

Self-Storage Facility + Lot Rental | Montgomery, LA

Asking Price: \$135,000

Property Type: Self-Storage Facility (Fee Simple)

Total Units: 23

Total Rentable Sq. Ft.: 2,550

Lot Size: 1.78 Acres

Occupancy: ~83% (18-month average: ~81%)

Investment Highlights

- Unit Mix:
 - 2 units @ 5x5
 - 6 units @ 5x10
 - 1 unit @ 10x10
 - 14 units @ 10x15
- Stable occupancy and reliable income
- Tenant-owned mobile home generating \$400/month in lot rent
- Expansion potential with open land
- Low operating costs and simple site layout
- Two security cameras on-site

Property Description

This 23-unit self-storage facility in Montgomery, Louisiana provides consistent income, steady occupancy,

and room for expansion. Totalling 2,550 rentable square feet, the mix of 5x5, 5x10, 10x10, and 10x15 units

caters to a variety of tenant needs. Occupancy has averaged ~81% over the past 18 months and currently

operates at ~83%.

Financial Snapshot (Actual T12 Performance)

- Gross Income: \$21,831/year
- Operating Expenses: \$7,719/year
- Net Operating Income (NOI): \$14,112/year
- Asking Price: \$135,000
- Actual Cap Rate: ~10.45%

Pro Forma Upside (Full Occupancy)

- Gross Potential Income: \$25,320/year
- Pro Forma NOI: ~\$19,320/year
- Pro Forma Cap Rate: ~14.3%

Key Features

- 23 total storage units
- 2,550 rentable sq. ft.
- Additional lot rent income
- Expansion potential on 1.78 acres
- Gravel lot access
- Two security cameras
- Fee simple sale