

# Biloxi Beach RV and Boat Storage



CALVARY  
REALTY



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EXCLUSIVE AGENCY MEMORANDUM**



**Exclusively Presented by:**

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 San Bernardino, CA

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This Memorandum was prepared based on information available to the Seller and CR/PS in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

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## CLIENT TESTIMONIALS



**“ Michael Walker – USA Maxi Storage**  
*Excellent job in marketing and selling USA Maxi Storage in Bakersfield. You were by far the best broker for the job as you produced an abundance of offers during the first week of marketing.* ”



**“ Mark McGilvary – US Storage Centers**  
*Your marketing material was very thorough and accurately reflected the value and true numbers of the property. This was a smooth transaction and we would be pleased to complete more with you in the future.* ”



**“ Jon Galiher – Storage Bin**  
*Some people might frown on one agent representing both sides; Brandon represented both sides fairly and equitably. It was the easiest transaction I have experienced in my 60 years of real estate dealings.* ”



**“ Chuck Moore – Big Stuff Storage**  
*My experience with Brandon was and is nothing less than the best I have had as a Developer / Builder and Owner of Big Stuff RV & Mini Storage; here in Yucaipa, CA. He DOES his homework, he is articulate, and experienced in the Mini Storage sales field! He is honest and fair and I will continue to use him in the future for any of my endeavors* ”



**“ Janet Gassaway – Anacapa Storage**  
*I know we are a smaller facility, but you made us feel like we were the most important deal you were working on. You are extremely personable and go above and beyond to ensure your clients are comfortable with a deal!* ”



**“ Brett Henry – Trojan Storage**  
*I have worked with Calvary on several deals and they have always been great. Very knowledgeable and professionally managed the process. Highly recommend this group!* ”

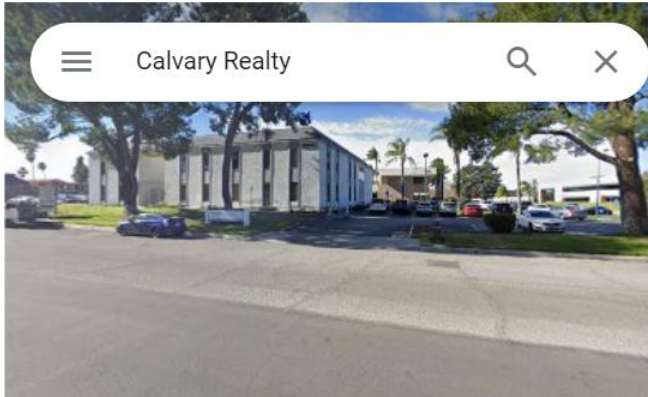


**“ Cheri Crepeau – Pacific Coast Commercial**  
*Calvary Realty assisted us with the purchase of our Self-Storage project. The transaction was smooth and closed on time. We recommend Brandon Robinson and Calvary Realty. We will use them again in the future.* ”



**“ Josh Paterson – A-American Self Storage**  
*“The Palmdale escrow had many twists and turns; however, you managed to keep everyone focused and used your creativity to get the deal done. I doubt the deal would've closed if not for your efforts. Great job and we would love to close more business with you in the future.”* ”

# 5 STAR GOOGLE RATING



## Calvary Realty

5.0 ★★★★★ (45)

Commercial real estate agency · [📍](#)

Overview

Reviews

About



Directions



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phone



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1906 Commercenter E, San Bernardino, CA 92408



Closed · Opens 9 AM Wed ▾



calvaryrealty.com



**Peter Keith**

1 review

★★★★★ 6 months ago

I have been purchasing various types of real estate for sixty years! I now control over two hundred million in properties. I've dealt with various realtors, with a wide range of capacities, few have demonstrated the expertise Brandon and his wife have shown!

Brandon and his wife are wonderful people and I have only had the best experiences with them! In fact, I treasure and value them so much, that I invited them to come to Avila Beach and spend a night at a superior beach hotel at my expense! I don't do that for just any run of the mill realtor!!! This realty is the best....



1



**Janet G.**

1 review

★★★★★ 11 months ago

Brandon and his team at Calvary Realty are just fantastic! They handled the sale of my storage facility and made the whole experience smooth and stress free, or as stress free as possible. I would trust them with any real estate transaction and look forward to working with them in the future!



1



**Rick Maingot**

6 reviews

★★★★★ a month ago

Highly impressed. I've been in the real estate industry all of my life and it is rare to find such professionalism and diligence. Brandon was continually on top of things and paid attention to the details. Makes you feel like your transaction is top priority. And he knows the process well. Integrity at its best.



1



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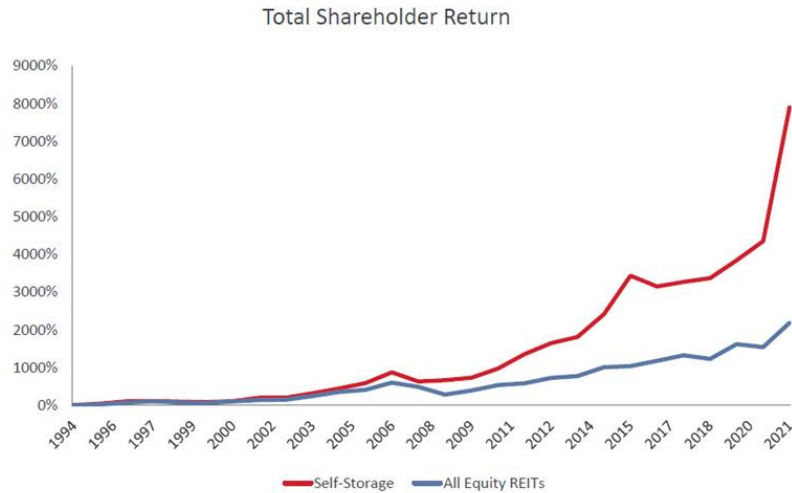


# WHY SELF STORAGE?

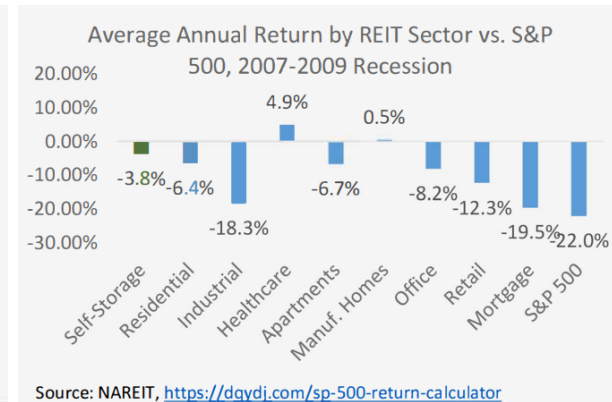
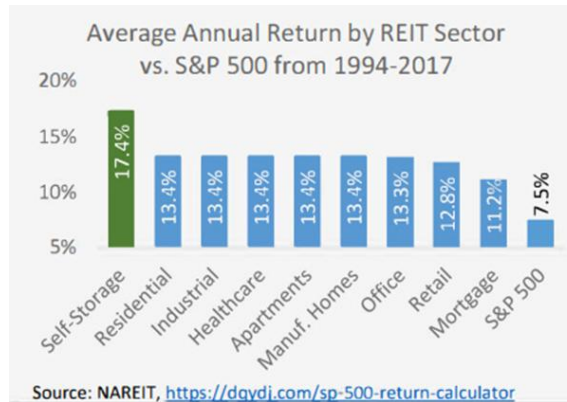
- 1) **High Returns:** Storage REITs generated the highest returns of all REITs over the last 30 years!
  - [Article: Self Storage REITs Outperform All Others](#)
- 2) **Recession Resistant:** Self Storage outperformed all other REITs during the last recession!
- 3) **No Rent Control or Caps:** Storage rents are not controlled by government entities or long-term lease agreements with caps on increases. No other real estate sector allows for rent changes so quickly.
- 4) **Ease of Management:** The average facility is run by 1-2 people, and many can be unmanned using technology.
- 5) **Low Maintenance:** No Toilets, tenants, high dollar turnover work, tenant improvements, or other costly maintenance items associated with tenants living or working on-site.
- 6) **Ease of Eviction:** Delinquent tenants can be evicted in 60 days or less and their belongings can be repossessed and sold at a profit.

Data below obtained from NAREIT "National Association of Real Estate Investment Trusts" [www.reit.com](http://www.reit.com)

Instead of just a landbank, storage was the top performer



Equity REIT	Total Return
Self-Storage	+7,895%
Residential	+2,654%
Industrial	+2,571%
Health Care	+1,796%
Office	+1,263%



# PROPERTY OVERVIEW

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The Biloxi Beach RV & Boat Storage offers a high-quality coastal investment in a strong tourism and recreation-driven market. Located less than one mile from the beach and near lakes, campgrounds, and Keesler Air Force Base, the property benefits from consistent demand from both local and transient tenants.

Built in 2023, the facility features institutional-grade improvements including paved surfaces, covered RV parking with 200 mph wind ratings, and modern security systems. Amenities such as 24/7 access, gated entry, and a wash station enhance tenant appeal and support long-term retention.

The property has historically maintained strong occupancy between 90% and 100%, demonstrating stable performance. Streamlined operations with integrated management software allow for efficient, low-overhead ownership.

Investors benefit from immediate upside through below-market rents, with the ability to increase income and drive NOI growth. Combined with nearby residential development and steady tourism, the asset is well-positioned for continued demand.

This is a turnkey, income-producing asset with strong fundamentals, durable construction, and long-term growth potential in a high-demand coastal market.

## INVESTMENT HIGHLIGHTS

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- Less Than 1 Mile from the Beach
- Adjacent to Multiple Lakes and Campgrounds
- Next Door Keesler Air Force Base
- Proximity to Hospitals, Casinos, Hospitality, Commercial, & Residential
- 5 New Housing Developments Within 4 Mile Radius
- High Historical Occupancy
- Adjacent to Bay Breeze Golf Course
- Paved Facility With Dump 7 Wash Station
- Covered RV Storage With 200 mph Wind Load
- 24/7 Access, Electronic Gate, & Security Cameras
- Turnkey Investment Opportunity



## INVESTMENT HIGHLIGHTS

- **Irreplaceable Coastal Location:** Positioned less than one mile from the beach, offering long-term demand drivers tied to tourism, recreation, and coastal population growth
- **Surrounded by High-Traffic Recreational Demand:** Adjacent to multiple lakes and campgrounds, creating consistent need for RV and boat storage from both locals and seasonal visitors
- **Anchored by Major Economic Driver:** Located next to Keesler Air Force Base, providing a stable tenant base with recurring storage needs from military personnel and transient populations
- **Diverse Demand Generators:** Proximity to hospitals, casinos, hospitality, commercial centers, and residential neighborhoods supports year-round occupancy and customer flow
- **Explosive Residential Growth:** Five new housing developments within a 4-mile radius signal continued population expansion and increasing demand for storage solutions
- **Proven Performance with Strong Occupancy History:** Historically high occupancy levels demonstrate consistent demand and operational stability
- **Institutional-Quality Infrastructure:** Fully paved facility with on-site dump and wash station enhances tenant convenience and supports premium RV storage positioning
- **Built for Durability & Premium Tenants:** Covered RV storage designed to withstand up to 200 mph wind loads—an attractive feature in coastal markets that reduces risk and supports higher rents
- **Secure, Modern Operations:** 24/7 access, electronic gated entry, and security cameras provide convenience and peace of mind, increasing tenant retention
- **Immediate Upside Through Revenue Growth:** Below-market rents present a clear opportunity for new ownership to increase income and drive NOI expansion



## LOCAL AREA



## KEESLER AIR FORCE BASE

81ST FORCE SUPPORT SQUADRON



Biloxi, Mississippi—located along the Gulf Coast in Harrison County—is home to approximately 50,000 residents and is known for its strong tourism, gaming, and coastal economy. Positioned along Interstate 10 and U.S. Highway 90, Biloxi serves as a major destination for visitors across the Southeast. Historically a seafood and shipbuilding town, the city has evolved into a vibrant hub for hospitality, entertainment, healthcare, and military presence.

The city's waterfront is lined with major casino resorts, beaches, and entertainment venues, while attractions like the Biloxi Lighthouse, Beauvoir (the Jefferson Davis Home), and the Ohr-O'Keefe Museum of Art highlight its cultural and historical significance. Events such as Cruisin' the Coast, seafood festivals, and year-round concerts draw large crowds, while nearby fishing, boating, and beach activities support a strong tourism-driven lifestyle.

Major Employers in Biloxi, MS: Beau Rivage Resort & Casino | Hard Rock Hotel & Casino Biloxi | IP Casino Resort Spa | Keesler Air Force Base | Biloxi Public School District | Merit Health Biloxi | Golden Nugget Biloxi

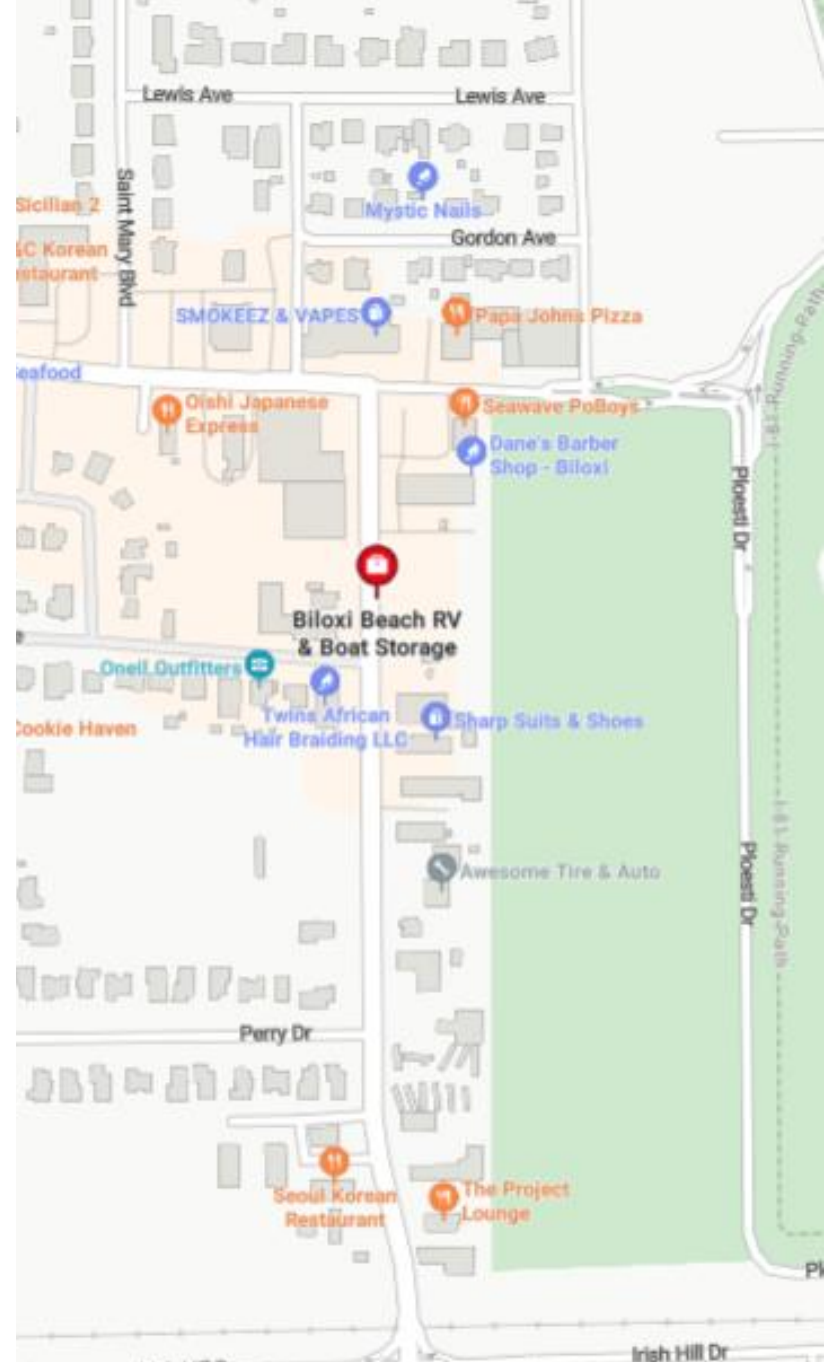
### Why Invest in Biloxi

Biloxi offers strong investment potential driven by its tourism, gaming, and coastal location. With consistent visitor traffic, established resort infrastructure, and ongoing hospitality development, the city provides opportunities in hotels, retail, and entertainment. Its affordability compared to larger coastal markets, combined with military and healthcare stability, makes Biloxi an attractive destination for both residential and commercial investment.



# PROPERTY PROFILE

Property Name:	Biloxi Beach RV and Boat Storage
Address:	276 Iberville Dr, Biloxi, MS 39531
MSA:	Gulfport - Biloxi Metropolitan Statistical Area
MSA Population:	431,329
Pricing Guidance:	\$650,000
Cap Rate (2025 Numbers):	5.56%
Year 1 Cap Rate:	6.51%
Year 2 Cap Rate:	7.98%
Price Per Square Foot:	\$56.42
Covered Sq. Ft.:	11,520
Number of Units:	24
Current Physical Occupancy:	83%
Acreage:	0.61
Gross Square Feet:	26,752
Year Built:	2023
APN / Zoning:	1210H-02-001.002   Residential (NEC)
County:	Harrison County
Number of Buildings:	2
Number of Stories:	1
Construction:	Metal & Steel
Cross Streets:	Iberville Drive
Nearest Freeway:	US Highway 90
Traffic Count:	9,800
Property Website:	<a href="https://biloxibeachrvandboatstorage.com/">https://biloxibeachrvandboatstorage.com/</a>

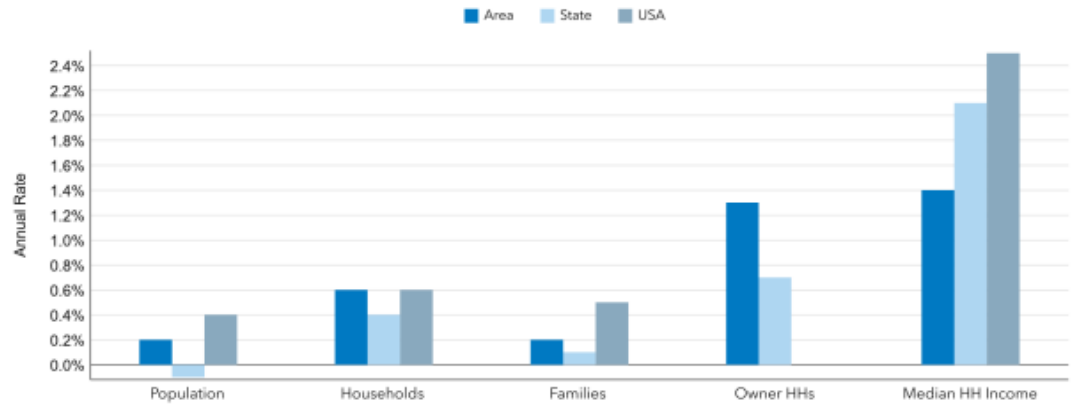


# DEMOGRAPHIC AND INCOME (3 Mile Radius)

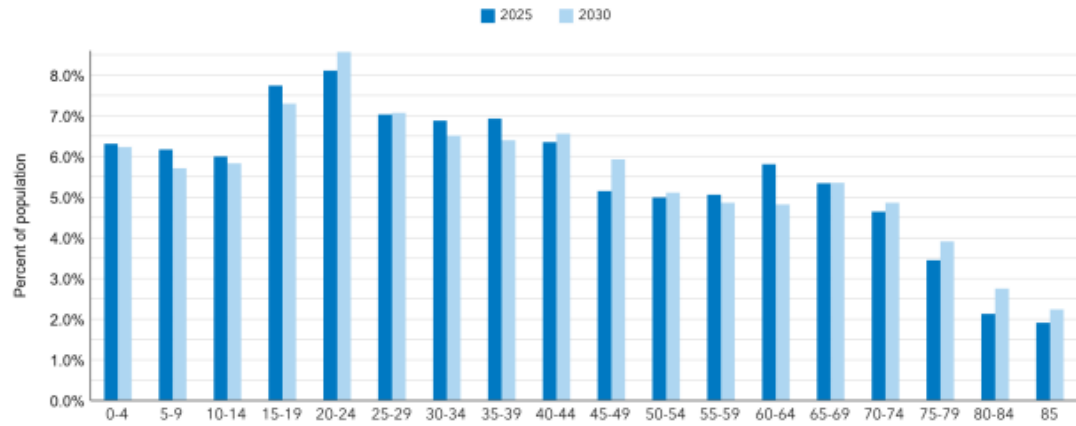
Demographic and Income (Ring: 3 mile radius)



## Trends: 2025 - 2030 Annual Rate

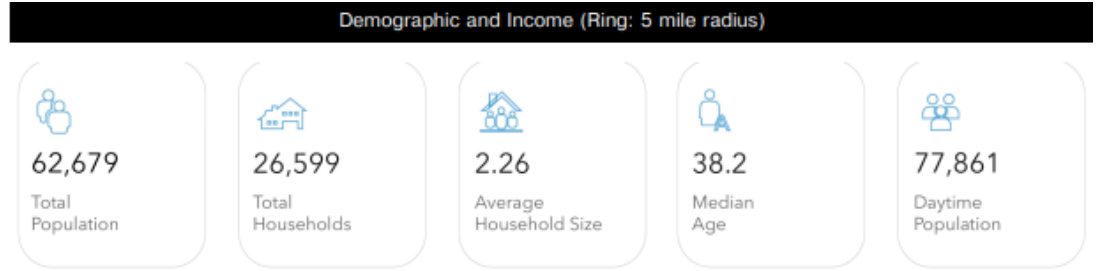


## Population by Age

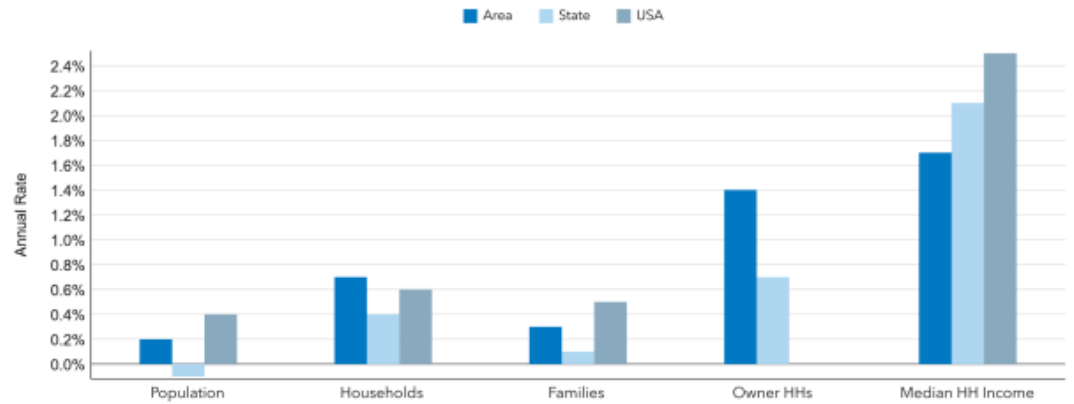




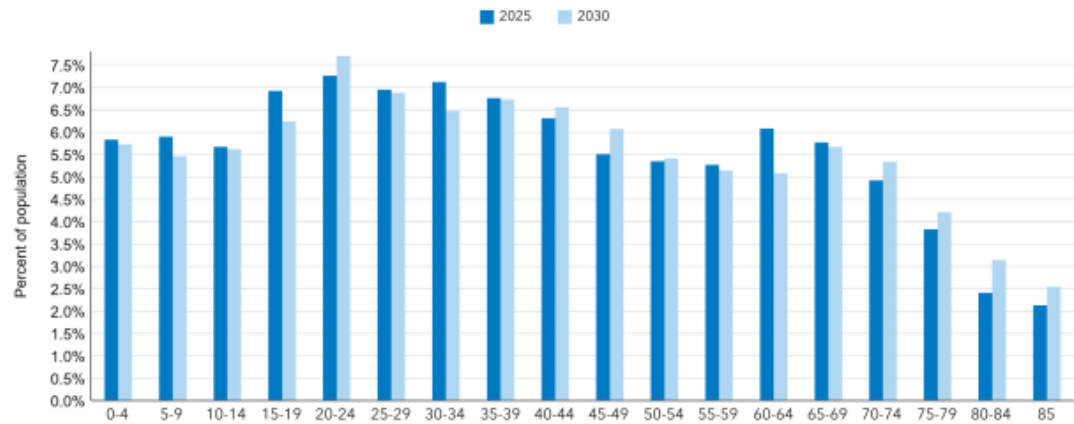
# DEMOGRAPHIC AND INCOME (5 Mile Radius)



## Trends: 2025 - 2030 Annual Rate



## Population by Age



# HOUSING PROFILE (5 Mile Radius)

Housing Profile (Ring: 5 mile radius)

Population		Households	
2020 Total Population	61,224	2025 Median Household Income	\$57,495
2025 Total Population	62,679	2030 Median Household Income	\$62,441
2030 Total Population	63,383	2025-2030 Annual Rate	1.66%
2025-2030 Annual Rate	0.22%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	28,652	100.0%	30,273	100.0%	31,270	100.0%
Occupied	25,099	87.6%	26,599	87.9%	27,508	88.0%
Owner	11,336	45.2%	12,997	48.9%	13,930	50.6%
Renter	13,763	54.8%	13,602	51.1%	13,578	49.4%
Vacant	3,462	12.1%	3,674	12.1%	3,763	12.0%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	12,988	100.0%	13,920	100.0%
<\$50,000	681	5.2%	547	3.9%
\$50,000-\$99,999	825	6.3%	410	3.0%
\$100,000-\$149,999	1,682	12.9%	971	7.0%
\$150,000-\$199,999	2,303	17.7%	1,664	11.9%
\$200,000-\$249,999	1,714	13.2%	1,632	11.7%
\$250,000-\$299,999	1,141	8.8%	1,437	10.3%
\$300,000-\$399,999	2,282	17.6%	3,744	26.9%
\$400,000-\$499,999	822	6.3%	1,423	10.2%
\$500,000-\$749,999	987	7.6%	1,538	11.1%
\$750,000-\$999,999	245	1.9%	272	1.9%
\$1,000,000-\$1,499,999	101	0.8%	70	0.5%
\$1,500,000-\$1,999,999	40	0.3%	25	0.2%
\$2,000,000+	164	1.3%	186	1.3%
Median Value	\$229,244		\$307,959	
Average Value	\$303,996		\$353,022	

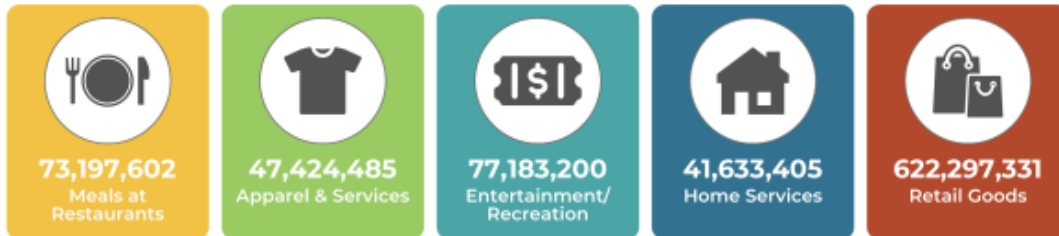


# INFOGRAPHIC: LIFESTYLE / TAPESTRY (5 Mile Radius)

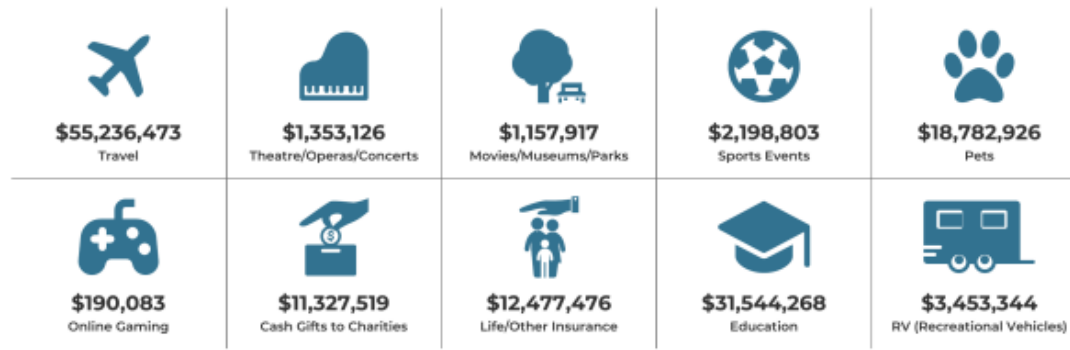
Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



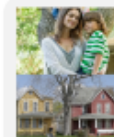
**11B**

LifeMode Group: Midtown Singles  
**Young and Restless**  
4,425 Households  
Household Percentage: 17.05%  
Average Household Size: 2.04  
Median Age: 29.8  
Median Household Income: \$40,500



**4C**

LifeMode Group: Family Landscapes  
**Middleburg**  
3,389 Households  
Household Percentage: 13.06%  
Average Household Size: 2.75  
Median Age: 36.1  
Median Household Income: \$59,800



**8E**

LifeMode Group: Middle Ground  
**Front Porches**  
3,208 Households  
Household Percentage: 12.36%  
Average Household Size: 2.57  
Median Age: 34.9  
Median Household Income: \$43,700



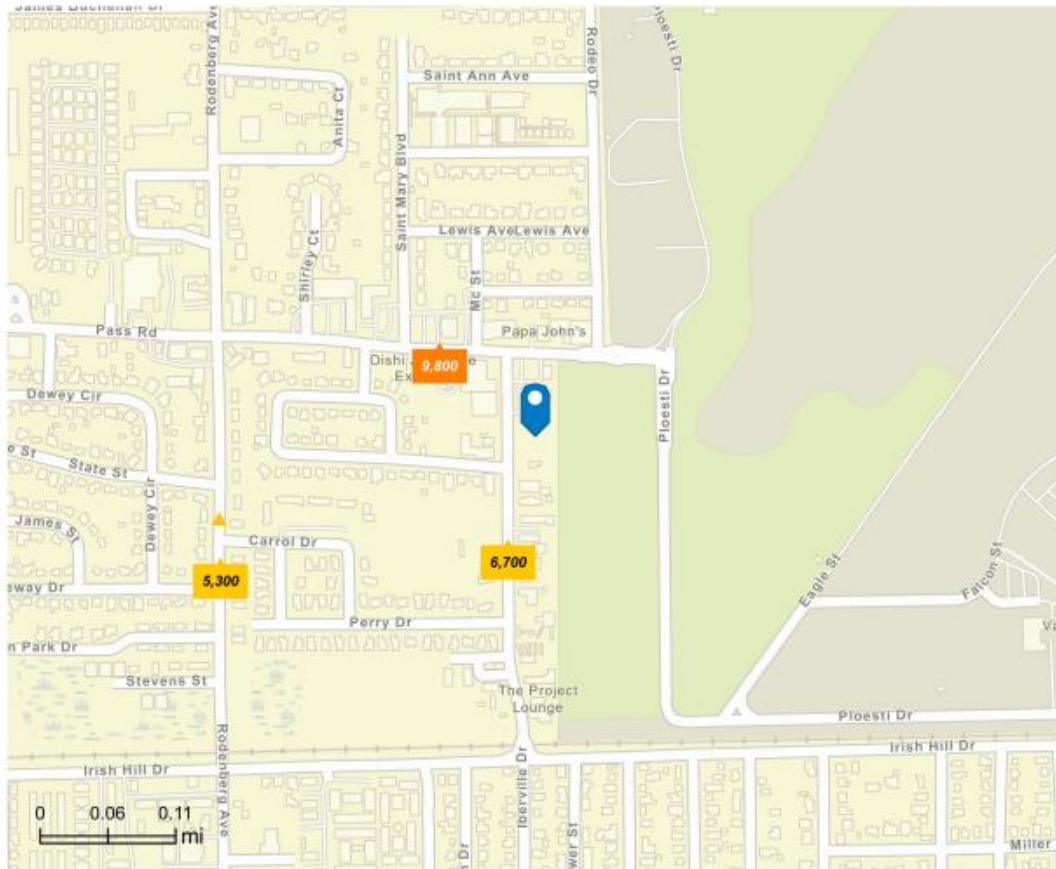
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# TRAFFIC COUNT

Traffic Count Map - Close-up



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



# PROPERTY PHOTOS



**NOW OPEN**

Reserve your Unit Today!

[Book Unit Here](#)

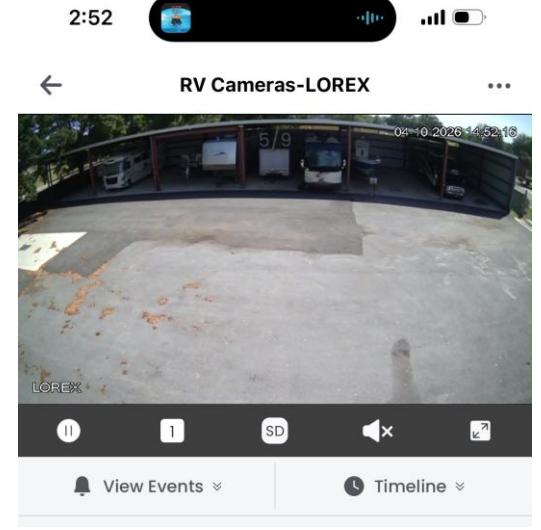
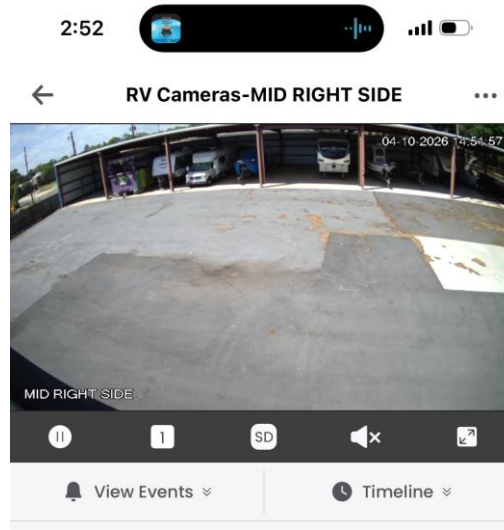
Or Call us at **(504) 382-5620**

A photograph of a large, covered boat storage area with a dark asphalt floor and a metal roof supported by wooden posts. The background shows trees and a clear blue sky.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



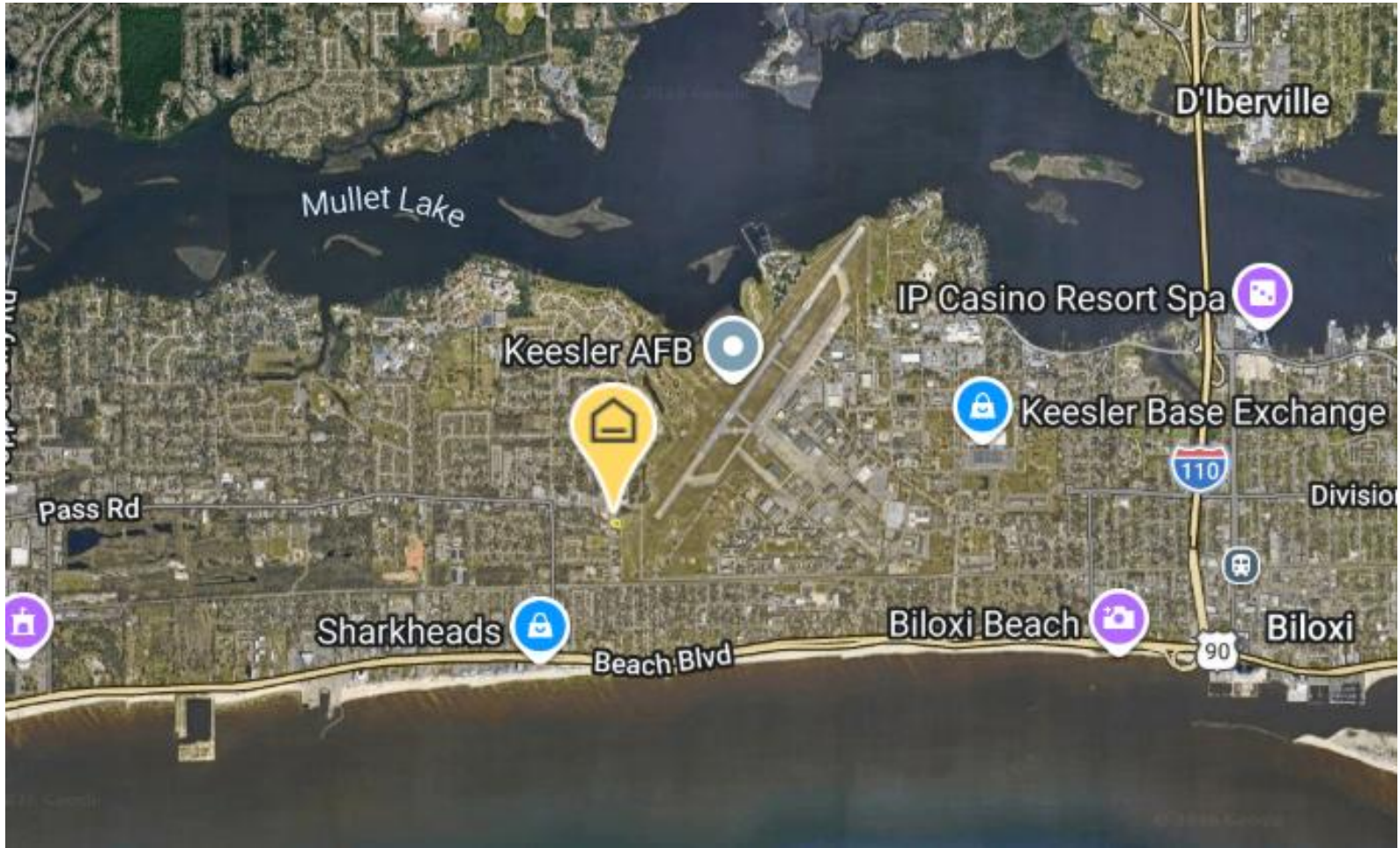
# SITE MAP

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1	13
2	14
3	15
4	16
5	17
6	18
7	19
8	20
9	21
10	22
11	23
12	24



# AERIAL VIEW



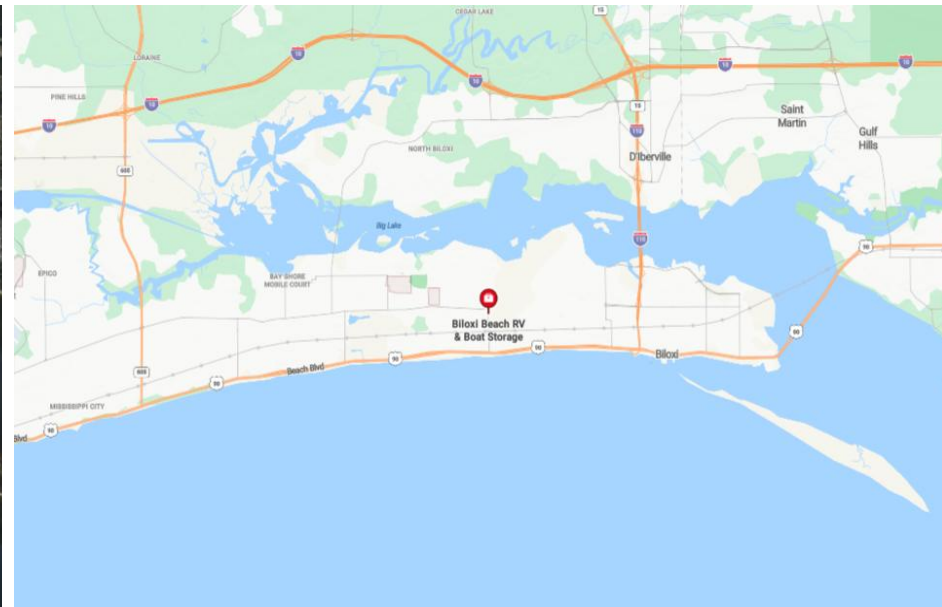
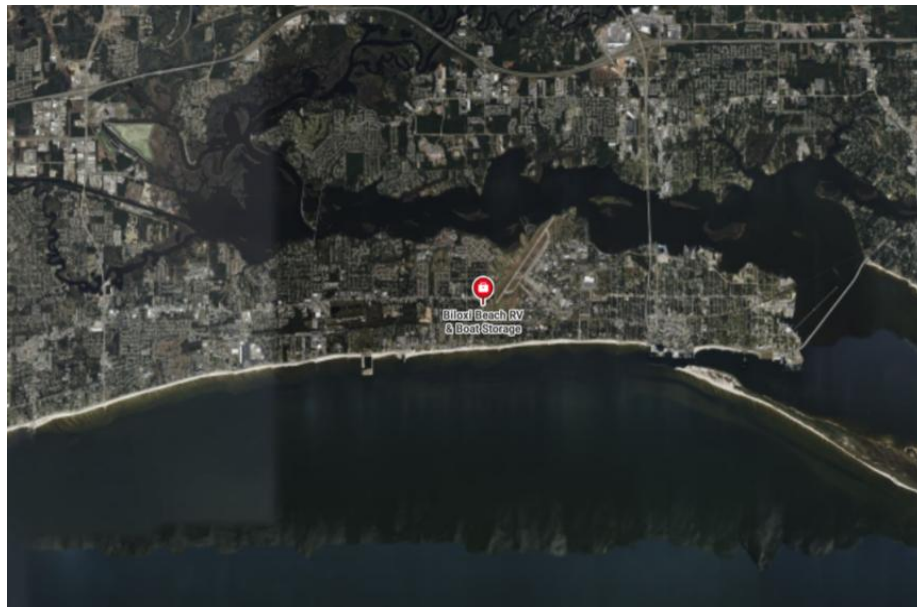
# PARCEL MAP



# AERIAL PHOTOS



# LOCATION MAPS



# MARKET SNAPSHOT (1-, 3- and 5-Mile Radius)

Market Snapshot				Market Including Developments			
	5 Miles	10 Miles	30 Miles		5 Miles	10 Miles	30 Miles
<b>Current Market</b>				<b>Market Including Developments</b>			
Parking Only Facilities Net Rentable SQ FT	104,954	187,491	514,455	Parking Only Facilities Net Rentable SQ FT	104,954	187,491	544,129
Hybrid Facility Parking Net Rentable SQ FT	93,264	355,850	589,297	Hybrid Facility Parking Net Rentable SQ FT	101,372	372,066	613,621
<b>Total Net Parking Rentable SQ FT</b>	<b>198,218</b>	<b>543,341</b>	<b>1,103,752</b>	<b>Total Net Parking Rentable SQ FT</b>	<b>206,326</b>	<b>559,557</b>	<b>1,157,750</b>
<b>Sq Ft per Capita</b>				<b>Sq Ft per Capita</b>			
2023 Sq Ft per Capita	3.28	3.44	2.88	2023 Sq Ft per Capita	3.41	3.54	3.02
2025 Sq Ft per Capita	3.23	3.39	2.84	2025 Sq Ft per Capita	3.36	3.49	2.98
2027 Sq Ft per Capita	3.17	3.34	2.80	2027 Sq Ft per Capita	3.30	3.44	2.94
Total Vehicle Facilities	4	5	17	Sq Ft Under Construction per Capita	0.13	0.05	0.02
Total Hybrid Facilities	8	29	60	Number of facilities and developments	13	36	81
New Vehicle Facilities Developments	1	2	4	New Supply Ratio	4.09%	2.98%	4.89%
Estimated Net Rentable Sq Ft of Vehicle Facilities Development	8,108	16,216	53,998	<b>Rate Summary</b>			
Parking Facilities Opened within the last year	0	0	4	<b>Unit Type</b>	<b>Today's Average Rate</b>	<b>30 Day Average Rate</b>	<b>12 Month Trend</b>
<b>Demographics</b>				Unspecified Walk In	N/A	N/A	-18.39%
2023 Population	60,484	158,043	383,239	Uncovered Walk In	\$58.41	\$59.88	-17.08%
2025 Population	61413 (+1.54% change)	160281 (+1.42% change)	388173 (+1.29% change)	Enclosed Walk In	N/A	N/A	17.39%
2027 Population	62433 (+3.22% change)	162724 (+2.96% change)	393603 (+2.70% change)	Covered Walk In	\$336.14	\$343.57	-2.87%
Population Density(per sq mi)	1,716	964	241	Unspecified Online	N/A	N/A	-18.39%
Region Type	Suburban	Rural	Rural	Uncovered Online	\$52.08	\$52.89	0.9%
Households	24,386	63,162	150,941	Enclosed Online	N/A	N/A	17.39%
Rental Households	13,013	27,548	50,706	Covered Online	\$325.34	\$335.33	-3.39%
Rental Households Percentage	53.36%	43.61%	33.59%				
Median Household Income	\$ 62,673	\$ 66,527	\$ 68,694				
<b>Average Price per Square Foot (Vehicle Facilities) - Walk-In Rate</b>							
Uncovered	N/A	\$ 0.24	\$ 0.29				
Covered	\$ 0.81	\$ 0.75	\$ 0.53				
Enclosed	N/A	N/A	\$ 0.71				
Unspecified	N/A	\$ 0.63	\$ 0.72				
Market Average Price per Square Foot	\$ 0.81	\$ 0.64	\$ 0.43				
Rate Trend (12 months)	-11.24%	-5.90%	-5.70%				
<b>Average Price per Square Foot (Vehicle Facilities) - Online Rate</b>							
Uncovered	N/A	\$ 0.24	\$ 0.29				
Covered	\$ 0.81	\$ 0.75	\$ 0.53				
Enclosed	N/A	N/A	\$ 0.71				
Unspecified	N/A	\$ 0.63	\$ 0.72				
Market Average Price per Square Foot	\$ 0.81	\$ 0.64	\$ 0.43				
Rate Trend (12 months)	0.05%	-7.94%	-6.62%				
<b>Average Price per Square Foot (Hybrid Facilities) - Walk-In Rate</b>							
Uncovered	\$ 0.20	\$ 0.22	\$ 0.24				
Covered	\$ 0.45	\$ 0.43	\$ 0.37				
Enclosed	N/A	\$ 0.71	\$ 0.90				
Unspecified	N/A	\$ 0.39	\$ 0.32				
Market Average Price per Square Foot	\$ 0.21	\$ 0.35	\$ 0.38				
<b>Average Price per Square Foot (Hybrid Facilities) - Online Rate</b>							
Uncovered	\$ 0.17	\$ 0.19	\$ 0.21				
Covered	\$ 0.27	\$ 0.38	\$ 0.31				
Enclosed	N/A	\$ 0.57	\$ 0.68				
Unspecified	N/A	\$ 0.37	\$ 0.31				
Market Average Price per Square Foot	\$ 0.18	\$ 0.30	\$ 0.32				

# RENTAL SURVEY SUMMARY

Property Name	Address	Lot Size	Sq. Ft.	Year Built	Large 421 to 540
<b>SUBJECT PROPERTY</b>	<b>276 Iberville Dr, Biloxi, MS 39531</b>	<b>26,752</b>	<b>11,520</b>	<b>N/A</b>	<b>\$229</b>
Gulfport Self-Storage	10213 Lorraine Rd, Gulfport, MS 39503	257,004	27,900	2009	\$145.00
Tellus Self Storage - Dedeaux East	12215 Dedeaux Rd, Gulfport, MS 39503	131,551	14,130	1995	\$279.00
Seaway Marine & Storage Center	13247 Seaway Rd, Gulfport, MS 39503	2,095,236	33,750	2007	\$250.00
Biloxi Secure RV and Boat Storage	15820 Lemoyne Blvd, Biloxi, MS 39532		15,809	2021	\$299.00
Storage Rentals of America - Biloxi 1932 Popp's Ferry Road	1932 Popp's Ferry Road, Biloxi, MS 39532	466,092	25,241	2008	\$46.00
Storage King Usa - Ocean Springs	3532 Bienville Blvd, Ocean Springs, MS 39564	353,707	72,156	1990	\$319.00
Pass Road Mini Storage	500 Pass Rd, Gulfport, MS 39507	274,428	7,200	1965	\$170.00
<b>Averages</b>			<b>28,197</b>		<b>\$215</b>



# UNIT MIX & INCOME SUMMARY

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Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
<b>Covered RV &amp; Boat Storage</b>							
12x40	480	24	11,520	\$229.00	\$0.48	\$5,496	\$65,952
		<b>24</b>	<b>11,520</b>			<b>\$5,496</b>	<b>\$65,952</b>
<b>Covered Storage</b>	<u>Units</u>	<u>Sq. Ft.</u>			<b>Average rate / sq. ft.</b>	\$0.48	
	24	11,520			<b>Average size</b>	480.00	
						<b>Total Units</b>	24
						<b>Units Rented</b>	20
						<b>Occupancy</b>	83%

# PRICING

# INCOME & EXPENSES

	2024	2025	Proforma
<b>PRICE</b>	<b>\$650,000</b>		
<b>GROSS REVENUE</b>	\$48,777	\$49,754	\$65,952
<b>EXPENSES</b>	<b>\$13,596</b>	<b>\$13,596</b>	<b>\$14,995</b>
<b>NET INCOME</b>	<b>\$35,181</b>	<b>\$36,158</b>	<b>\$50,957</b>
<b>CAP RATE</b>	5.41%	5.56%	7.84%
<b>GRM</b>	13.33	13.06	9.86
<b>ENCLOSED SQ. FT.</b>	11,520	11,520	11,520
<b>PRICE PER SQ. FT.</b>	\$56.42	\$56.42	\$56.42

INCOME	2024	2025	Year 1
Gross Potential Income:	\$ 65,952.00	\$ 65,952.00	\$ 65,952.00
Vacancy:	\$ 17,175.00 <sup>26%</sup>	\$ 16,198.00 <sup>25%</sup>	\$ 13,190.40 <sup>20%</sup>
Rental Income:	\$ 48,777.00	\$ 49,754.00	\$ 52,761.60
Tenant Insurance:	\$ -	\$ -	\$ 2,016.00
Fees & Other Income:	\$ -	\$ -	\$ 2,500.00
<b>Total</b>	<b>\$48,777.00</b>	<b>\$49,754.00</b>	<b>\$57,277.60</b>
EXPENSES			
Property Taxes:	\$ 3,151.91	\$ 3,151.91	\$ 3,246.47
Property Insurance:	\$ 1,919.00	\$ 1,919.00	\$ 1,976.57
*Boots on the Ground Mgmt:	\$ 2,400.00	\$ 2,400.00	\$ 2,472.00
Merchant & Credit Card Fees:	\$ 1,414.53	\$ 1,414.53	\$ 1,456.97
Phone & Internet:	\$ 905.28	\$ 905.28	\$ 932.44
Electric:	\$ 1,414.32	\$ 1,414.32	\$ 1,456.75
Water & Sewer:	\$ 66.84	\$ 66.84	\$ 68.85
Software Fees:	\$ 2,024.28	\$ 2,024.28	\$ 2,085.01
Repair and Maintenance:	\$ -	\$ -	\$ 1,000.00
*Pest Control:	\$ 300.00	\$ 300.00	\$ 300.00
<b>Total Expenses</b>	<b>\$13,596.16</b> <sup>28%</sup>	<b>\$13,596.16</b> <sup>27%</sup>	<b>\$14,995.05</b> <sup>26%</sup>
<b>NET INCOME</b>	<b>\$35,180.84</b>	<b>\$36,157.84</b>	<b>\$42,282.55</b>

Broker added expenses for boots on the ground and pest control. All other expenses are actuals from sellers bills and expense statements.



# 7 YEAR PROJECTIONS

<b>Purchase Price</b>	<b>\$ 650,000</b>
Enclosed Sq. Ft.	11,520
Price Per Sq. Ft.	\$56.42
2024 Cap Rate	5.41%
2025 Cap Rate	5.56%
Year 1	6.51%

<b>Bank Financing</b>	
Down Payment	\$ 300,000
Loan Amount	\$ 350,000
Loan to Value	54%
Interest Rate	6.50%
Amortization	25
Monthly Payments	\$ 2,363.23
Annual Payments	\$28,358.70

<b>Exit Valuation (Year 7)</b>	
Value	<b>\$1,107,763</b>
Cap Rate	7.50%
Price Per Sq. Ft.	\$96.16
GRM	10.97
Equity Multiple	2.53

Year	2024	2025	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<b>Gross Potential Income:</b>	\$ 65,952.00	\$ 65,952.00	\$ 65,952.00	\$ 65,952.00	\$ 72,547.20	\$ 79,801.92	\$ 87,782.11	\$ 96,560.32	\$ 106,216.36
<b>Vacancy:</b>	<b>\$ 16,198.00</b>	<b>\$ 16,198.00</b>	<b>\$ 13,190.40</b>	<b>\$ 3,297.60</b>	<b>\$ 7,254.72</b>	<b>\$ 7,980.19</b>	<b>\$ 8,778.21</b>	<b>\$ 9,656.03</b>	<b>\$ 10,621.64</b>
Rental Income:	\$ 48,777.00	\$ 49,754.00	\$ 52,761.60	\$ 62,654.40	\$ 65,292.48	\$ 71,821.73	\$ 79,003.90	\$ 86,904.29	\$ 95,594.72
Tenant Insurance:	\$ -	\$ -	\$ 2,016.00	\$ 2,076.48	\$ 2,138.77	\$ 2,202.94	\$ 2,269.03	\$ 2,337.10	\$ 2,407.21
Fees & Other Income:	\$ -	\$ -	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 2,898.19	\$ 2,985.13
<b>Total</b>	<b>\$ 48,777.00</b>	<b>\$ 49,754.00</b>	<b>\$ 57,277.60</b>	<b>\$ 67,305.88</b>	<b>\$ 70,083.50</b>	<b>\$ 76,756.48</b>	<b>\$ 84,086.70</b>	<b>\$ 92,139.57</b>	<b>\$ 100,987.06</b>

<b>Operating Expenses</b>									
Property Taxes:	\$ 3,151.91	\$ 3,151.91	\$ 3,246.47	\$ 3,343.86	\$ 3,444.18	\$ 3,547.50	\$ 3,653.93	\$ 3,763.55	\$ 3,876.45
Property Insurance:	\$ 1,919.00	\$ 1,919.00	\$ 1,976.57	\$ 2,035.87	\$ 2,096.94	\$ 2,159.85	\$ 2,224.65	\$ 2,291.39	\$ 2,360.13
*Boots on the Ground Mgmt:	\$ 2,400.00	\$ 2,400.00	\$ 2,472.00	\$ 2,546.16	\$ 2,622.54	\$ 2,701.22	\$ 2,782.26	\$ 2,865.73	\$ 2,951.70
Merchant & Credit Card Fees:	\$ 1,414.53	\$ 1,414.53	\$ 1,456.97	\$ 1,500.68	\$ 1,545.70	\$ 1,592.07	\$ 1,639.83	\$ 1,689.03	\$ 1,739.70
Phone & Internet:	\$ 905.28	\$ 905.28	\$ 932.44	\$ 960.41	\$ 989.22	\$ 1,018.90	\$ 1,049.47	\$ 1,080.95	\$ 1,113.38
Electric:	\$ 1,414.32	\$ 1,414.32	\$ 1,456.75	\$ 1,500.45	\$ 1,545.47	\$ 1,591.83	\$ 1,639.58	\$ 1,688.77	\$ 1,739.44
Water & Sewer:	\$ 66.84	\$ 66.84	\$ 68.85	\$ 70.91	\$ 73.04	\$ 75.23	\$ 77.49	\$ 79.81	\$ 82.20
Software Fees:	\$ 2,024.28	\$ 2,024.28	\$ 2,085.01	\$ 2,147.56	\$ 2,211.99	\$ 2,278.34	\$ 2,346.70	\$ 2,417.10	\$ 2,489.61
Repair and Maintenance:	\$ -	\$ -	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	\$ 1,092.73	\$ 1,125.51	\$ 1,159.27	\$ 1,194.05
*Pest Control:	\$ 300.00	\$ 300.00	\$ 300.00	\$ 309.00	\$ 318.27	\$ 327.82	\$ 337.65	\$ 347.78	\$ 358.22
<b>Total Expenses</b>	<b>\$ 13,596</b>	<b>\$ 13,596</b>	<b>\$ 14,995</b>	<b>\$ 15,445</b>	<b>\$ 15,908</b>	<b>\$ 16,385</b>	<b>\$ 16,877</b>	<b>\$ 17,383</b>	<b>\$ 17,905</b>
<b>Expense % of Revenue</b>	27.87%	27.33%	26.18%	22.95%	22.70%	21.35%	20.07%	18.87%	17.73%
<b>Expense Per Sq. Ft.</b>	\$ 1.18	\$ 1.18	\$ 1.30	\$ 1.34	\$ 1.38	\$ 1.42	\$ 1.47	\$ 1.51	\$ 1.55
<b>Net Income</b>	<b>\$ 35,181</b>	<b>\$ 36,158</b>	<b>\$ 42,283</b>	<b>\$ 51,861</b>	<b>\$ 54,175</b>	<b>\$ 60,371</b>	<b>\$ 67,210</b>	<b>\$ 74,756</b>	<b>\$ 83,082</b>

<b>Loan Payments</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>	<b>\$ 28,359</b>
<b>Debt Service Coverage Ratio</b>	1.24	1.28	1.49	1.83	1.91	2.13	2.37	2.64	2.93
<b>Cash Flow</b>	\$ 6,822	\$ 7,799	\$ 13,924	\$ 23,502	\$ 25,817	\$ 32,012	\$ 38,851	\$ 46,398	\$ 54,723
<b>Capitalization Rate</b>	5.41%	5.56%	6.51%	7.98%	8.33%	9.29%	10.34%	11.50%	12.78%
<b>Cash on Cash Return</b>	2.27%	2.60%	4.64%	7.83%	8.61%	10.67%	12.95%	15.47%	18.24%
<b>Gross Revenue Multiple</b>	13.33	13.06	11.35	9.66	9.27	8.47	7.73	7.05	6.44

## BROKER REMARKS

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- Facility Opened in 2023.
- Easy Storage Solutions is Used at Facility.
- Automatic Gate Integrated With Storage Software.
- Six Lorex Security Cameras.
- Driveways are Asphalt and Parking Spaces are Concrete Paved.
- Owner spent \$14,000 in Capital Improvements to Reseal Blacktop and Correct Drainage.
- No Tenant Insurance.
- Steel Buildings With 200 MPH Wind Load.
- 20 Amp Breakers for Battery Charging (No Charge to Tenants).
- Wash Station (No Charge to Tenants).
- Night Lighting.
- 24/7 Access.



## BROKER REMARKS

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- Facility Historically Operates Between 90% to 100% Occupancy.
- 3.23 Parking Sq. Ft. Per Capita Within 5-Mile Radius.
- 5 Mile Population Greater than 62,000 Residents.
- Walking Distance to the Beach.
- Owner Lives Locally and Runs the Property Himself.
- Owner Is in His 70's and Selling to Retire.
- No Interest in Carry Financing.
- Property is Price Near Development Costs.
- Surrounded by Existing and New Housing and Commercial Development.
- Near Multiple Bodies of Water.
- Upside Potential.



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