



SELF STORAGE FOR SALE

PURCHASE PRICE
\$6,999,000

PER SQUARE FOOT
\$69



SELLER FINANCING AVAILABLE ABOVE \$5M
INCLUDES 1 YEAR PROPERTY MANAGEMENT

LOCATED OFF I-94

 4155 Old Town Hall Rd
Eau Claire, WI

PROPERTY FEATURES

- 10 acres
- Separate in/out gates
- Over 20 plus security cameras on site
- 100,700 NLSF | 593 Units | 16 buildings
- Over 100,000 people in a 10-mile radius
- Median Household income exceeds \$63,000
- Valuation of appr. \$9.3 M at 7% CAP when 100% occupied

CONTACT TRILLIUM

 715-514-0201

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 www.TrilliumCommercial.com


SELF STORAGE FOR SALE

100,700 NLSF | 16 Buildings | 593 Units

Size	Square Feet	Total Sq Ft	Total Units
10 x 5	50	2,200	44
10 x 10	100	7,000	70
10 x 15	150	19,200	128
10 x 20	200	66,000	330
10 x 30	300	6,300	21



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PROJECTED VALUE

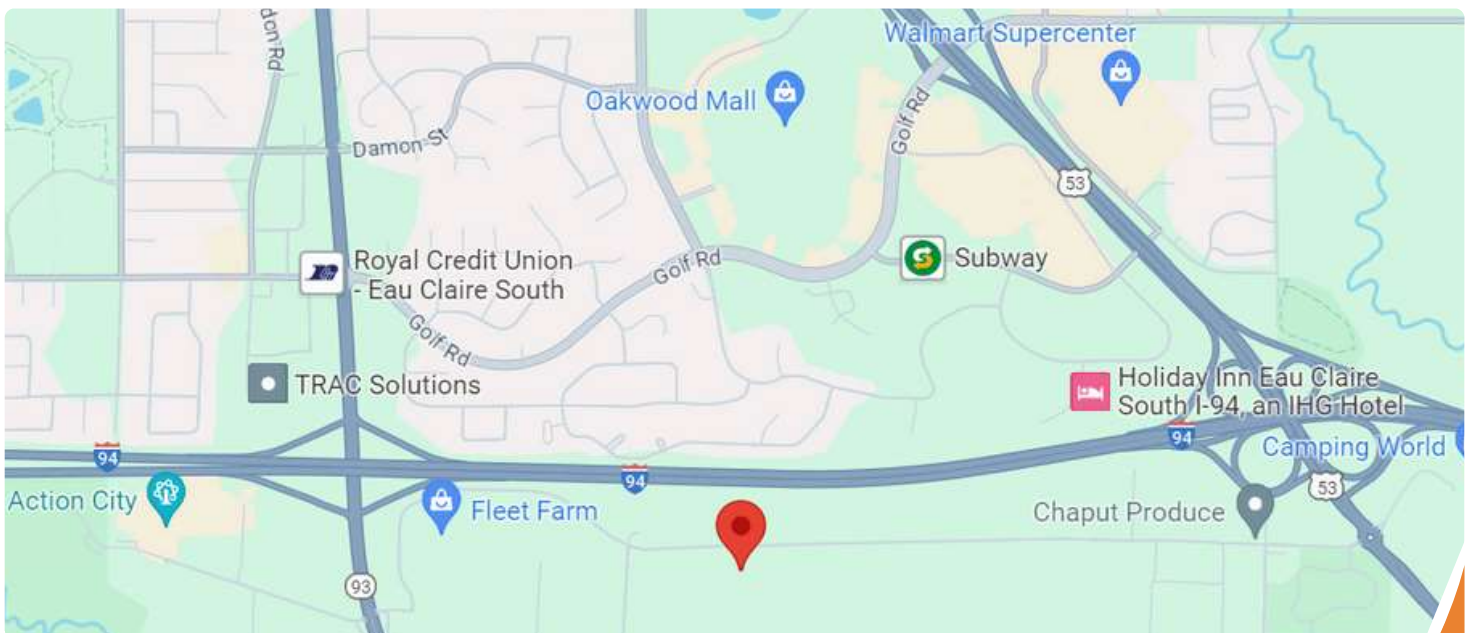
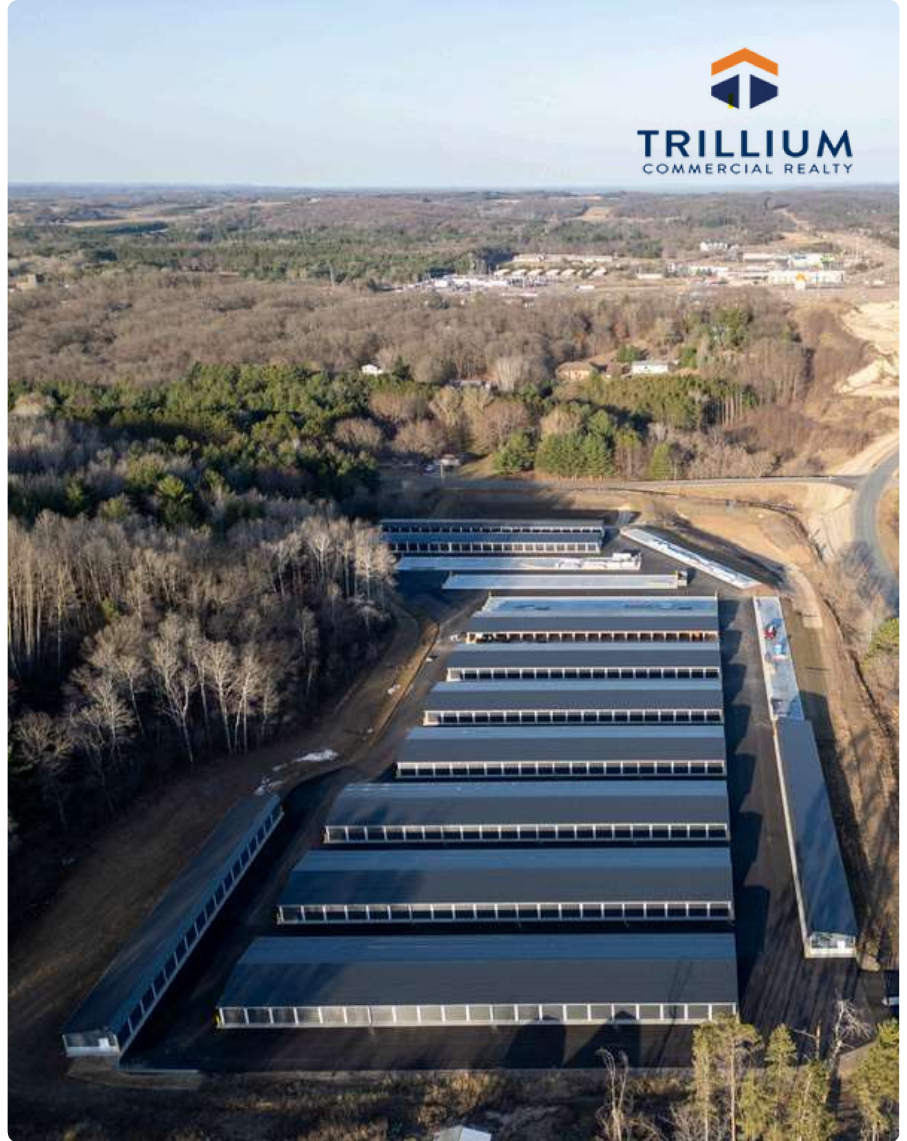
→ Value Add
Income: \$750,000

→ NOI Total: \$649,900

Estimated Expenses

Advertising	3,500
Maintanance	5,000
Insurance	5,000
Legal	1,000
Management	40,000
Repairs	5,000
Supplies	600
Taxes	20,000
Utilities	4,000
Snow/Lawn	8,000
Other	8,000

Total Expenses: \$100,100



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