

A² Storage Pro Forma

1294 44th Avenue Sweet Home, OR 97386

Operating Income

Unit Type	# Units	Rent/Unit	Monthly	Annual
5x5	7	\$72	\$504	\$6,048
5x10	43	\$82	\$3,526	\$42,312
5x15	2	\$100	\$200	\$2,400
10x10	78	\$110	\$8,580	\$102,960
10x15	23	\$145	\$3,335	\$40,020
10x20	57	\$165	\$9,405	\$112,860
10x30	1	\$200	\$200	\$2,400

Potential Gross Annual Income

\$309,000

Less: Vacancy & Collection Loss 8%

\$24,720

Net Rentable Income

\$284,280

Merchandise

\$736

Late Fees

\$11,112

Admin Fees

\$940

Total Income

\$297,068

Operating Expenses

Management fee (6%) - No employees (kiosk & online rentals) \$17,824

Website-advertisement -

\$1,140

Insurance

\$6,000

Property Taxes Current \$16,132

\$25,000

Maintenance

\$3,500

Credit Card Fees

\$4,356

Phone/Internet

\$2,500

Utilities - includes porta potty

\$4,664

Opentech (Kiosk & gate - includes lifetime warranty & live help at kiosk)

\$4,800

Sitelink Software (Includes delinquent tenant call, text, email service)

\$3,600

Total expenses

\$55,560

Net Operating Income

\$241,508

Cap Rate

7.2%

List Price

3,350,000

A² Storage - Phase I Current Rents

1294 44th Avenue Sweet Home, OR 97386

Operating Income

		Phase I		Phase II		I & II
Unit Type	Rent/Unit	# Units	Monthly (actual)	# Units	Monthly	Annually
5x5	\$65-\$72	7	\$497	0	\$0	\$5,964
5x10	\$76-\$82	15	\$1,197	28	\$2,296	\$41,916
5x15	\$92-\$100	1	\$92	1	\$100	\$2,304
10x10	\$92-\$110	54	\$5,544	24	\$2,640	\$98,087
10x15	\$145	0	\$0	23	\$3,335	\$40,020
10x20	\$130-\$165	31	\$4,811	26	\$4,290	\$109,212
10x30	\$200	1	owner unit	0	\$0	\$0
Total:		109	\$12,130	102	\$12,661	

Potential Gross Annual Income

\$297,503

Less: Vacancy & Collection Loss 8%

\$23,800

Net Rentable Income

\$273,703

Merchandise

\$736

Late Fees

\$11,112

Admin Fees

\$940

Total Income

\$286,491

Operating Expenses

Management fee (6%) - No employees (kiosk & online rentals) \$17,190

Website - advertisement

\$1,140

Insurance - estimated (current \$3287)

\$6,000

Property Taxes -estimated (current taxes \$16,132)

\$25,000

Maintenance

\$3,500

Credit Card Fees

\$4,356

Phone/Internet

\$2,500

Utilities - includes porta potty

\$4,664

Opentech (Kiosk & gate - includes lifetime warranty & live help at kiosk)

\$4,800

Sitelink Software (Includes delinquent tenant call, text, email service)

\$3,600

Total expenses

\$55,560

Net Operating Income

\$230,931

Cap Rate

6.9%

List Price

\$3,350,000

