

New Hope Self Storage

5296 Highway 41A · Joelton, TN 37080

Drive-Up Storage Units		Outdoor RV / Boat Parking		Gated & Camera-Monitored Site	
\$1.2M	6.0%	\$72K	74	7	
ASKING PRICE	CAP RATE	PROJECTED NOI	UNITS / SPACES	CURRENT VACANCIES	

INVESTMENT HIGHLIGHTS

- Attractive 6.0% cap rate on \$1,200,000 asking price against \$72,000 in projected annual NOI
- Great first-time investment property — simple asset class, minimal upkeep
- Very low-touch operation, well suited to a passive or out-of-area owner
- 74 total storage units and RV/boat/vehicle parking spaces, with only 7 current vacancies
- Room on site to add two additional units for further upside
- Seller requires ability to complete a 1031 tax-deferred exchange

PROPERTY & OPERATIONS

- A mix of interior drive-up storage units and uncovered outdoor parking for boats, RVs, trailers, and vehicles, fully fenced and gated for security.
- Full security camera system covering the property
 - StorEdge property management & operating software
 - Automated gate operator / access control system
 - Enables complete remote operation of leasing, billing, and gate access
 - Controlled access hours, 7 AM – 9 PM, 365 days a year
 - Serves Joelton, Whites Creek, Pleasant View, Ashland City, Ridgetop, Goodlettsville & Coopertown

Ben Smith, the listing/selling agent, holds a partial ownership interest in this property. Information contained herein has been obtained from sources believed reliable but is not guaranteed and should be independently verified. Offering is subject to prior sale, price change, or withdrawal without notice.