACES

CLIMATE-CONTROL STORAGE			
SIZE	UNITS	SF / UNIT	TOTAL SF
5x5	1	25	25
5x7	4	35	140
5x10	8	50	400
6x10	1	60	60
7x11	5	77	385
10x10	11	100	1,100
10x18	1	180	180
10x20	4	200	800
Misc (6.5x4.5)	1	29	29
<b>TOTAL</b>	<b>34</b>	<b>—</b>	<b>3,119 ± SF</b>

NON-CLIMATE STORAGE			
SIZE	UNITS	SF / UNIT	TOTAL SF
5x5	28	25	700
5x10	71	50	3,550
10x10	34	100	3,400
10x15	8	150	1,200
10x20	28	200	5,600
10x30	2	300	600
15x20	4	300	1,200
20x30	7	600	4,200
<b>TOTAL</b>	<b>145</b>	<b>—</b>	<b>16,071 ± SF</b>

WAREHOUSE / INDUSTRIAL (INCLUDES OFFICE)			
SIZE / TYPE	UNITS	SF / UNIT	TOTAL SF
25x50	4	1,250	5,000
33.8x50	1	1,690	1,690
50x50	2	2,500	5,000
Office	1	910	910
<b>TOTAL</b>	<b>7</b>	<b>—</b>	<b>12,600 ± SF</b>

FENCED & GATED PARKING SPACES	
TYPE	UNITS
Outdoor Fenced & Gated Parking Spaces	16
<b>TOTAL</b>	<b>16</b>

TOTAL SUMMARY (ALL RENTABLE)									
CLIMATE-CONTROL STORAGE		NON-CLIMATE STORAGE		WAREHOUSE / INDUSTRIAL (INCLUDES OFFICE)		FENCED & GATED PARKING SPACES		TOTAL RENTABLE	
<b>34 UNITS</b>	3,119 ± SF	<b>145 UNITS</b>	16,071 ± SF	<b>7 UNITS</b>	12,600 ± SF	<b>16 SPACES</b>	—	<b>186 UNITS + PARKING</b>	<b>31,790 ± SF</b>

Note: Rentable square footage (31,790 ± SF) includes all storage and industrial units and office.  
Parking spaces are rentable but do not include square footage.

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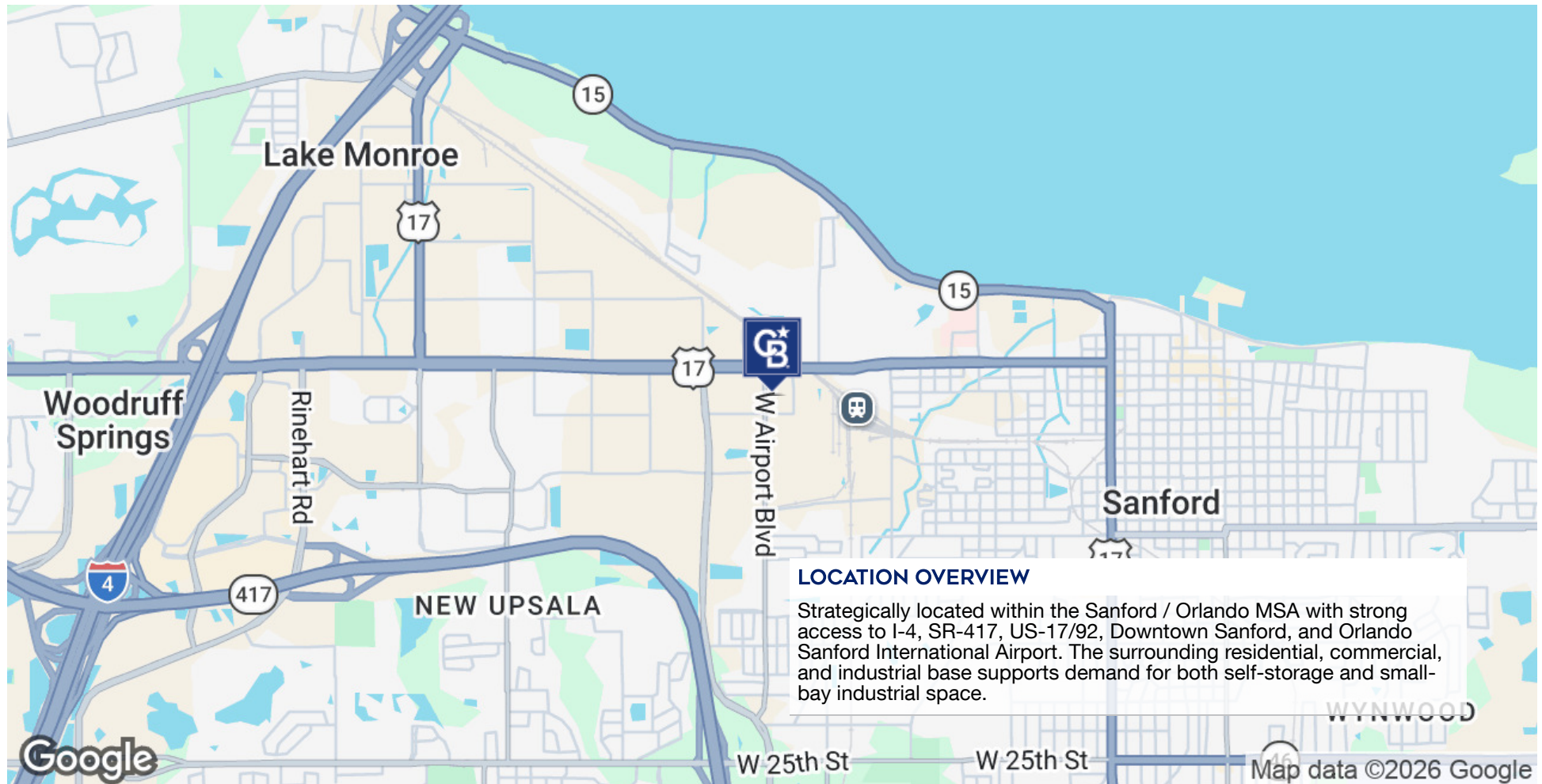


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