



169 UNIT SELF-STORAGE FACILITY

AZ Self-Storage

912 DINAH SHORE BOULEVARD, WINCHESTER, TN 37398

\$1,900,000 | \$57 PSF | 6.96% CAP RATE

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PRESENTED BY:

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OFFERING SUMMARY

Offering Price:	\$1,900,000
Price / SF:	\$57
Actual Cap Rate:	6.96%
In-Place NOI:	\$132,169
Lot Size:	3.35 Acres
Year Built:	2023
Building Size:	33,200 SF
Zoning:	C-2A
Market:	Chattanooga/Huntsville MSA
Submarkets:	Winchester, Manchester, Tullahoma

PROPERTY OVERVIEW

Recently built in 2023, AZ Self-Storage, is a 33,200 SF facility featuring a fenced 3.35 acres comprised 169 drive up, ground level units with a desirable unit mix which includes covered RV/Boat Storage. Offered at only \$57 PSF, this facility is privately owned yet is operates as if it were institutionally managed.

AZ Storage historically operates at 85% occupancy providing solid cash-flow while still leaving upside of +\$9,600 in annual rent bumps on existing lower rents plus higher tenant insurance sales revenue. Furthermore, there are other facilities in close proximity operating at 93-100% occupancy meaning that there's additional potential for \$13,225 annually. This equates to an achievable 7.8% proforma cap rate and potential for \$300K-\$350K in value growth potential.

Although the property is efficiently managed and operated, the owner pays a Field Rep \$4,800 annually to complete overlocks along with site inspections to check on the property because the seller operates other businesses. This expense could be removed if a new buyer already has their own management.

This is a great low maintenance cash-flow opportunity that's fully automated and professionally managed.

LOCATION OVERVIEW

Winchester is centrally located between 3 major employment hubs, 90 miles southeast



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Winchester is centrally located between 3 major employment hubs, 90 miles southeast of Nashville, 60 minutes to Chattanooga, and 45 minutes to Huntsville, AL.

Dinah Shore Boulevard is strategically located along one of Winchester's primary commercial corridors, offering excellent visibility and direct access to steady daily traffic. Dinah Shore Blvd serves as a key route connecting local neighborhoods to the downtown district, retail centers, and major thoroughfares.

The property benefits from its proximity to national and regional retailers, restaurants, and service providers, creating strong co-tenancy synergy and consistent consumer draw. Winchester, TN is a growing community within Franklin County, supported by a great local economy which converges with other larger cities such as Tullahoma and Manchester plus outdoor storage benefits from Tims Ford Lake a huge vacation attraction.

This location is ideal for businesses seeking high exposure, convenient access, and a well-trafficked retail environment.

UNIT TYPE	COUNT	% OF TOTAL	SIZE SF
5 x 10	32	18.90%	50 SF
10 x 10	12	7.10%	100 SF
10 x 15	16	9.50%	150 SF
10 x 20	74	43.80%	200 SF
10 x 30	12	7.10%	300 SF
15 x 20	8	4.70%	300 SF
10 x 40	3	1.80%	400 SF
12.5 x 40 Boat/RV	12	7.10%	500 SF
TOTALS/AVERAGES	169	100.00%	196 SF

NO. UNITS	UNIT SIZE	UNIT SIZE (SF)	RENT/UNIT/MO.	ANNUAL RENT	TOTAL SF
32	5x10	50	\$50	\$19,200	1,600
12	10x10	100	\$70	\$10,080	1,200
16	10x15	150	\$85	\$16,320	2,400
74	10x20	200	\$100	\$88,800	14,800
12	10x30	300	\$125	\$18,000	3,600
8	15x20	300	\$120	\$11,520	2,400
3	10x40	400	\$215	\$7,740	1,200
12	12x40	500	\$120	\$17,280	6,000
169		196 Avg. SF	\$15,745	\$188,940	33,200 SF

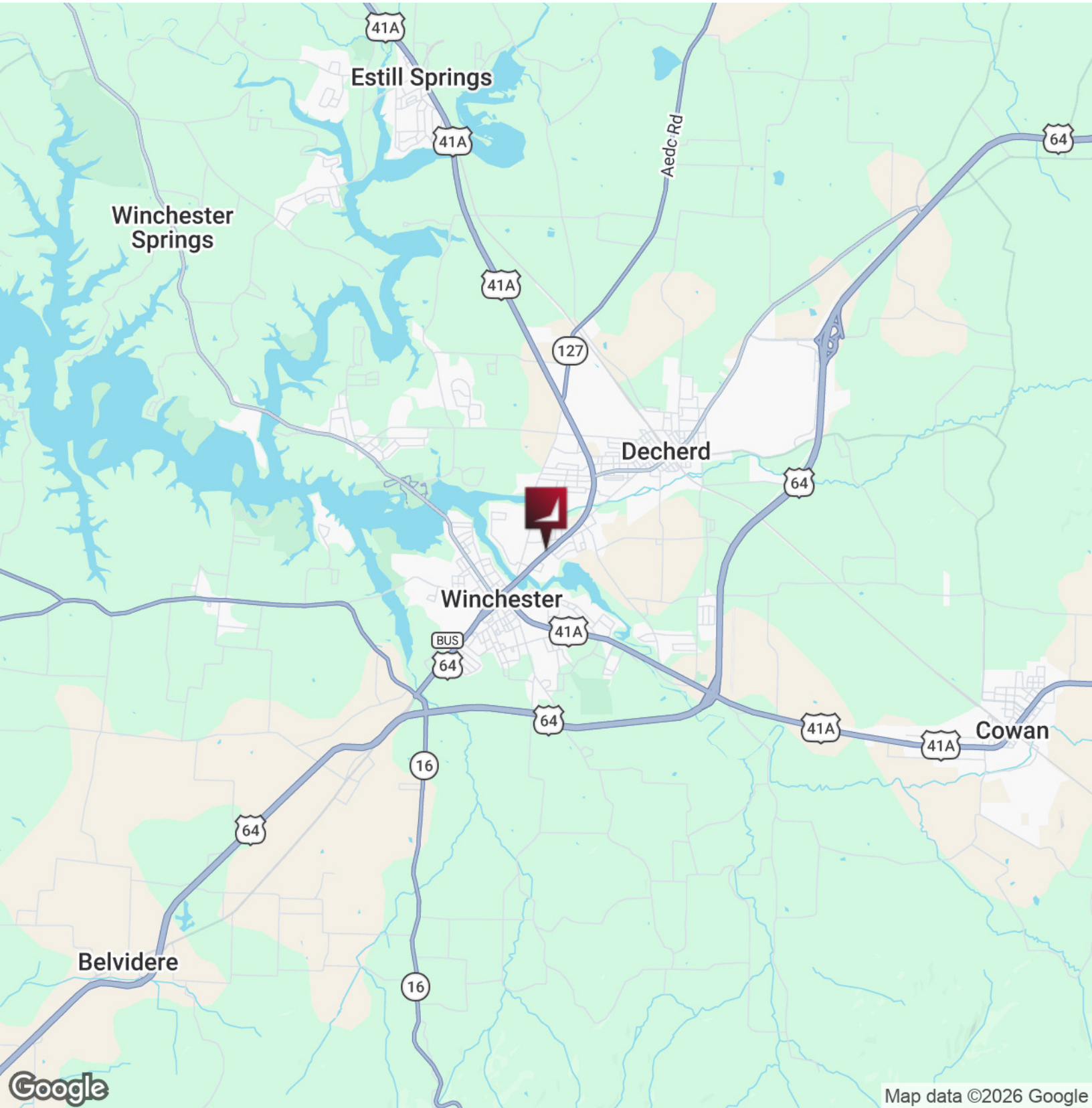
INCOME SUMMARY

5 x 10 - \$50	\$19,200
10 x 10 - \$70	\$10,080
10 x 15 - \$85	\$16,320
10 x 20 - \$100	\$88,800
10 x 30 - \$125	\$18,000
15 x 20 - \$120	\$11,520
10 x 40 - \$215	\$7,740
12.5 x 40 - \$120	\$17,280
Renters Insurance \$11 x 80% to Owner	\$17,846
GROSS INCOME	\$206,786

EXPENSES SUMMARY

Vacancy & Concession Allowance (-15%)	\$31,018
Property Taxes (County)	\$6,380
Property Taxes (City)	\$3,100
Insurance	\$8,100
Pest Control	\$900
Software Website	\$1,500
Automated Management with Call Center	\$8,256
Utilities	\$2,478
Repairs	\$1,125
Marketing	\$1,200
Landscaping	\$2,400
Security Cameras	\$1,680
Spider Automated Door	\$1,680
Field Rep Manager	\$4,800
OPERATING EXPENSES	\$74,617

NET OPERATING INCOME	\$132,169
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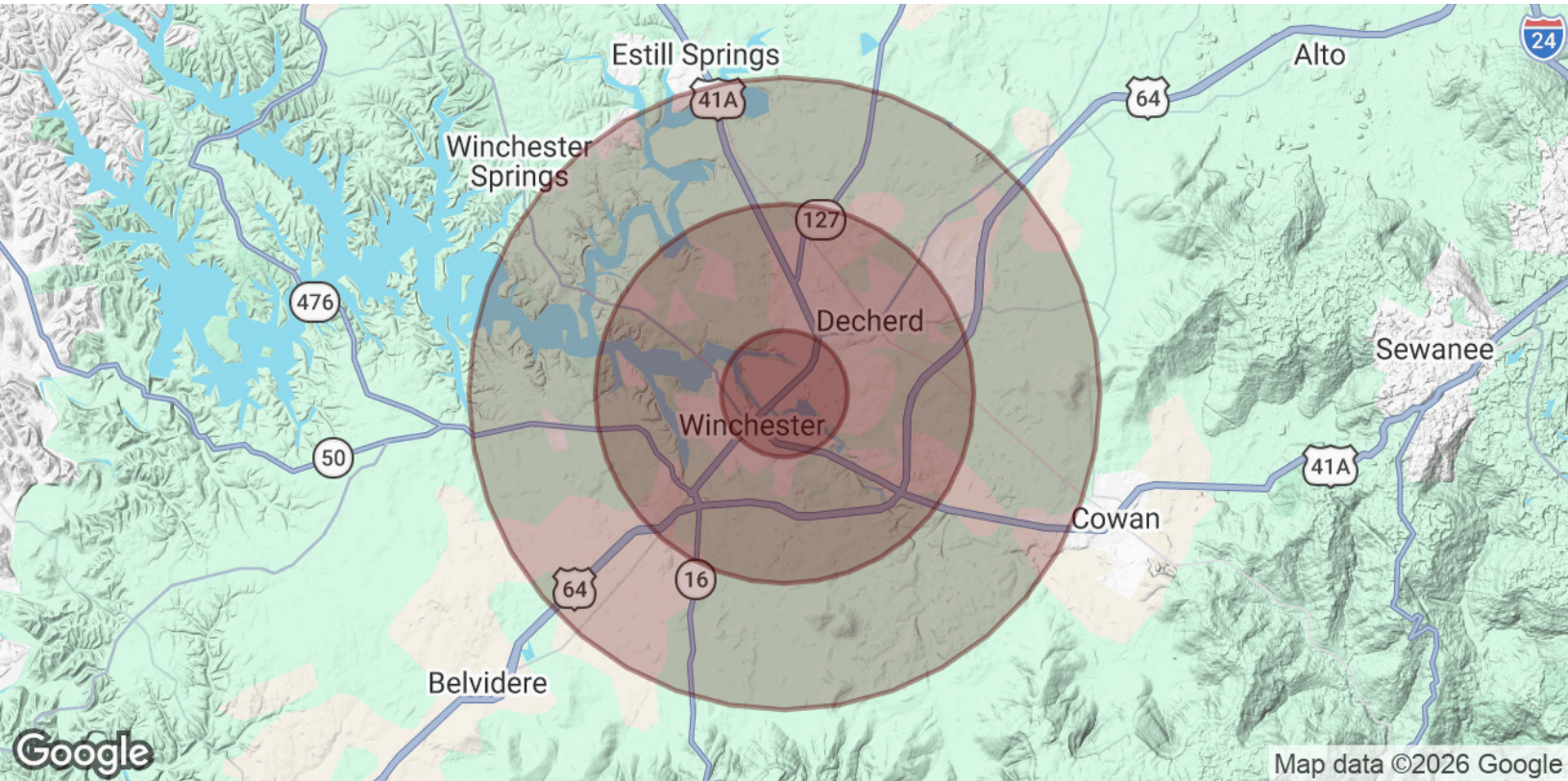


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,235	11,677	17,537
Average Age	44.6	43.4	42.8
Average Age (Male)	39.5	40.7	40.4
Average Age (Female)	45.9	43.7	44.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	957	5,093	7,415
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$72,095	\$73,590	\$76,790
Average House Value	\$217,377	\$216,776	\$223,888

2023 American Community Survey (ACS)