

Self Storage – Rogers, Arkansas



1250 W Commons Drive,
Rogers, Arkansas 72756

\$4,900,000 | \$72.50/RSF | 67,550 RSF
NEWLY EXPANDED | 5.12 ACRES

The Offering



Pricing: \$4,900,000

Cap Rate: 10.0% (Proforma)

Price PSF: \$72.50± / Rentable SF

Address: 1250 W Commons Drive, Rogers, AR 72756

Building: 67,750 SF

Land: 5.12± acres (one parcel)

Built: 26,250 SF built in 2019 with 41,300 SF expansion completed 10.15.25

Occupancy: 26,250 SF: 55%, 41,300 SF: 0% (just completed)

Current Monthly Rent Income: \$13,000 (August 2025)

Number of Buildings: Fourteen

Appraised: 2023 appraisal at \$6,550,000 completed expansion value and \$6,950,000 stabilized completed market value.

Climate: 40,800 SF Climate, 26,750 SF Non-Climate

Financials: Available upon request



¹Prospective buyers can and should request financial documents during diligence.

Proforma

INITIAL FACILITY (BUILT 2019)

	Units	Rate	Gross Potential	Sq. Ft.	Net rentable
<u>Non Climate</u>					
5x5	16	\$ 50.00	\$ 800.00	25	400
10x10	44	\$ 90.00	\$ 3,960.00	100	4400
10x10	25	\$ 90.00	\$ 2,250.00	100	2500
10x20	2	\$ 130.00	\$ 260.00	200	400
10x30	12	\$ 170.00	\$ 2,040.00	300	3600
<u>Climate</u>					
5x5	18	\$ 55.00	\$ 990.00	25	450
5x7	2	\$ 80.00	\$ 160.00	35	70
10x7	1	\$ 75.00	\$ 75.00	70	70
10x10	28	\$ 110.00	\$ 3,080.00	100	2800
10x20	27	\$ 150.00	\$ 4,050.00	200	5400
10x22	2	\$ 150.00	\$ 300.00	220	440
10x22	<u>26</u>	\$ 170.00	\$ 4,420.00	220	<u>5720</u>
	203				26250
<u>parking</u>					
10x20	1	\$ 70.00	\$ 70.00	200	200
12x30	2	\$ 55.00	\$ 110.00	360	720
20x20	1	\$ 55.00	\$ 55.00	400	400
15x30	1	\$ 55.00	\$ 55.00	450	450
14x50	<u>22</u>	\$ 55.00	\$ 1,210.00	700	15400
	27				
Monthly			\$ 23,885.00		
Annual			\$ 286,620.00		

COMBINED

Units	Rate	Gross Potential	Sq. Ft.	Net rentable
512				
Monthly Income				\$ 58,600.00
Annual Income				\$ 703,200.00
NRSF				67,550
(Doesn't include parking)				
NOI @ 30% Expense/Vacancy				
				\$ 492,240.00
Asking Price				
				\$ 4,900,000.00
Proforma Cap Rate				
				10.0%

EXPANSION (COMPLETED 10.15.25)

	Units	Rate	Gross Potential	Sq. Ft.	Net rentable
<u>Climate</u>					
10x10	47	\$ 110.00	\$ 5,170.00	100	4700
10x15	141	\$ 130.00	\$ 18,330.00	150	21150
<u>Non Climate</u>					
10x15	67	\$ 115.00	\$ 7,705.00	150	10050
10x20	<u>27</u>	\$ 130.00	\$ 3,510.00	200	<u>5400</u>
	282				41,300
Monthly			\$ 34,715.00		
Annual			\$ 416,580.00		

¹Prospective buyers can and should request financial documents during diligence.

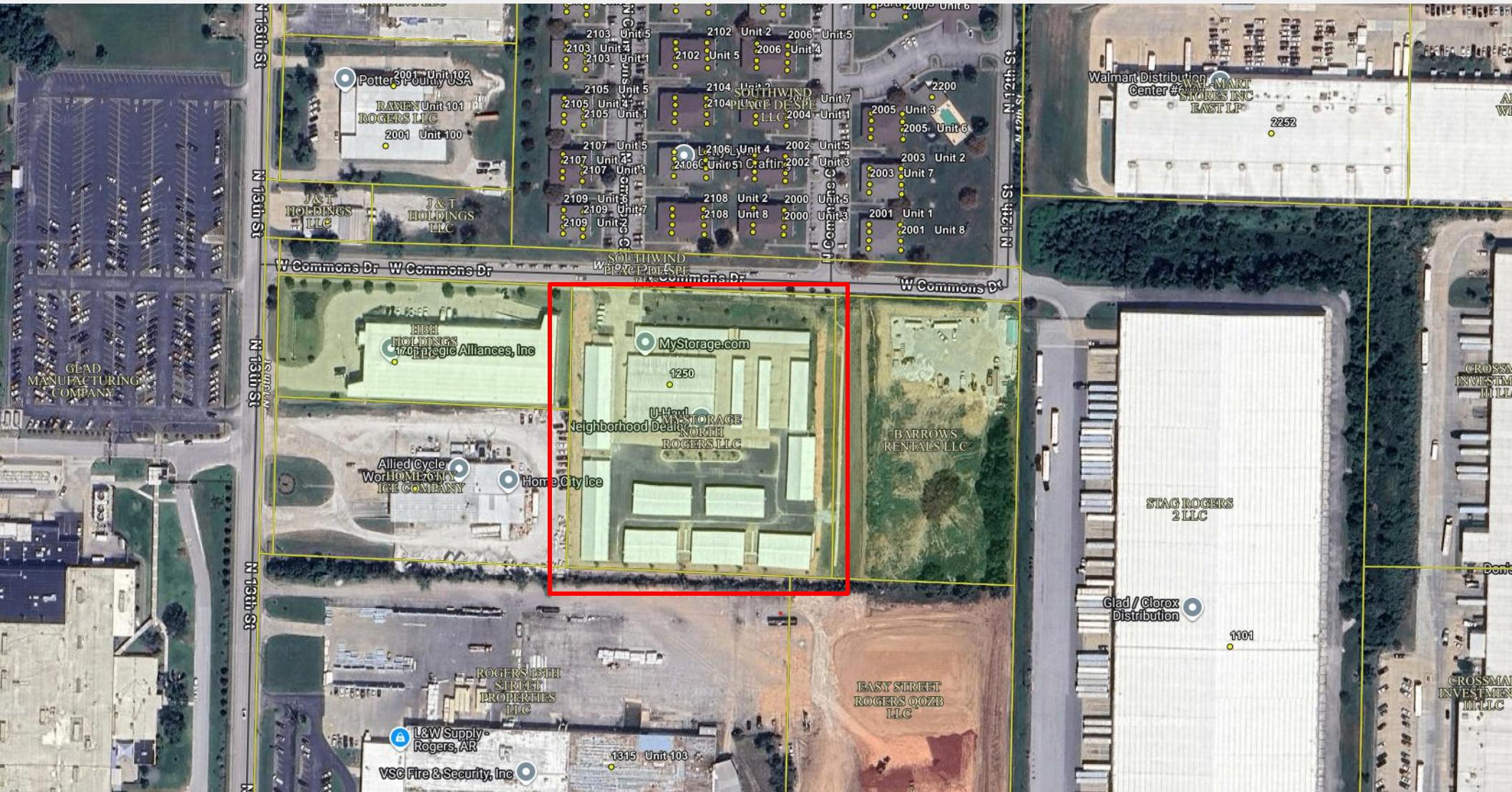


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Aerial



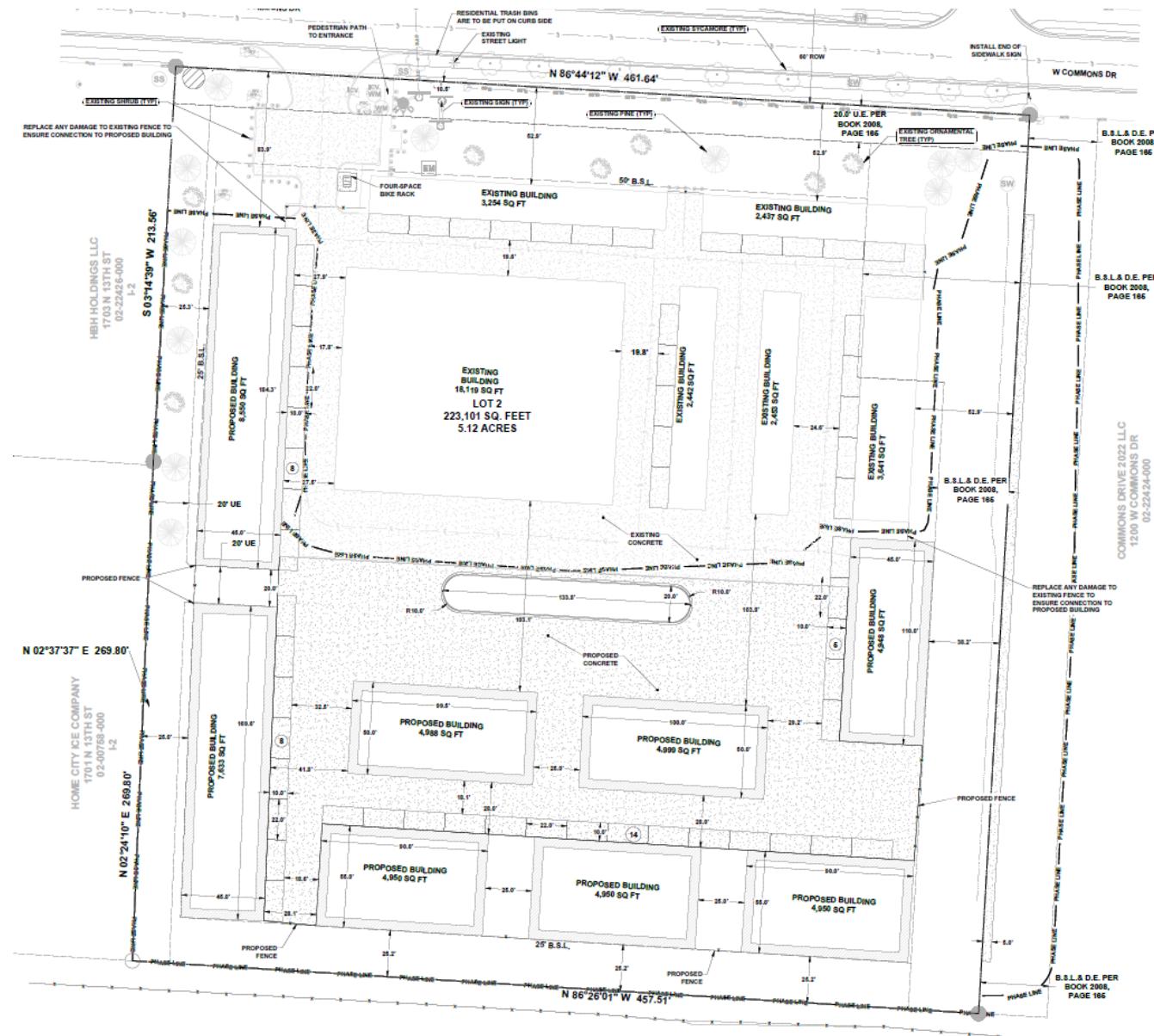


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Site Plan





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