

Rim 260 Storage

Information Brochure

4305 E AZ HIGHWAY 260, PAYSON, AZ 85541

Cliff Potts
Berkshire Hathaway HomeServices Advantage Realty
Realtor
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cliff.potts@rimhomes.com
BR012322000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ADVANTAGE
REALTY

Rim 260 Storage

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RIM 260 STORAGE

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4305 E Az Highway 260 Payson AZ 85541
COUNTY	Gila
MARKET	Central AZ
SUBMARKET	Payson
RENTABLE SQUARE FEET	11,965
GROSS SQUARE FEET	12,480
LAND ACRES	1.46
NUMBER OF UNITS	90
APN	302-57-038
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,375,000
PRICE PSF	\$114.92
PRICE PER UNIT	\$15,278
OCCUPANCY	90.00%
NOI (CURRENT)	\$87,239
NOI (Pro Forma)	\$116,445
CAP RATE (CURRENT)	6.34%
CAP RATE (Pro Forma)	7.16%
GRM (CURRENT)	8.84
GRM (Pro Forma)	8.83

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	2,012	4,301	17,330
2026 Median HH Income	\$69,898	\$72,259	\$60,376
2026 Average HH Income	\$97,505	\$98,531	\$81,082

RIM 260 STORAGE

02 Location

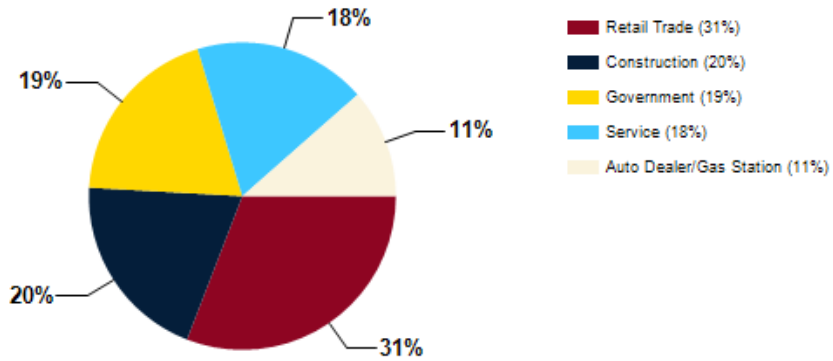
Location Summary

Aerial View Map

Traffic Counts

Drive Times (Heat Map)

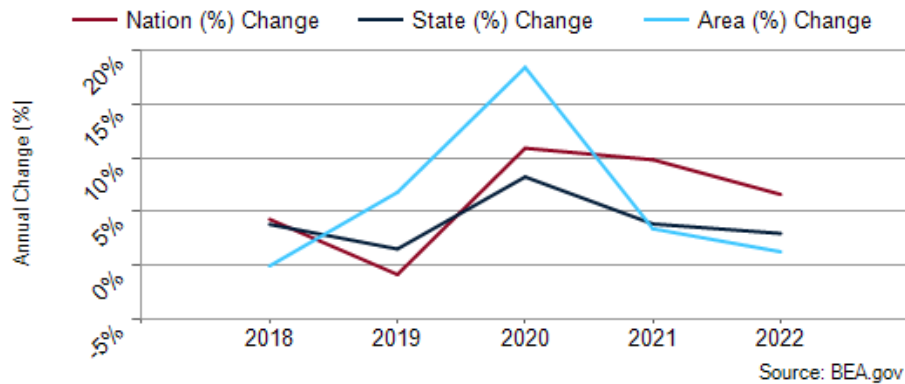
Major Industries by Employee Count

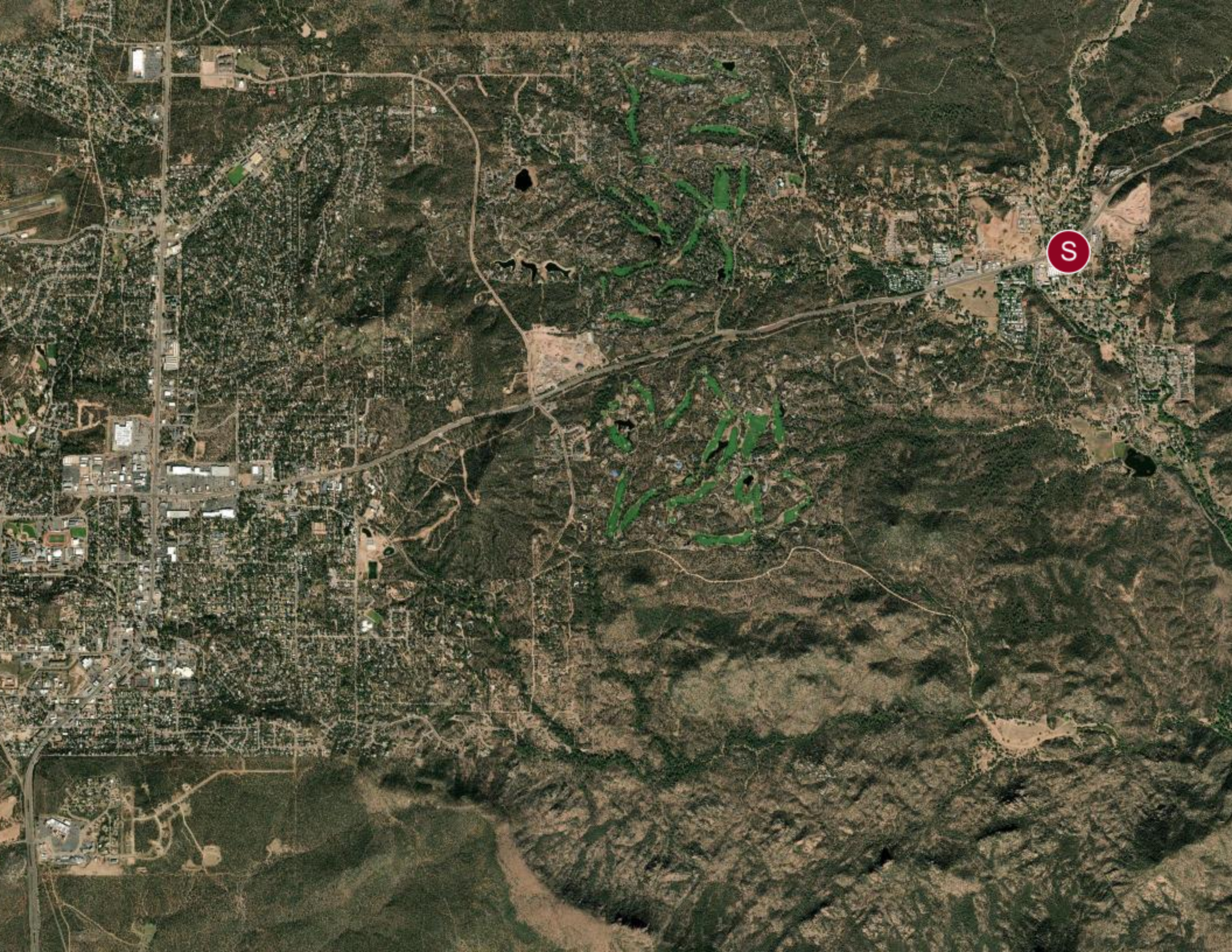


Largest Employers

Payson Unified School District	200
Rim Country Health	150
Rim Country Medical Center	120
Safeway	100
Bashas'	80
Rim Country Mall	50
Rim Furniture & Appliance	30

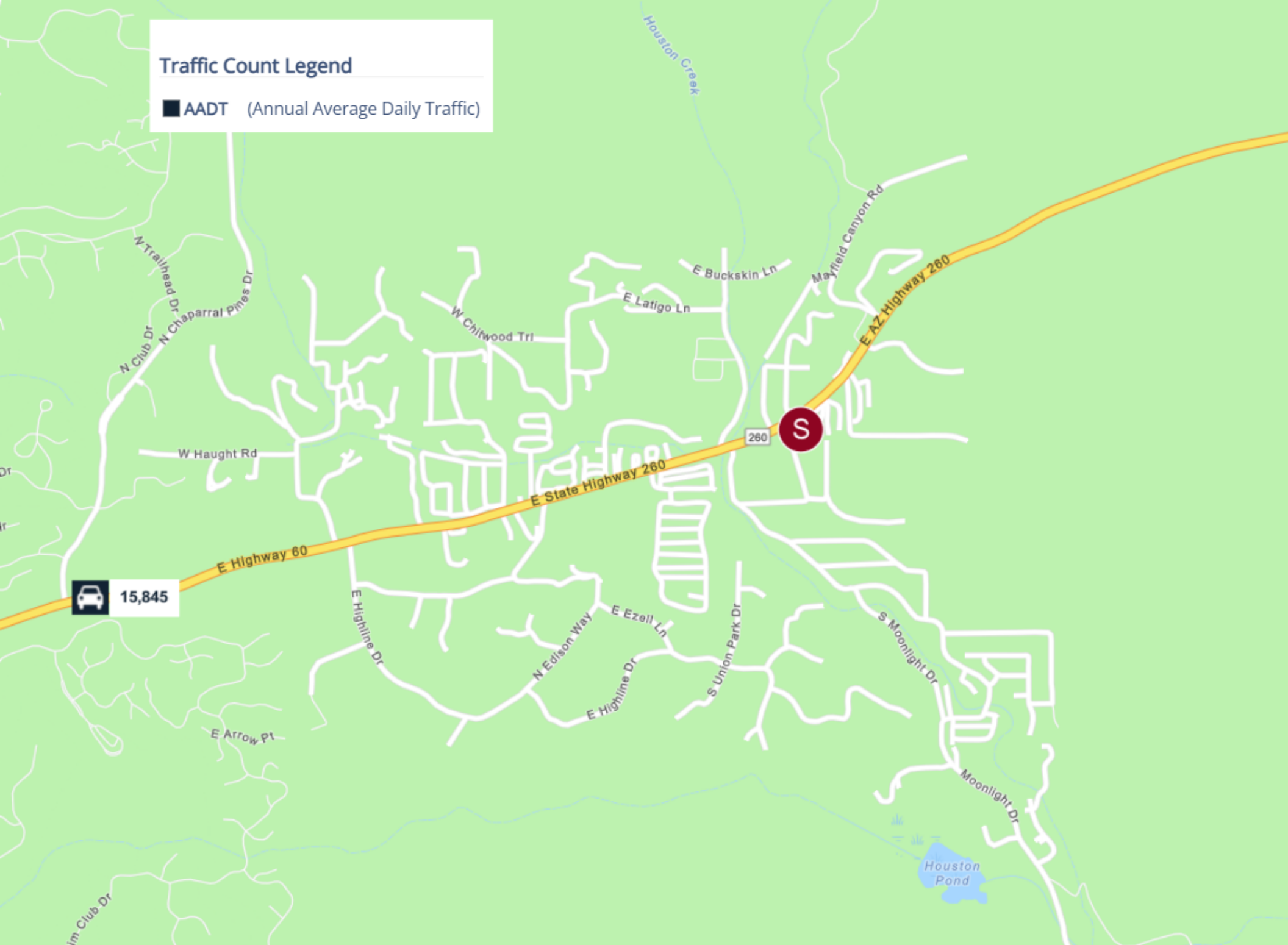
Gila County GDP Trend



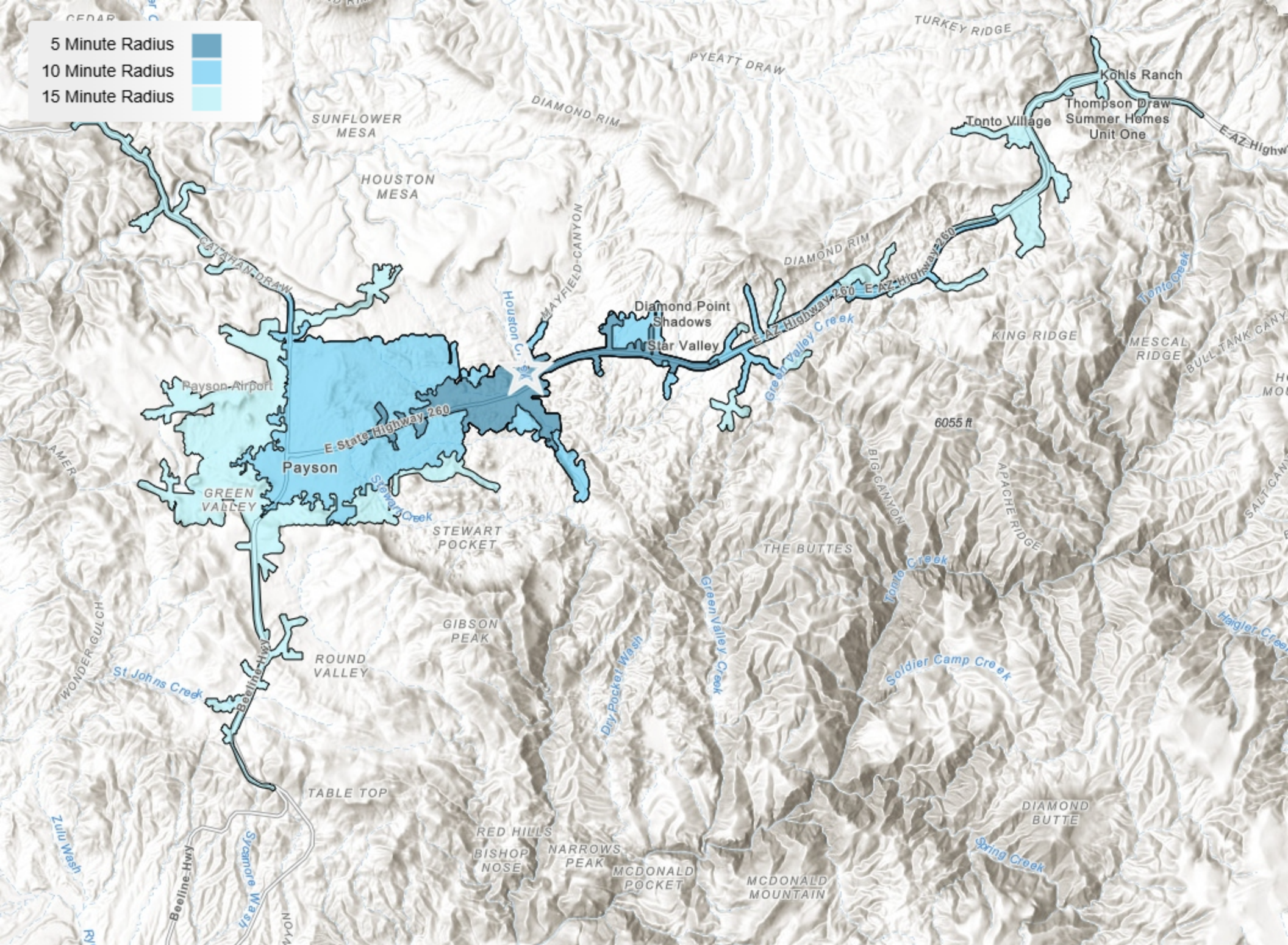


Traffic Count Legend

■ AADT (Annual Average Daily Traffic)



5 Minute Radius
10 Minute Radius
15 Minute Radius



RIM 260 STORAGE

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

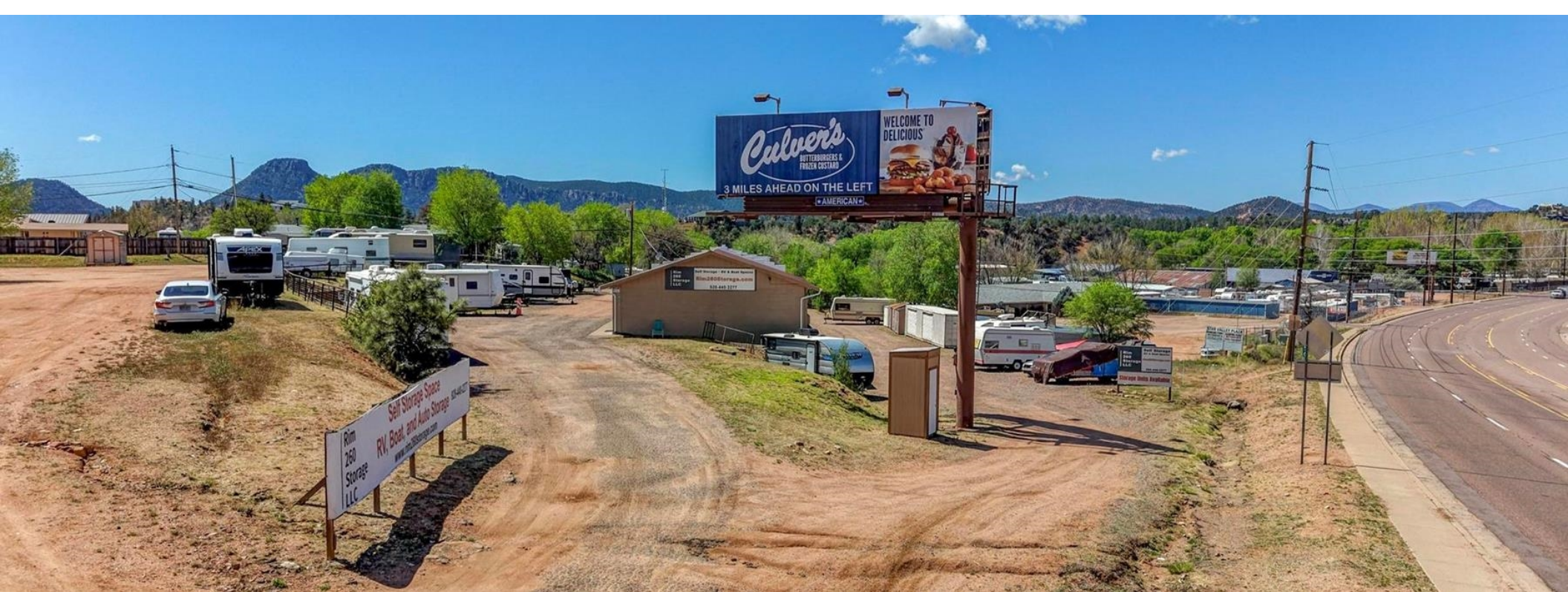
NUMBER OF UNITS	90
NUMBER OF BUILDINGS	1
RENTABLE SQUARE FEET	11,965
GROSS SQUARE FEET	12,480
LAND ACRES	1.46
YEAR BUILT	1986
# OF PARCELS	1
LOT DIMENSION	210x403x235x290
ZONING TYPE	Commercial
STREET FRONTAGE	210
TRAFFIC COUNTS	18500 per day
NUMBER OF PARKING SPACES	45

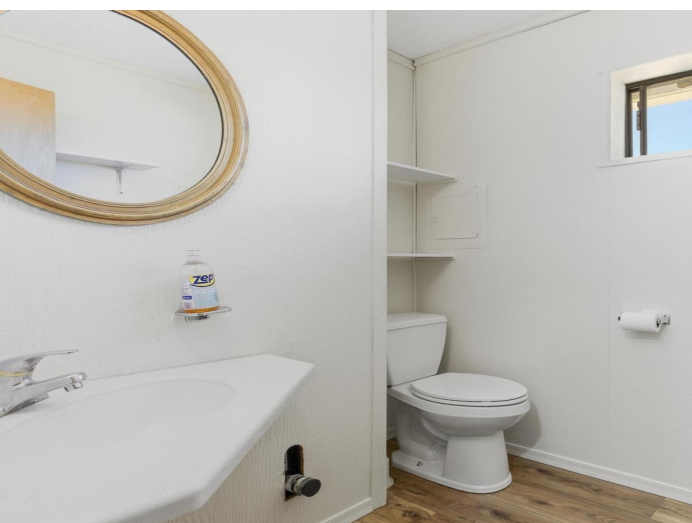
CONSTRUCTION

FOUNDATION	brick
EXTERIOR	wood
ROOF	metal
SECURITY	cameras

UTILITIES

WATER	well
SEWER	septic
TRASH	Road Runner
GAS / PROPANE	none
ELECTRIC	APS





RIM 260 STORAGE

04

Financial Analysis

Income & Expense Analysis

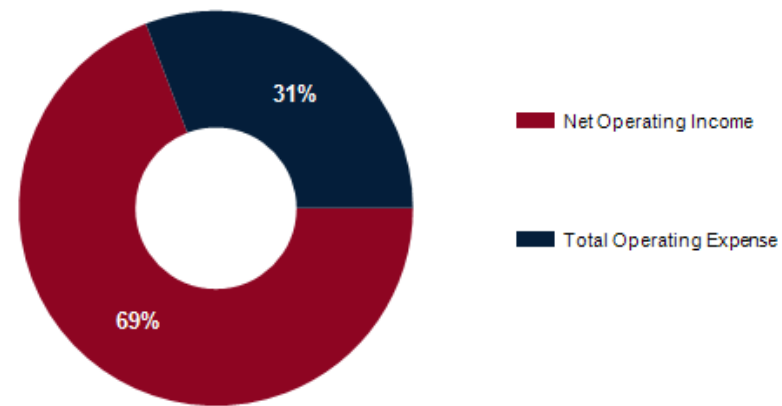
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

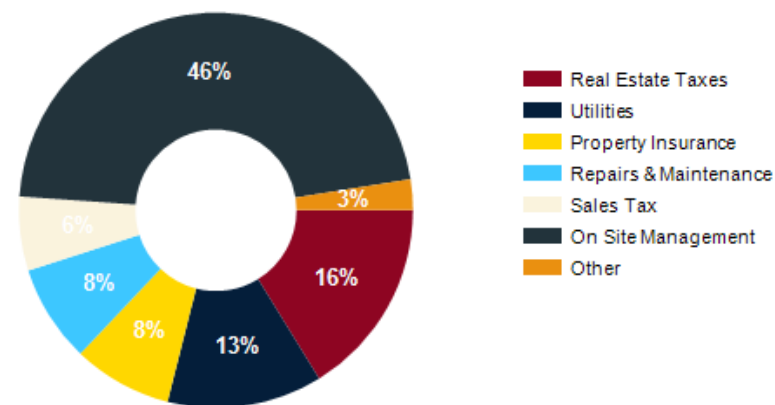
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent (Units)	\$155,136	99.7%	\$155,136	99.6%
Late Fees	\$400	0.3%	\$600	0.4%
Gross Potential Income	\$155,536		\$155,736	
Vacancy & Collection Loss	-10.00%		-5.00%	
Concessions	-9.00%		-7.00%	
Effective Gross Income	\$126,060		\$137,120	
Less Expenses	\$38,821	30.79%	\$20,675	15.07%
Net Operating Income	\$87,239		\$116,445	



EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Taxes	\$6,298	\$70	\$6,298	\$70
Property Insurance	\$3,157	\$35	\$3,157	\$35
Advertising	\$830	\$9	\$830	\$9
Repairs & Maintenance	\$3,099	\$34	\$3,099	\$34
Utilities	\$4,942	\$55	\$4,942	\$55
On Site Management	\$18,000	\$200		
Sales Tax	\$2,349	\$26	\$2,349	\$26
Travel	\$146	\$2		
Total Operating Expense	\$38,821	\$431	\$20,675	\$230
Expense / SF	\$3.24		\$1.73	
% of EGI	30.79%		15.07%	

DISTRIBUTION OF EXPENSES CURRENT



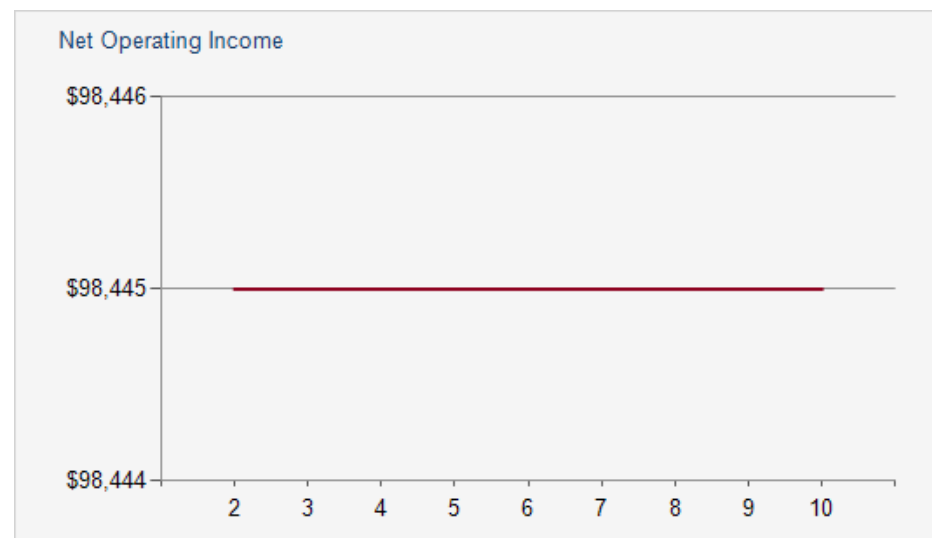
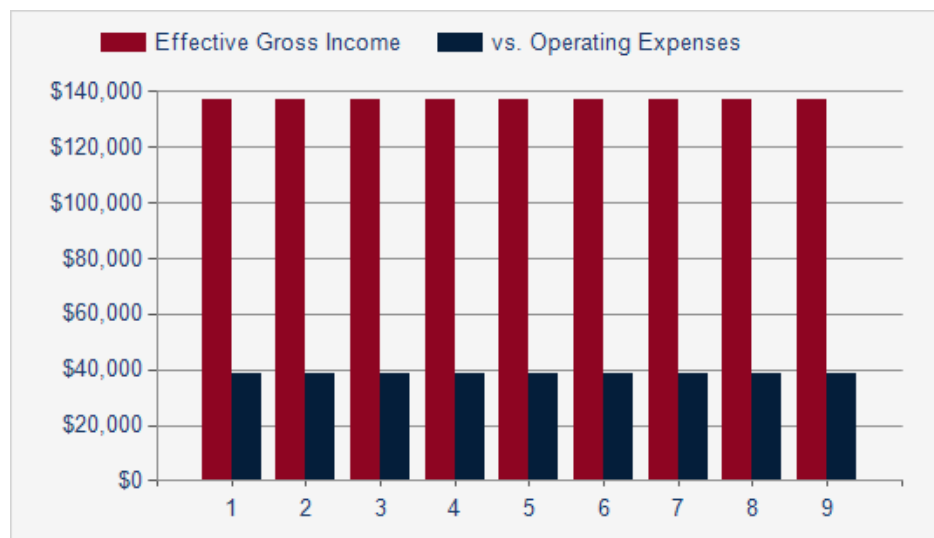
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Price	\$1,375,000
MillageRate	0.46000%

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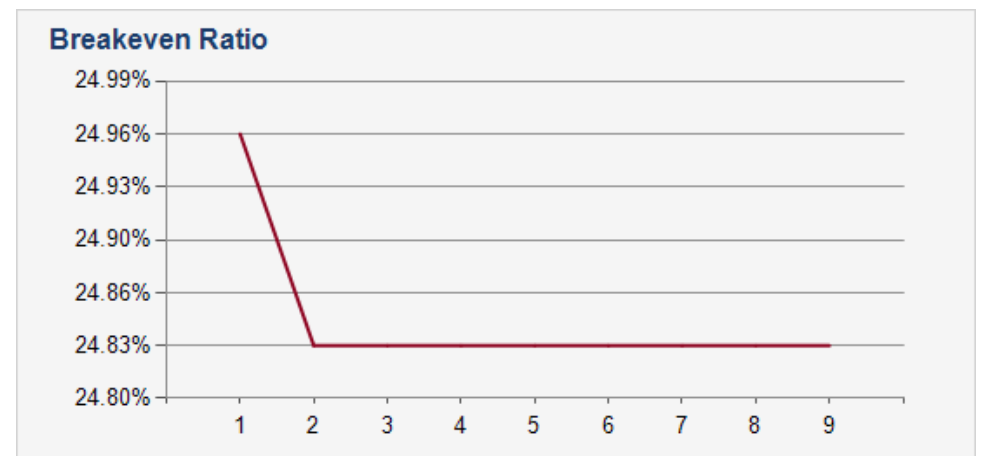
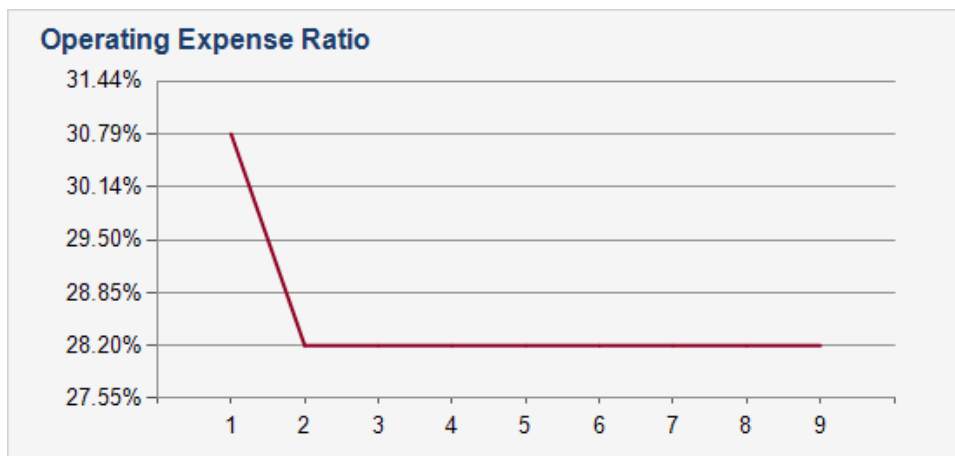
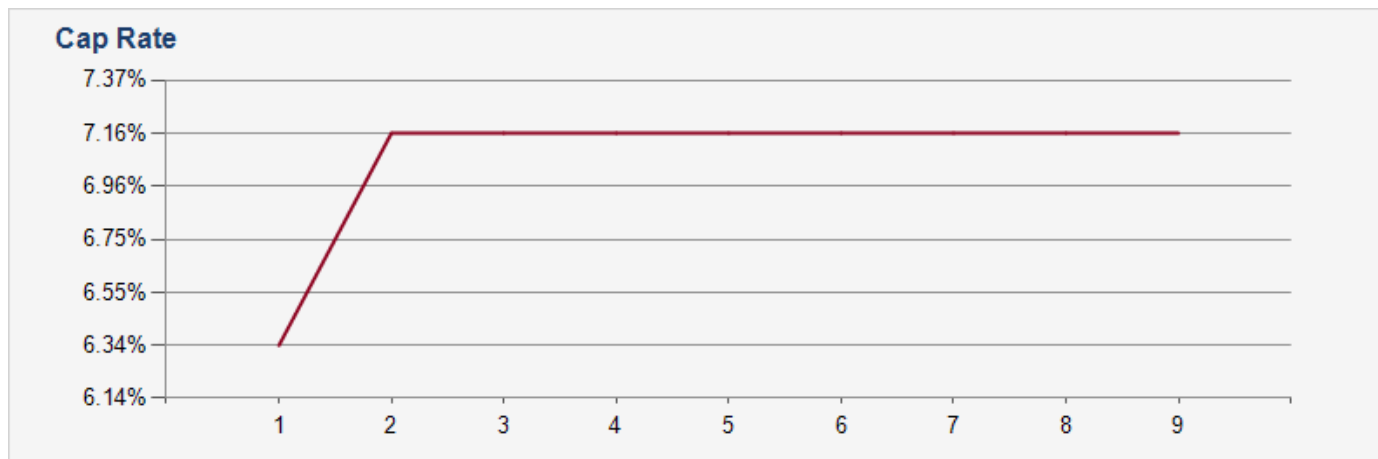
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Potential Rent (Units)	\$155,136	\$155,136	\$155,136	\$155,136	\$155,136	\$155,136	\$155,136	\$155,136	\$155,136	\$155,136
Late Fees	\$400	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Gross Potential Income	\$155,536	\$155,736	\$155,736	\$155,736	\$155,736	\$155,736	\$155,736	\$155,736	\$155,736	\$155,736
Vacancy & Collection Loss	-10.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Concessions	-9.00%	-7.00%	-7.00%	-7.00%	-7.00%	-7.00%	-7.00%	-7.00%	-7.00%	-7.00%
Effective Gross Income	\$126,060	\$137,120	\$137,120	\$137,120	\$137,120	\$137,120	\$137,120	\$137,120	\$137,120	\$137,120
Operating Expenses										
Real Estate Taxes	\$6,298	\$6,298	\$6,298	\$6,298	\$6,298	\$6,298	\$6,298	\$6,298	\$6,298	\$6,298
Property Insurance	\$3,157	\$3,157	\$3,157	\$3,157	\$3,157	\$3,157	\$3,157	\$3,157	\$3,157	\$3,157
Advertising	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830
Repairs & Maintenance	\$3,099	\$3,099	\$3,099	\$3,099	\$3,099	\$3,099	\$3,099	\$3,099	\$3,099	\$3,099
Utilities	\$4,942	\$4,942	\$4,942	\$4,942	\$4,942	\$4,942	\$4,942	\$4,942	\$4,942	\$4,942
On Site Management	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Sales Tax	\$2,349	\$2,349	\$2,349	\$2,349	\$2,349	\$2,349	\$2,349	\$2,349	\$2,349	\$2,349
Travel	\$146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expense	\$38,821	\$38,675	\$38,675	\$38,675	\$38,675	\$38,675	\$38,675	\$38,675	\$38,675	\$38,675
Net Operating Income	\$87,239	\$98,445	\$98,445	\$98,445	\$98,445	\$98,445	\$98,445	\$98,445	\$98,445	\$98,445



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	6.34%	7.16%	7.16%	7.16%	7.16%	7.16%	7.16%	7.16%	7.16%	7.16%
Operating Expense Ratio	30.79%	28.20%	28.20%	28.20%	28.20%	28.20%	28.20%	28.20%	28.20%	28.20%
Gross Multiplier (GRM)	8.84	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83
Breakeven Ratio	24.96%	24.83%	24.83%	24.83%	24.83%	24.83%	24.83%	24.83%	24.83%	24.83%
Price / SF	\$114.92	\$114.92	\$114.92	\$114.92	\$114.92	\$114.92	\$114.92	\$114.92	\$114.92	\$114.92
Price / Unit	\$15,278	\$15,278	\$15,278	\$15,278	\$15,278	\$15,278	\$15,278	\$15,278	\$15,278	\$15,278
Income / SF	\$10.53	\$11.46	\$11.46	\$11.46	\$11.46	\$11.46	\$11.46	\$11.46	\$11.46	\$11.46
Expense / SF	\$3.24	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23

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RIM 260 STORAGE

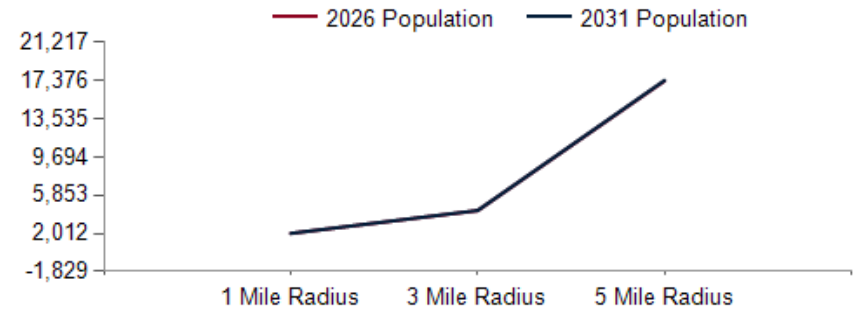
05 Demographics

General Demographics

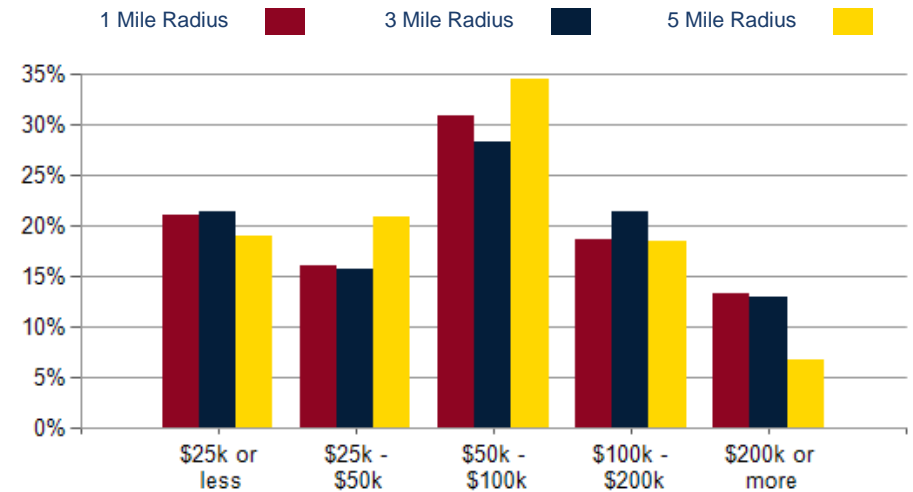
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,529	3,111	14,475
2010 Population	1,865	3,679	16,129
2026 Population	2,012	4,301	17,330
2031 Population	2,017	4,315	17,376
2026 African American	3	11	80
2026 American Indian	82	107	377
2026 Asian	13	27	140
2026 Hispanic	206	439	2,055
2026 Other Race	58	127	596
2026 White	1,700	3,695	14,567
2026 Multiracial	154	332	1,551
2026-2031: Population: Growth Rate	0.25%	0.35%	0.25%

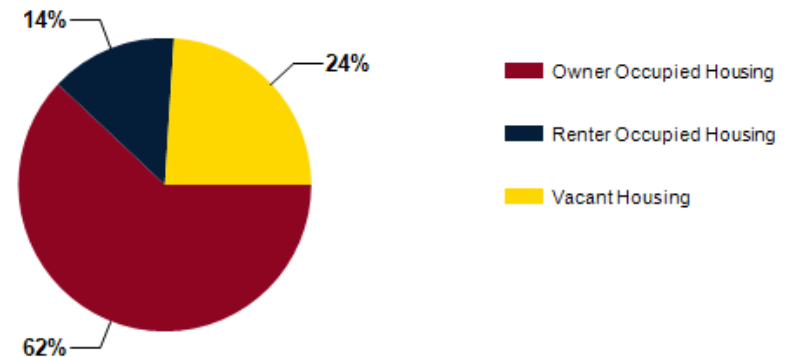
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	143	248	733
\$15,000-\$24,999	75	216	829
\$25,000-\$34,999	79	148	669
\$35,000-\$49,999	87	192	1,053
\$50,000-\$74,999	171	310	1,717
\$75,000-\$99,999	149	304	1,115
\$100,000-\$149,999	145	344	1,079
\$150,000-\$199,999	49	120	444
\$200,000 or greater	138	283	558
Median HH Income	\$69,898	\$72,259	\$60,376
Average HH Income	\$97,505	\$98,531	\$81,082



2026 Household Income



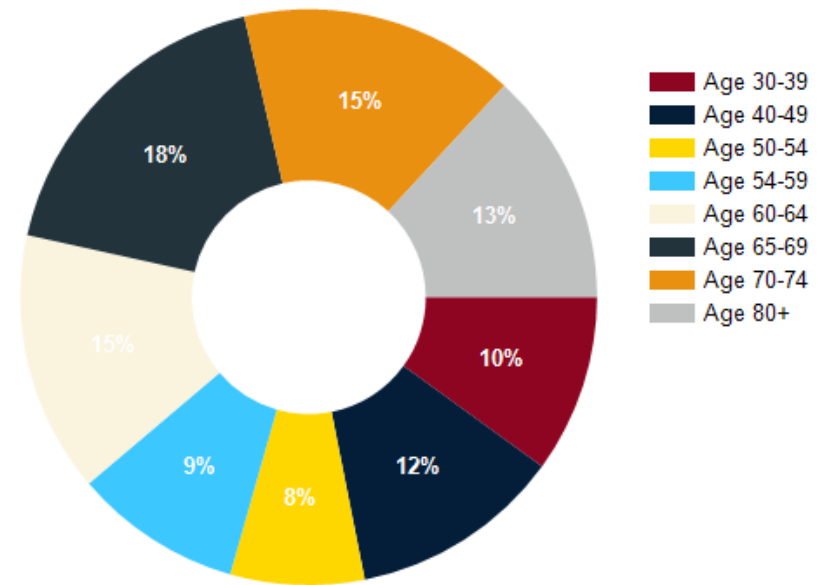
2026 Own vs. Rent - 1 Mile Radius



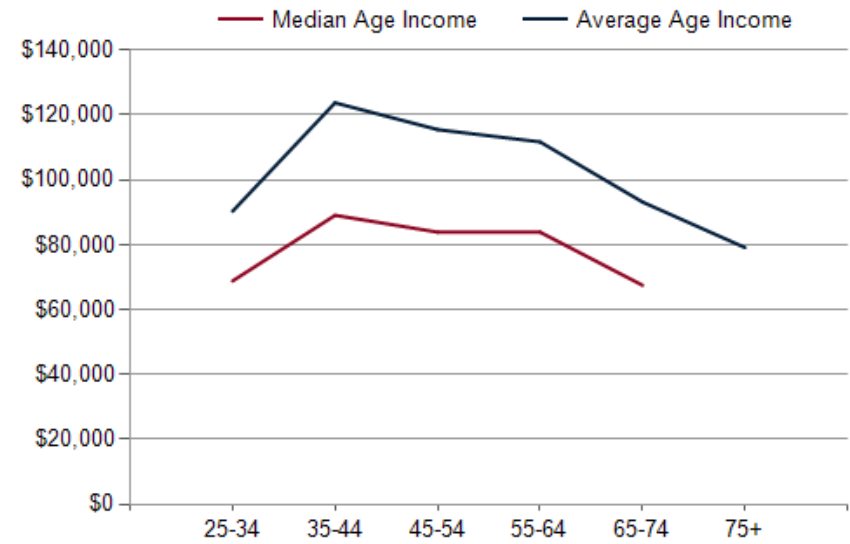
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	57	113	632
2026 Population Age 35-39	80	161	702
2026 Population Age 40-44	90	181	753
2026 Population Age 45-49	73	141	694
2026 Population Age 50-54	103	230	896
2026 Population Age 55-59	129	280	1,078
2026 Population Age 60-64	201	430	1,571
2026 Population Age 65-69	246	533	1,938
2026 Population Age 70-74	212	483	1,830
2026 Population Age 75-79	180	411	1,489
2026 Population Age 80-84	116	251	947
2026 Population Age 85+	79	182	733
2026 Population Age 18+	1,733	3,729	14,844
2026 Median Age	61	62	59
2031 Median Age	62	62	60

Population By Age

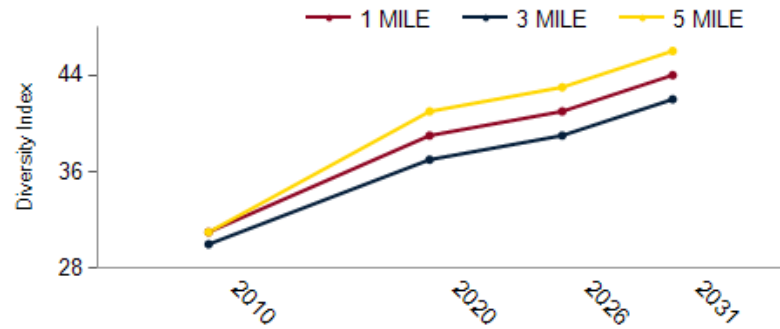


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,823	\$75,000	\$62,566
Average Household Income 25-34	\$90,329	\$95,329	\$80,610
Median Household Income 35-44	\$89,073	\$102,437	\$82,705
Average Household Income 35-44	\$123,759	\$130,743	\$106,613
Median Household Income 45-54	\$83,879	\$98,032	\$74,040
Average Household Income 45-54	\$115,508	\$122,263	\$97,912
Median Household Income 55-64	\$83,883	\$95,410	\$70,415
Average Household Income 55-64	\$111,720	\$117,587	\$92,445
Median Household Income 65-74	\$67,491	\$70,151	\$59,483
Average Household Income 65-74	\$93,169	\$93,868	\$78,775
Average Household Income 75+	\$79,107	\$73,643	\$62,868



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	44	42	46
Diversity Index (current year)	41	39	43
Diversity Index (2020)	39	37	41
Diversity Index (2010)	31	30	31

POPULATION DIVERSITY



POPULATION BY RACE

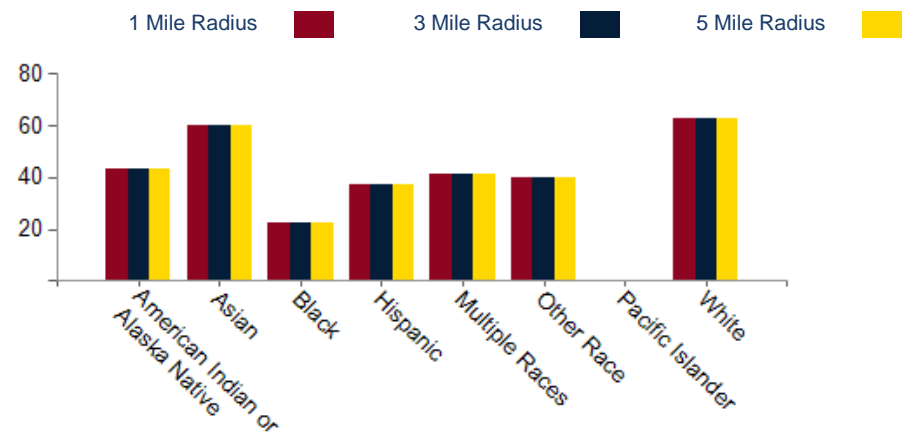


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	0%	0%
American Indian	4%	2%	2%
Asian	1%	1%	1%
Hispanic	9%	9%	11%
Multiracial	7%	7%	8%
Other Race	3%	3%	3%
White	77%	78%	75%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	44	41
Median Asian Age	60	39	45
Median Black Age	23	24	30
Median Hispanic Age	37	37	34
Median Multiple Races Age	41	41	37
Median Other Race Age	40	42	40
Median Pacific Islander Age	0	13	15
Median White Age	63	63	62

2026 MEDIAN AGE BY RACE



RIM 260 STORAGE

06 Company Profile

Advisor Profile



Cliff Potts
Realtor

Cliff Potts, Associate Broker and Company Owner served as President of the Central Arizona Association of Realtors, as a leader in the Arizona Association of Realtors and as a “Realtor Emeritus” with over 40 years as a Realtor.

Cliff has multiple recognitions as Realtor of the Year and received the Realtor’s Lifetime Achievement Award. was Payson’s Man of the Year in 2007 and is a Certified Residential Brokerage Manager (CRB).

Cliff has served as a Councilmember and then Mayor of Payson, AZ; President of Northern Gila County Economic Development Corporation; appointed by the Governor to the Highway Expansion and Extension Loan Program (HEELP) Board of the Arizona Department of Transportation, and Arizona Housing Finance Authority. Has served on the Regional Workforce Investment Board and the Executive Committee for Arizona Town Hall, with current service on the Gila County Industrial Authority Board, the Payson Area Habitat for Humanity Board and as Vice-President of the MHA Foundation Board of Directors.

Cliff knows the Central Arizona Region, after working for more than 40 years in the marketplace. Cliff is ready to apply his local knowledge to the advantage of the brokerage's clientele.

Rim 260 Storage

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Berkshire Hathaway HomeServices Advantage Realty and it should not be made available to any other person or entity without the written consent of Berkshire Hathaway HomeServices Advantage Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Berkshire Hathaway HomeServices Advantage Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Berkshire Hathaway HomeServices Advantage Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Berkshire Hathaway HomeServices Advantage Realty has not verified, and will not verify, any of the information contained herein, nor has Berkshire Hathaway HomeServices Advantage Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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