

Property Summary



Property Highlights

- APN: 020-151-04
- 3 buildings and 81 storage units on 1.9 acres
- Fully leased with stable rental history
- Wireless camera, digital gate locks, and storage software combine to allow for minimal hands-on management of the storage units
- 7.07% CAP rate
- Constructed between 1976 and 1980
- Zoned C-2
- Located in West Fernley, NV approximately 15 minutes West of USA Parkway and 30 minutes east of Reno/ Sparks
- Well located on Main Street between 95A and Interstate 80
- Assumable SBA Loan

Offering Summary

Sale Price:	\$1,750,000
Lot Size:	1.90 Acres
Building Size:	16,150 SF
Cap Rate:	7.07%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	418	5,774	8,298
Total Population	974	15,131	21,603
Average HH Income	\$62,984	\$70,389	\$73,408



OPERATING DATA

Annual Property Operating Data FERNLEY SELF STORAGE

Gross Scheduled Income	\$166,380
Vacancy & Credit Loss @ 3%	\$4,991
Gross Operating Income	\$161,389

Operating Expenses

CAMERA & PHONE	\$462
POSTAGE	\$250
OUTSIDE SERVICES	\$3,300
SUPPLIES (OPER.)	\$800
REPAIRS & MAINTENANCE	\$5,000
BANK FEES/CREDIT CARD PROCESSING FEES	\$2,300
SEWER & WATER	\$1,925
POWER	\$1,840
INSURANCE	\$8,500
TAXES (REAL ESTATE, ETC...)	\$9,900
LICENSES & PERMITS	\$730
LEGAL	\$1,500
SITE LINK SOFTWARE	\$1,057
TOTAL EXPENSES	\$35,564
 NET OPERATING INCOME	 \$123,825

ADDRESS	SF	RENT	ANNUAL	START	END	NOTES
806 OLD HWY 40	3,600	\$1,915	\$22,980	06/01/2022	05/31/2027	5% ANNUAL INCREASES
808 & 810 OLD HWY 40	3,660	\$3,750	\$45,000	03/16/2022	03/15/2027	3% ANNUAL INCREASES
806 OLD HWY 40	420	\$400	\$4,800	06/05/2023	05/31/2025	FLAT RATE
810 W MAIN		\$7,800	\$93,600	MONTHLY TOTAL: \$13,865		

PROPERTY BREAKDOWN

FERNLEY SELF STORAGE

810 W. MAIN STREET

40 UNITS - 10' X 24' (\$96 - \$120/MO)

5 UNITS - 9' X 9' (\$68/MO)

DOG GROOMER: ±420 SF

RETAIL SPACE: ±1,260 SF

806 W. MAIN STREET

±3,600 SF WAREHOUSE + ±8,000 SF YARD

808 W. MAIN STREET

±2,400 SF COMMERCIAL BUILDING + ±9,000 SF YARD

STORAGE BOXES

20 UNITS - 8' X 20' (\$98 - \$105/MO)

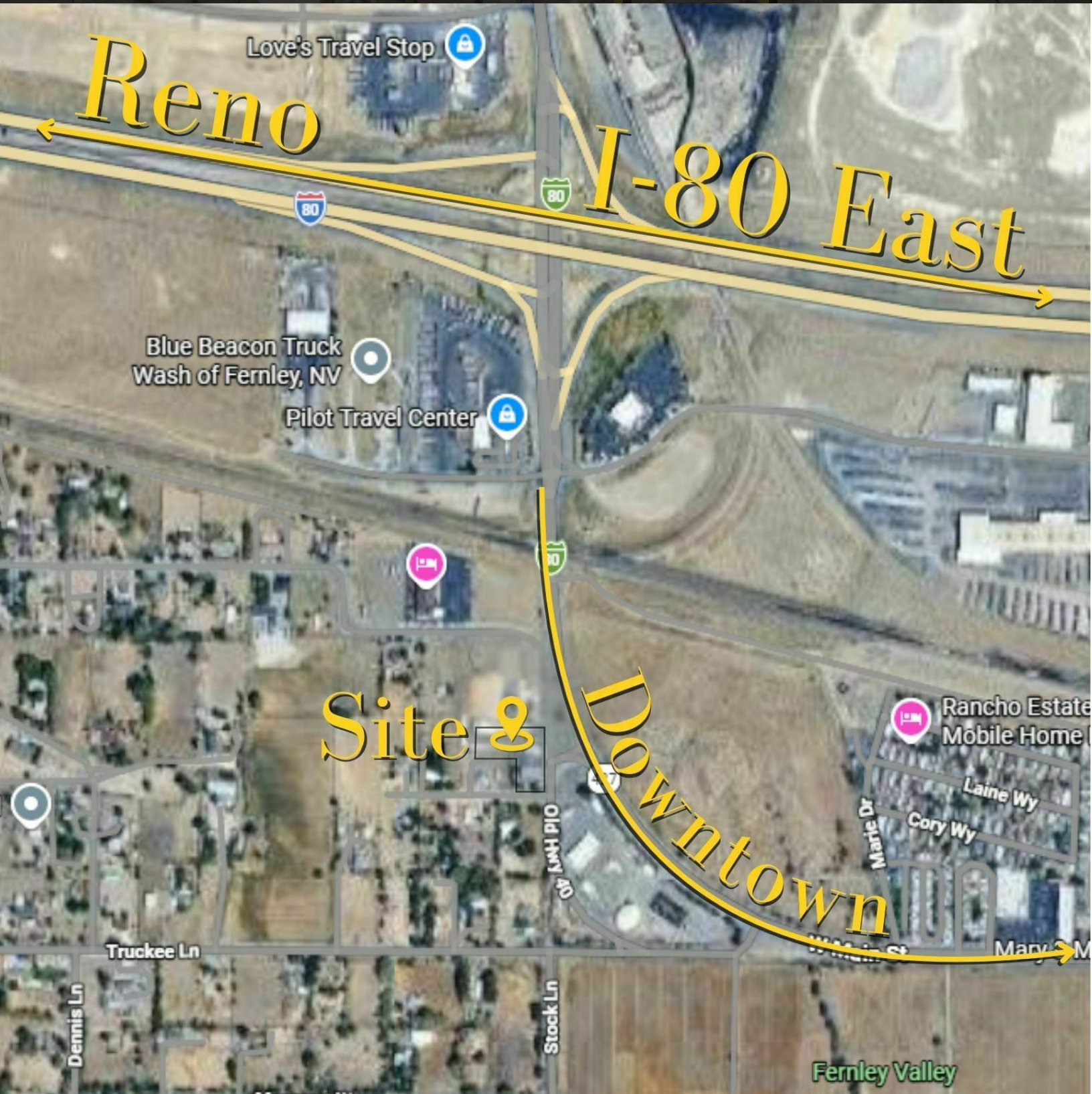
16 UNITS - 8' X 16' (\$85 - \$98/MO)

RV SPACES

5 SPACES - (\$60 - \$70/MO)

Commercial For Sale | 810 West Main Street, Fernley, NV 89408

Additional Photos

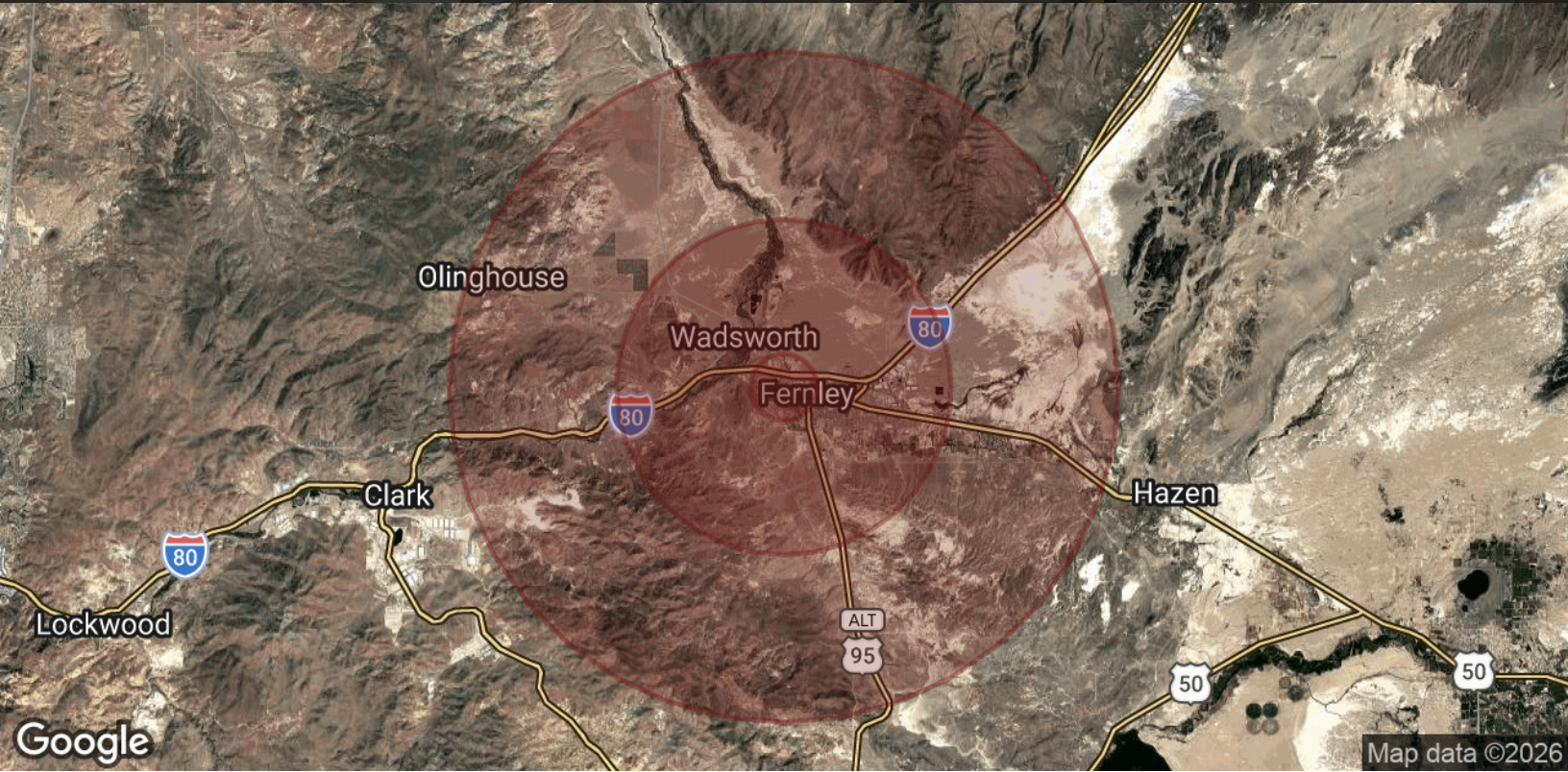


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Demographics Map & Report



Population

	1 Mile	5 Miles	10 Miles
Total Population	974	15,131	21,603
Average Age	47.4	38.7	39.0
Average Age (Male)	46.2	39.5	39.7
Average Age (Female)	48.9	38.2	38.6

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	418	5,774	8,298
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$62,984	\$70,389	\$73,408
Average House Value	\$287,462	\$229,997	\$241,618

2020 American Community Survey (ACS)