



# SPERRY

GRIFFIN PARTNERS

# 23005

NC-33

AURORA, NC 27806

For Sale: \$350,000

63 Storage Units

32 Open Air Units



**Nick Denbow**

SALES AGENT

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SC #136837



**Mark Griffin, CCIM, CM&AA**  
MANAGING PRINCIPAL

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SECTION 1

# SELF STORAGE FACILITY

# Property Summary



## PROPERTY DESCRIPTION

Opportunity to add value to this Self Storage Site with 63 non-climate units. Recently added outdoor storage that hasn't been leased yet, along with some available vacant drive-up units. Currently ran with absentee ownership, in place there is local management who oversee all on-site needs, including landscaping. Aurora, NC, is a small coastal town where the Phosphate Mine attracts many workers and contractors from nearby towns. Recently, several new employers have moved in, and there is ongoing development for a major industrial park, a new subdivision, and plans for a college campus.

## PROPERTY HIGHLIGHTS

- 3 current buildings with 63 non-climate control drive up units.
- 32 open storage Boat/RV spots
- 60% occupancy

## OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	63
Lot Size:	1.82 Acres
Building Size:	7,800 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	20	774	1,899
Total Population	43	1,708	4,124
Average HH Income	\$74,288	\$71,926	\$76,560

# Additional Photos

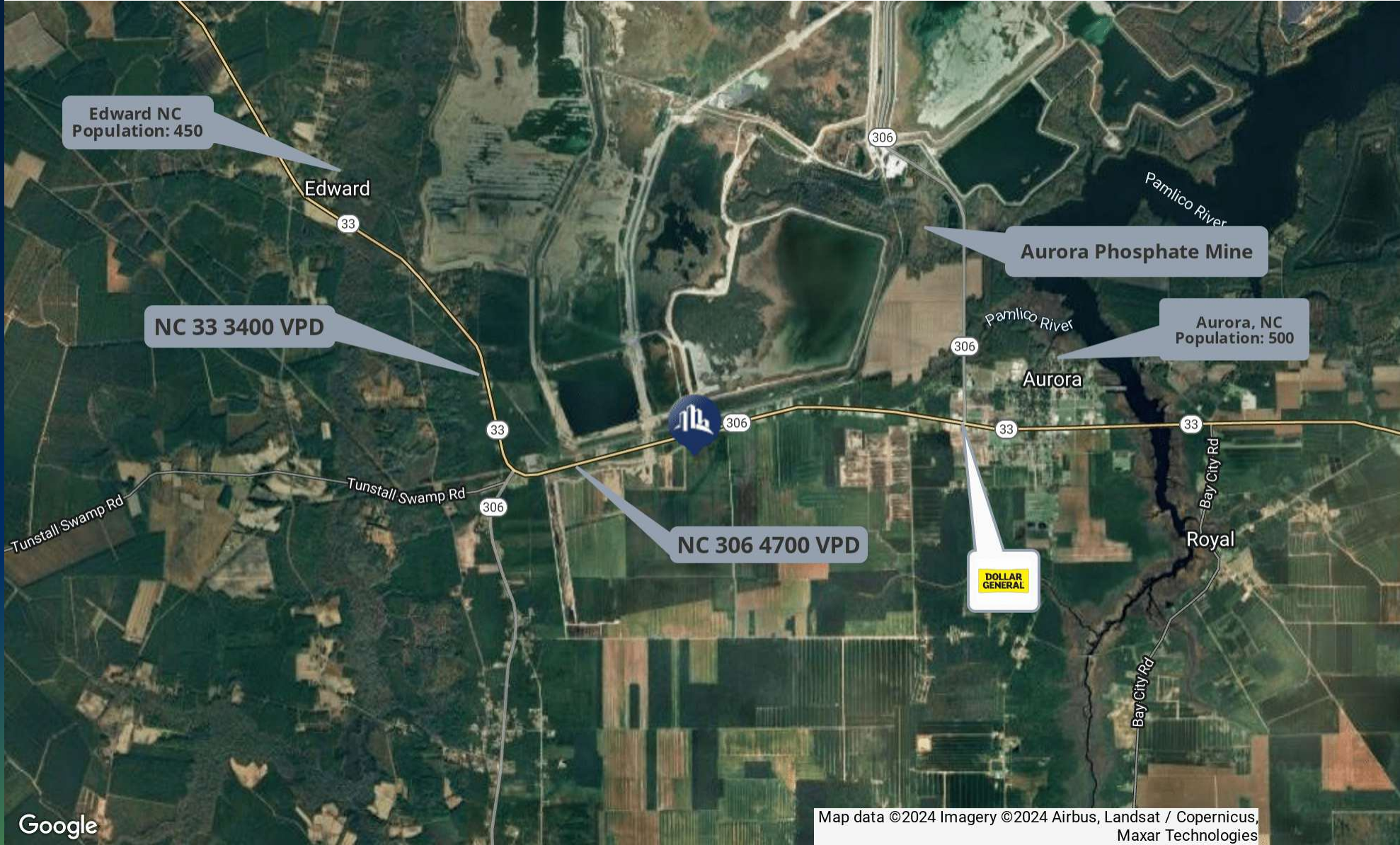




SECTION 2

# LOCATION INFORMATION

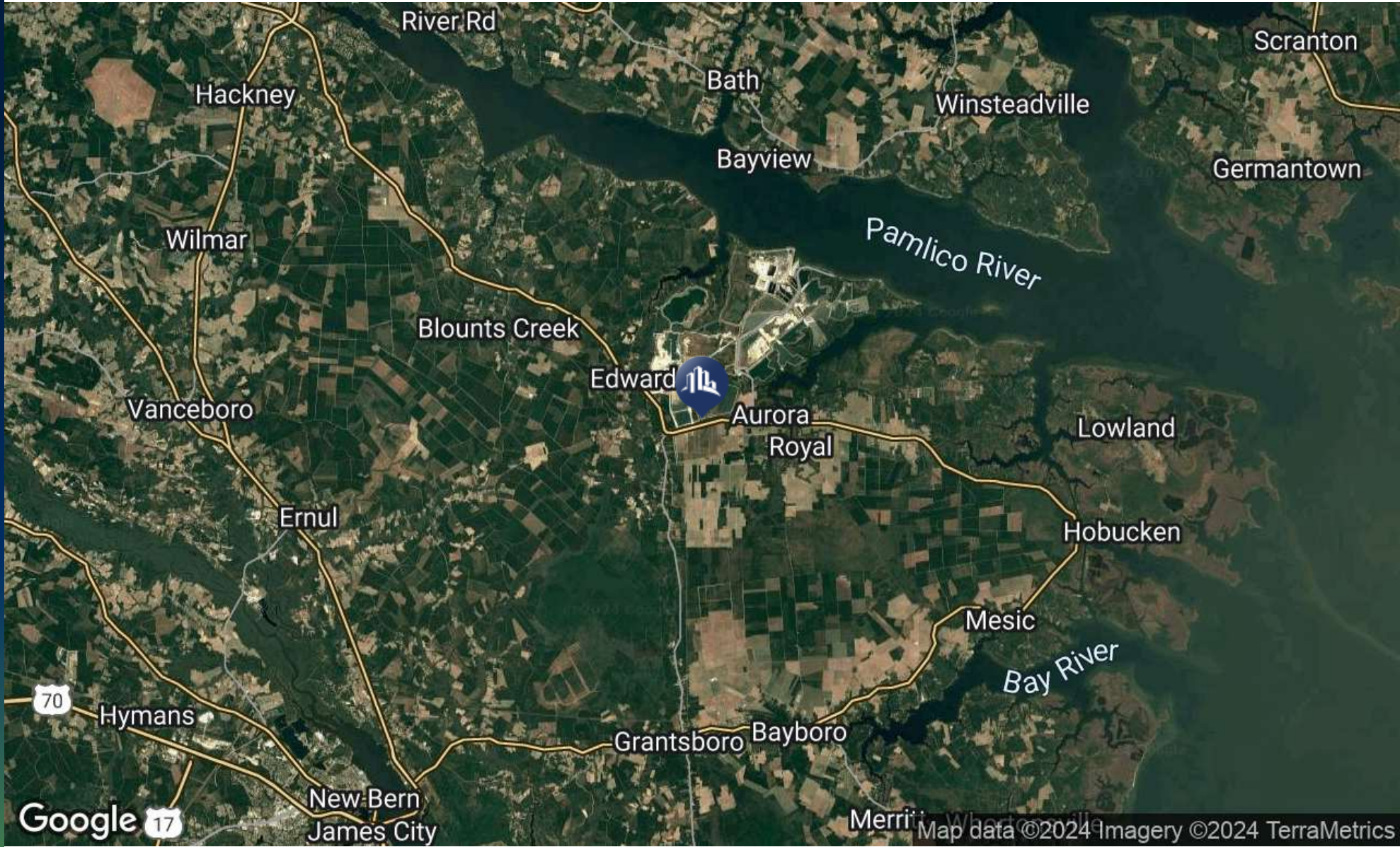
# Regional Map



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

# Location Map



Google

Map data ©2024 Imagery ©2024 TerraMetrics



# Aerial



Google

Imagery ©2024 Airbus, Maxar Technologies



SECTION 3

# FINANCIAL ANALYSIS

# 2023 Financial Summary



P/L 2023	January	February	March	April	May	June	July	August	September	October	November	December	Year Totals
<b>Revenue</b>	<b>\$ 1,780.00</b>	<b>\$ 2,767.00</b>	<b>\$ 1,621.00</b>	<b>\$ 1,773.00</b>	<b>\$ 1,910.00</b>	<b>\$ 2,334.00</b>	<b>\$ 2,050.00</b>	<b>\$ 1,865.00</b>	<b>\$ 2,076.00</b>	<b>\$ 2,373.00</b>	<b>\$ 2,338.00</b>	<b>\$ 2,292.00</b>	<b>\$ 25,179.00</b>
<b>COGS</b>													
ESS/Davinci	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 2,796.00
Duke	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 396.00
Verizon	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 960.00
Management	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Beaufort County Tax	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 1,065.00
Insurance	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,800.00
<b>Sum of COGS</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 784.75</b>	<b>\$ 9,417.00</b>
<b>NOI</b>	<b>\$ 995.25</b>	<b>\$ 1,982.25</b>	<b>\$ 836.25</b>	<b>\$ 988.25</b>	<b>\$ 1,125.25</b>	<b>\$ 1,549.25</b>	<b>\$ 1,265.25</b>	<b>\$ 1,080.25</b>	<b>\$ 1,291.25</b>	<b>\$ 1,588.25</b>	<b>\$ 1,553.25</b>	<b>\$ 1,507.25</b>	<b>\$ 15,762.00</b>

# 2024 Financial Summary



P/L 2024 w/ 60% Occupied Projections	January	February	March	April	May	June	July	August	September	October	November	December	Year Totals
<b>Revenue</b>	\$ 2,511.00	\$ 3,179.00	\$ 3,271.00	\$ 2,845.00	\$ 2,663.00	\$ 3,823.00	\$ 3,072.00	\$ 3,309.00	\$ 2,743.00	\$ 2,834.00	\$ 3,334.00	\$ 2,600.00	\$ 36,184.00
<b>COGS</b>													
ESS/Davinci	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 233.00	\$ 2,796.00
Duke	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 396.00
Verizon	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 960.00
Management	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Beaufort County Tax	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 88.75	\$ 1,065.00
Insurance	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,800.00
<b>Sum of COGS</b>	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 784.75	\$ 9,417.00
<b>NOI</b>	\$ 1,726.25	\$ 2,394.25	\$ 2,486.25	\$ 2,060.25	\$ 1,878.25	\$ 3,038.25	\$ 2,287.25	\$ 2,524.25	\$ 1,958.25	\$ 2,049.25	\$ 2,549.25	\$ 1,815.25	\$ 26,767.00
Cap Rate													7.65%
<b>Sales Price</b>													\$ 350,000.00



SECTION 4

# DEMOGRAPHICS

# Demographics Map & Report

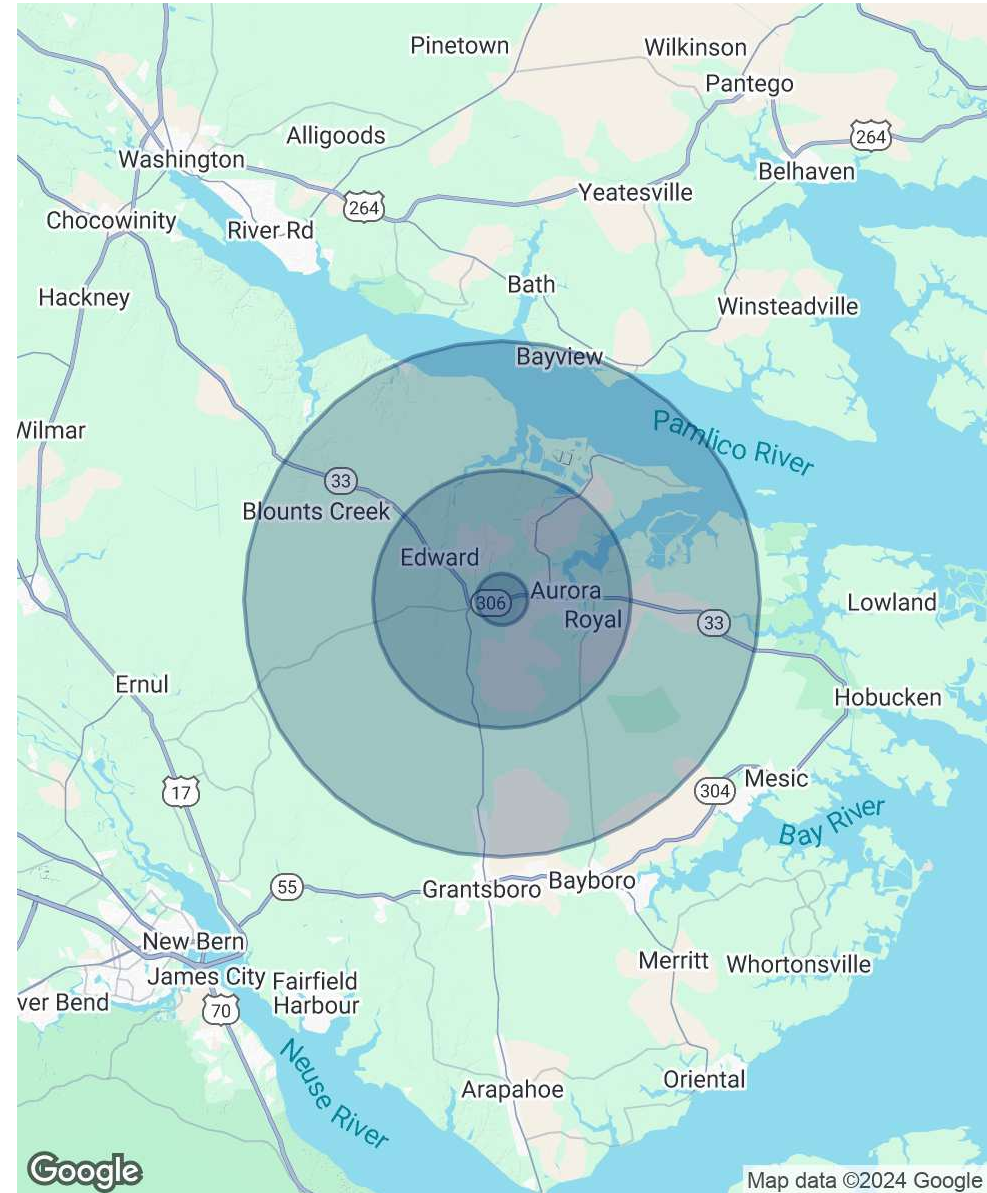


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	43	1,708	4,124
Average Age	49	47	49
Average Age (Male)	49	46	48
Average Age (Female)	50	48	50

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	20	774	1,899
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$74,288	\$71,926	\$76,560
Average House Value	\$157,385	\$154,149	\$217,704

Demographics data derived from AlphaMap





SECTION 5

# ADVISOR BIOS

# Advisor Bio 1



## NICK DENBOW

Sales Agent

[nick.denbow@sperrycga.com](mailto:nick.denbow@sperrycga.com)

Direct: 667.228.9000

SC #136837

## PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with real estate emphasis and a minor in Accounting from Clemson University.

## EDUCATION

Clemson University

Griffin Partners  
103 N. Main St, Ste 302  
Greenville, SC 29601  
864.315.3734



# Advisor Bio 2



MARK GRIFFIN, CCIM, CM&AA

Managing Principal

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Direct: 864.315.3734 | Cell: 864.525.8562

NC #310905 // SC #76772 GA #299694

## PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

## EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

## MEMBERSHIPS

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