



VERSAL

# SMS SELF STORAGE

18180 BECKER RD, HOCKLEY, TX 77447

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# THE OPPORTUNITY



SMS Self Storage is a brand-new, class-A facility currently under construction in Hockley, TX. Hockley is a fast-growing suburb of the Houston MSA near Cypress, Rose Hill, and Tomball.

The property is expected to receive its certificate of occupancy in April 2026. Upon completion, the facility will feature 71 climate-controlled units and 135 non-climate units for a total of 36,525 NRSF. The average unit size is 136 NRSF for climate-controlled and 199 NRSF for non-climate.

The facility is well located within the growing Hockley trade area. It is only 2 miles from Highway 290, and within 3.8 miles of major retailers like H-E-B, Academy, Chick-fil-A, and others. The property will also benefit from the numerous large-scale housing developments taking place within 5 miles of the facility. A 5-mile radius around the property currently includes a population of 54,559 with an average household income of \$161,280. Class-A construction highlights include metal and steel construction, concrete drives, an on-site leasing office, perimeter fencing, gated keypad access, exterior

lighting, and ample security features. This facility will meet the same excellent quality standards as the developer's previous projects.

SMS Self Storage is listed for \$4,750,000.



# THE PROPERTY



## LOCATION

- Hockley, TX (Houston MSA)
- 54,559 Population Within 5 Miles
- \$161,280 Average Household Income Within 5 Miles
- Adjacent to Dollar General
- 2.0 Miles from Hwy 290
- 3.8 Miles from Major Retailers (H-E-B, Academy, Chick-fil-A, etc)
- Within 5 Miles of Multiple Large-Scale Housing Developments

## FEATURES

- \$4,750,000
- Delivering C/O April 2026
- 36,525 NRSF
- 71 CC, 135 NC Units
- Concrete Drives
- On-Site Office



# EXECUTIVE SUMMARY

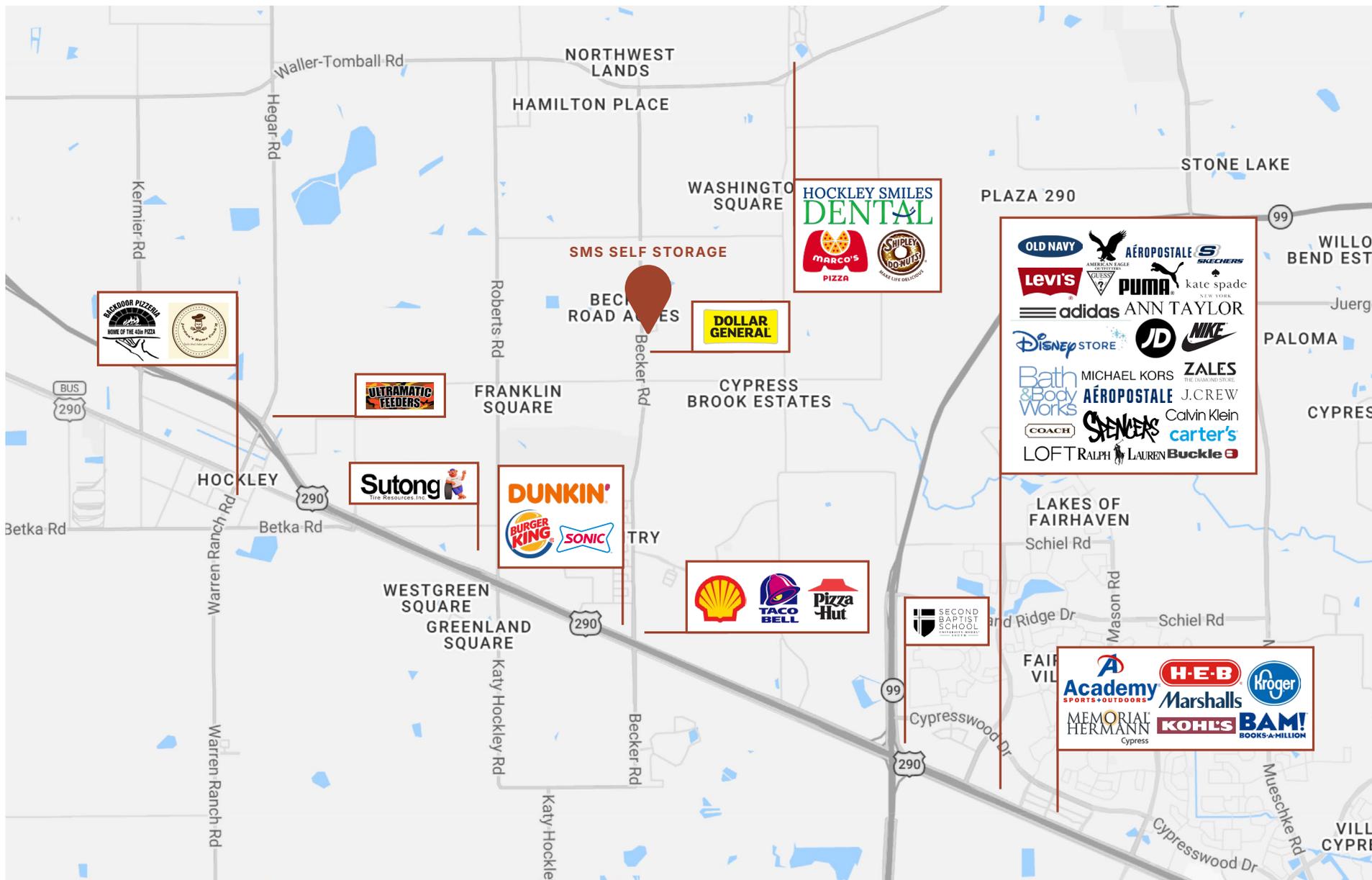


PROPERTY NAME	SMS SELF STORAGE
OFFERING PRICE:	\$4,750,000
ADDRESS:	18180 BECKER RD
CITY / STATE / ZIP:	HOCKLEY, TX 77447
COUNTY:	HARRIS
PARCEL:	1484980010001
YEAR BUILT:	2026
NRSF:	36,525
TOTAL UNITS:	206
PARKING:	NONE
AVG. UNIT SIZE NC:	199 SF
AVG. UNIT SIZE CC:	136 SF
ACRES:	2.31
CONSTRUCTION MATERIALS:	METAL, STEEL, CONCRETE
TRAFFIC COUNT (BECKER RD):	2,830 VPD
EXPANSION ROOM:	NONE
OFFICE:	YES
APARTMENT:	NONE
PERSONNEL:	TBD
SPAREFOOT:	TBD
1 MILE POPULATION:	4,248
1 MILE MEDIAN HHI:	\$86,294
1 MILE AVERAGE HHI:	\$107,418
3 MILE POPULATION:	25,797
3 MILE MEDIAN HHI:	\$109,459
3 MILE AVERAGE HHI:	\$141,748
5 MILE POPULATION:	54,559
5 MILE MEDIAN HHI:	\$121,980
5 MILE AVERAGE HHI:	\$161,280





# RETAILER MAP



# PHOTOS



# PHOTOS



# PHOTOS



# AERIAL PHOTO



# UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./UNIT	PRICE/SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	VACANT	GPR / MONTH	GPR / YEAR
5 X 5	CC	\$50	25	\$2.00	5	125	5	\$250	\$3,000
10 X 5	CC	\$70	50	\$1.40	4	200	4	\$280	\$3,360
10 X 10	CC	\$125	100	\$1.25	20	2,000	20	\$2,500	\$30,000
10 X 15	CC	\$160	150	\$1.07	21	3,150	21	\$3,360	\$40,320
10 X 20	CC	\$190	200	\$0.95	21	4,200	21	\$3,990	\$47,880
10 X 10	NC	\$115	100	\$1.15	18	1,800	18	\$2,070	\$24,840
10 X 15	NC	\$135	150	\$0.90	19	2,850	19	\$2,565	\$30,780
10 X 20	NC	\$165	200	\$0.83	53	10,600	53	\$8,745	\$104,940
10 X 25	NC	\$195	250	\$0.78	38	9,500	38	\$7,410	\$88,920
10 X 30	NC	\$215	300	\$0.72	7	2,100	7	\$1,505	\$18,060



# UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	VACANT	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
CC	71	9,675	71	\$10,380	\$124,560	\$12.87	136
NC	135	26,850	135	\$22,295	\$267,540	\$9.96	199
<b>TOTAL</b>	<b>206</b>	<b>36,525</b>	<b>206</b>	<b>\$32,675</b>	<b>\$392,100</b>	<b>\$10.74</b>	<b>177</b>



# INCOME & EXPENSES

		PRO FORMA GPR INCREASE		
		30% GPR INC.		
		85%	88%	92%
<b>SMS SELF STORAGE</b>				
GPR/NRSF		\$13.96	\$13.96	\$13.96
RENTAL INCOME/NRSF		\$11.86	\$12.28	\$12.84
EGI/NRSF		\$12.47	\$12.91	\$13.50
ACHIEVED RENT / NRSF		\$0.99	\$1.02	\$1.07
<b>REVENUE</b>				
<b>GROSS POTENTIAL RENT</b>		<b>\$509,730</b>	<b>\$509,730</b>	<b>\$509,730</b>
	GPR INC %	30%	30%	30%
	ECONOMIC VACANCY %	15%	12%	8%
ECONOMIC VACANCY		(\$76,460)	(\$61,168)	(\$40,778)
<b>TOTAL RENTAL INCOME</b>		<b>\$433,271</b>	<b>\$448,562</b>	<b>\$468,952</b>
INSURANCE COMMISSION (NET)	\$12.00	\$11,473	\$11,877	\$12,417
LATE FEES	2.0%	\$8,665	\$8,971	\$9,379
ADMIN FEES	0.5%	\$2,166	\$2,243	\$2,345
<b>OTHER INCOME</b>		<b>\$22,304</b>	<b>\$23,092</b>	<b>\$24,141</b>
<b>EFFECTIVE GROSS INCOME</b>		<b>\$455,575</b>	<b>\$471,654</b>	<b>\$493,093</b>
	MONTHLY AVERAGE EGI	\$37,965	\$39,304	\$41,091
	ANNUALIZING FACTOR			
<b>EXPENSES</b>				
PROPERTY TAXES (ASSESSED \$ / NRSF)	\$60.00	\$41,453	\$41,453	\$41,453
PAYROLL		\$28,000	\$28,000	\$28,000
MANAGEMENT FEE (% OF EGI)	5.0%	\$22,779	\$23,583	\$24,655
INSURANCE (\$ / NRSF)	\$0.45	\$16,436	\$16,436	\$16,436
CREDIT CARD FEES (% OF EGI)	2.3%	\$10,478	\$10,848	\$11,341
UTILITIES	\$0.20	\$7,305	\$7,305	\$7,305
ADVERTISING		\$6,000	\$6,000	\$6,000
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$5,479	\$5,479	\$5,479
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,360	\$3,360
TELEPHONE & INTERNET		\$2,400	\$2,400	\$2,400
LANDSCAPING		\$1,000	\$1,000	\$1,000
PEST CONTROL		\$1,000	\$1,000	\$1,000
TRASH		\$500	\$500	\$500
PROFESSIONAL FEES		\$500	\$500	\$500
OFFICE SUPPLIES		\$200	\$200	\$200
POSTAGE & DELIVERY		\$200	\$200	\$200
DUES & SUBSCRIPTIONS		\$200	\$200	\$200
<b>TOTAL EXPENSES</b>		<b>\$147,290</b>	<b>\$148,464</b>	<b>\$150,029</b>
<b>NOI</b>		<b>\$308,285</b>	<b>\$323,190</b>	<b>\$343,064</b>



# 7 YEAR ANALYSIS

SMS SELF STORAGE	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	\$10.74	\$11.81	\$12.99	\$14.29	\$14.72	\$15.16	\$15.61	\$16.08
RENTAL INCOME/NRSF	\$0.00	\$4.72	\$9.09	\$12.57	\$12.95	\$13.34	\$13.74	\$14.15
EGI/NRSF	\$0.00	\$4.99	\$9.58	\$13.21	\$13.60	\$14.00	\$14.41	\$14.83
YOY GPR GROWTH	10.0%	10.0%	10.0%	10.0%	3.0%	3.0%	3.0%	3.0%

## REVENUE

GROSS POTENTIAL RENT	\$392,100	\$431,310	\$474,441	\$521,885	\$537,542	\$553,668	\$570,278	\$587,386
ECONOMIC VACANCY	(\$392,100)	(\$258,786)	(\$142,332)	(\$62,626)	(\$64,505)	(\$66,440)	(\$68,433)	(\$70,486)
<b>TOTAL RENTAL INCOME</b>	<b>\$0</b>	<b>\$172,524</b>	<b>\$332,109</b>	<b>\$459,259</b>	<b>\$473,037</b>	<b>\$487,228</b>	<b>\$501,845</b>	<b>\$516,900</b>

INSURANCE COMMISSION (NET)	\$12.00	\$0	\$5,399	\$9,448	\$11,877	\$11,877	\$11,877	\$11,877
LATE FEES	2.0%	\$0	\$3,450	\$6,642	\$9,185	\$9,461	\$9,745	\$10,338
ADMIN FEES	0.5%	\$0	\$863	\$1,661	\$2,296	\$2,365	\$2,436	\$2,584
<b>OTHER INCOME</b>	<b>\$0</b>	<b>\$9,712</b>	<b>\$17,751</b>	<b>\$23,359</b>	<b>\$23,703</b>	<b>\$24,058</b>	<b>\$24,424</b>	<b>\$24,800</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$0</b>	<b>\$182,236</b>	<b>\$349,859</b>	<b>\$482,618</b>	<b>\$496,740</b>	<b>\$511,286</b>	<b>\$526,268</b>	<b>\$541,700</b>
MONTHLY AVERAGE EGI	0	\$15,186	\$29,155	\$40,218	\$41,395	\$42,607	\$43,856	\$45,142

## EXPENSES

3% ← INFLATION FACTOR

PROPERTY TAXES (ASSESSED \$ / NRSF)	\$60.00	\$41,453	\$42,696	\$43,977	\$45,297	\$46,656	\$48,055	\$49,497	\$50,982
PAYROLL		\$28,000	\$28,840	\$29,705	\$30,596	\$31,514	\$32,460	\$33,433	\$34,436
MANAGEMENT FEE (% OF EGI)	5.0%	\$0	\$9,112	\$17,493	\$24,131	\$24,837	\$25,564	\$26,313	\$27,085
INSURANCE (\$ / NRSF)	\$0.45	\$16,436	\$16,929	\$17,437	\$17,960	\$18,499	\$19,054	\$19,626	\$20,215
CREDIT CARD FEES (% OF EGI)	2.3%	\$0	\$4,191	\$8,047	\$11,100	\$11,425	\$11,760	\$12,104	\$12,459
UTILITIES	\$0.20	\$7,305	\$7,524	\$7,750	\$7,982	\$8,222	\$8,468	\$8,723	\$8,984
ADVERTISING		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$5,479	\$5,643	\$5,812	\$5,987	\$6,166	\$6,351	\$6,542	\$6,738
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012	\$4,132
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952
LANDSCAPING		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230
PEST CONTROL		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230
TRASH		\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615
OFFICE SUPPLIES		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
<b>TOTAL EXPENSES</b>		<b>\$114,033</b>	<b>\$130,757</b>	<b>\$146,517</b>	<b>\$159,838</b>	<b>\$164,607</b>	<b>\$169,519</b>	<b>\$174,579</b>	<b>\$179,790</b>
<b>NOI</b>		<b>(\$114,033)</b>	<b>\$51,479</b>	<b>\$203,342</b>	<b>\$322,780</b>	<b>\$332,133</b>	<b>\$341,767</b>	<b>\$351,689</b>	<b>\$361,910</b>



# COMPETITIVE SET ANALYSIS

PROPERTY #	PROPERTY NAME	ADDRESS	ESTIMATED RENTABLE SQ. FT.	DISTANCE (MILES)	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
1	SMS SELF STORAGE	18180 BECKER ROAD	36,525	0.0 MILES	36,525	36,525	36,525
2	HOCKLEY STORAGE CENTER	24010 FARM TO MARKET 2920	13,750	2.1 MILES		13,750	13,750
3	MY GARAGE SELF STORAGE	16273 KATY HOCKLEY ROAD	78,635	3.0 MILES		78,635	78,635
4	AAA SELF STORAGE	20555 FM TO MARKET 2920	25,697	4.4 MILES			25,697
5	FAIRFIELD MINI STORAGE	20131 SCHIEL ROAD	98,460	4.7 MILES			98,460
<b>TOTAL</b>					<b>36,525</b>	<b>128,910</b>	<b>253,067</b>

	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
TOTAL SUPPLY	36,525	128,910	253,067
POPULATION	4,248	25,797	54,559
NRSF/CAPITA	8.60	6.31	5.26



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