

LOCK-IT-UP STORAGE MASSILLON

2851 BUSINESS PL SE MASSILLON, OH 44646

27,575 NRSF | SELF-STORAGE FACILITY



SALE PRICE

\$1,800,000

Jacob Whitta
(419) 957-8200

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CONFIDENTIALITY

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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OFFERING PROCEDURE

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OFFERING PROCEDURE

Offers are preferred to be in Letter of Intent (LOI) form and at a minimum the offers should include:

1. Price
2. Earnest Money Deposit
3. Bank Capacity Letter and/or Proof of Funds
4. Due Diligence Time Period
5. Due Diligence Requested List
6. Closing Period
7. A brief description of why the seller should consider the prospective buyers offer, any substantial points the buyer wants the seller to know, and the buyers experience/bio along with their initial intentions with the property.

The seller reserves the right to negotiate with any party at any time and also reserves the unrestricted right to reject any or all offers.

Please address offers to:

Jake Whitta
Sales Associate
Jake.Whitta@gmail.com
(419) 957-8200

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PROPERTY INFORMATION

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PROPERTY SUMMARY

LOCK-IT-UP STORAGE MASSILLON

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PROPERTY HIGHLIGHTS

- Self Storage Facility Cash Flowing \$84K In 2025 Comprised Of 148 Non-Climate And Climate Units Total 27,575 NRSF
- Property Has Room To Further Develop 4 Additional Buildings Or ~56,000 Additional NRSF
- Facility Is Manage With A Part Time Site Manager To Support U-Haul Rental Truck Requirements And Efficiency Opportunities To Fully Automate W/Out Or Reducing Management Expenses.
- Site Is Supported W/Enclosed Fence And Gate Code For Convenient 24/7 Access
- Strong Physical Occupancy Above 90%
- Located In An Affluent, Growing, And Major Commercial Arterial
- Convenient Access Near SR 30/62 And I-77
- Room For Expansion: Up To 4 Additional Buildings Or An Additional ~67%.
- Fully Fenced Facility With Coded Gate For Secure, Convenient Access.
- Strong Average Household Income Of \$75,024 Within Five Miles Of The Property
- Massillon Is A Suburb Of Canton, Located In Northeast Ohio, And Has Over 100,000 Residents Within A Five-Mile Radius Of The Property



OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	148
Lot Size:	4.27 Acres
Building Size:	26,832 SF
NOI:	\$83,707.84
Cap Rate:	4.65%

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ADDITIONAL PHOTOS

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CLIMATE CONTROLLED UNITS

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MANAGEMENT OFFICE

LOCK-IT-UP STORAGE MASSILLON

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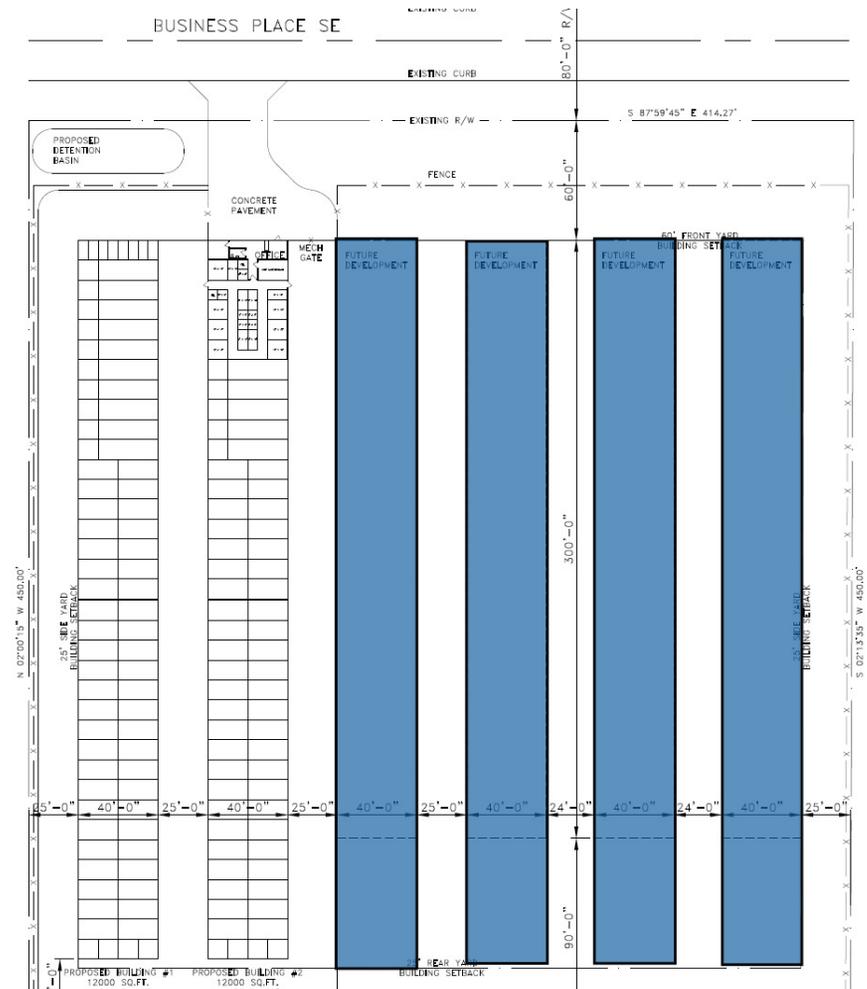


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EXPANSION AREA

LOCK-IT-UP STORAGE MASSILLON

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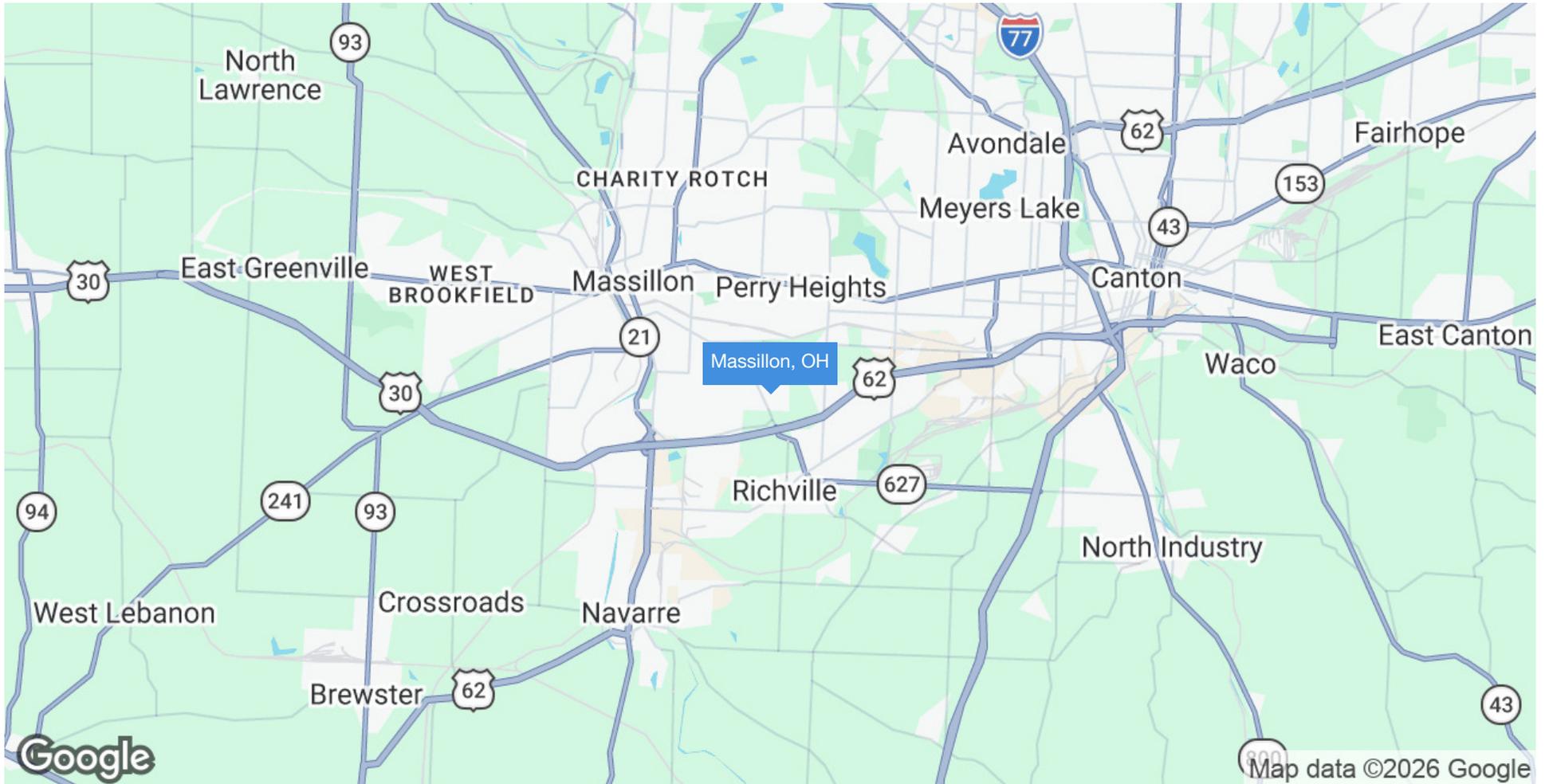


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REGIONAL MAP

LOCK-IT-UP STORAGE MASSILLON

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LOCATION MAP

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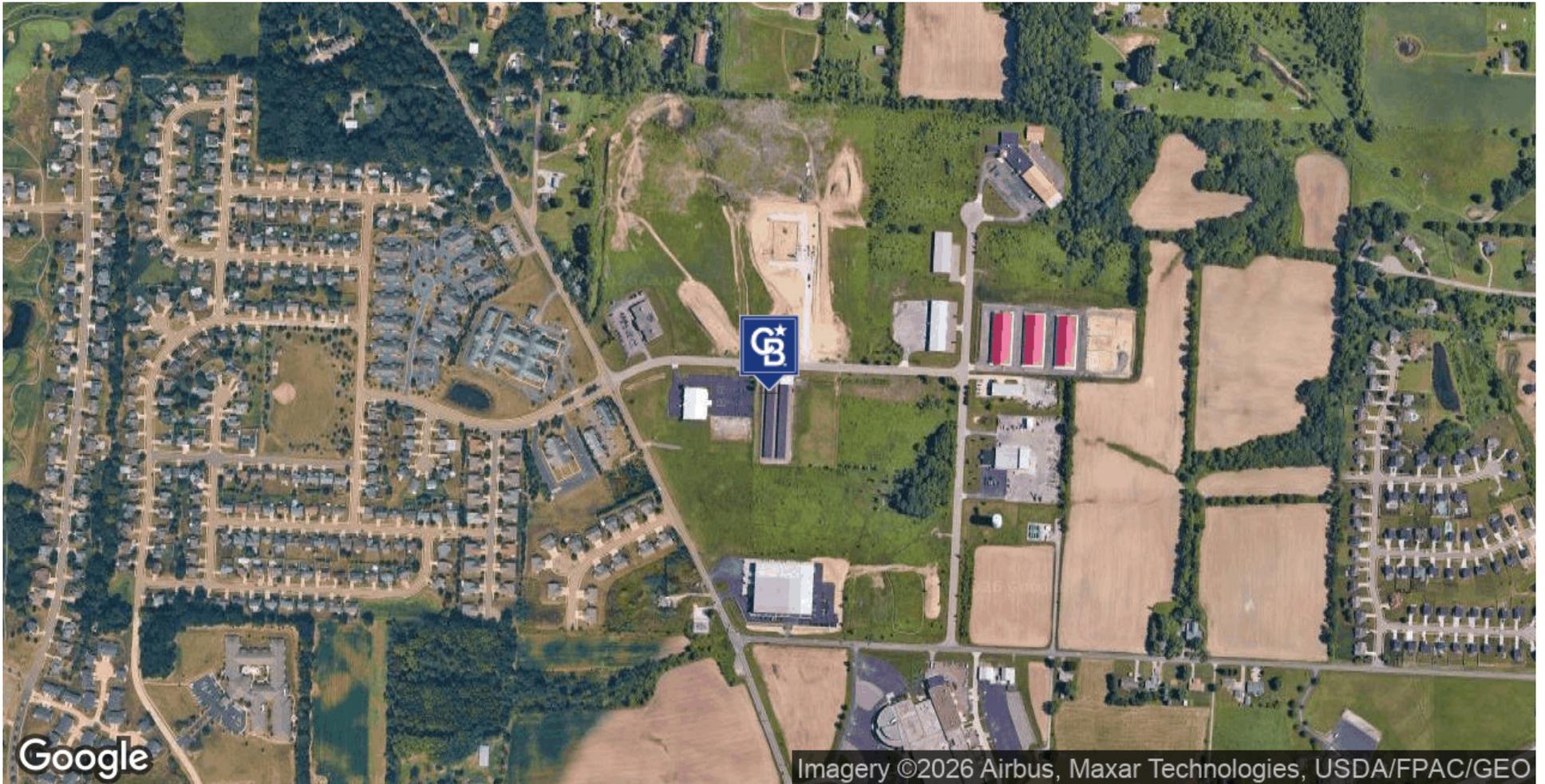


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AERIAL MAP

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AMENITIES MAP

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FINANCIAL ANALYSIS

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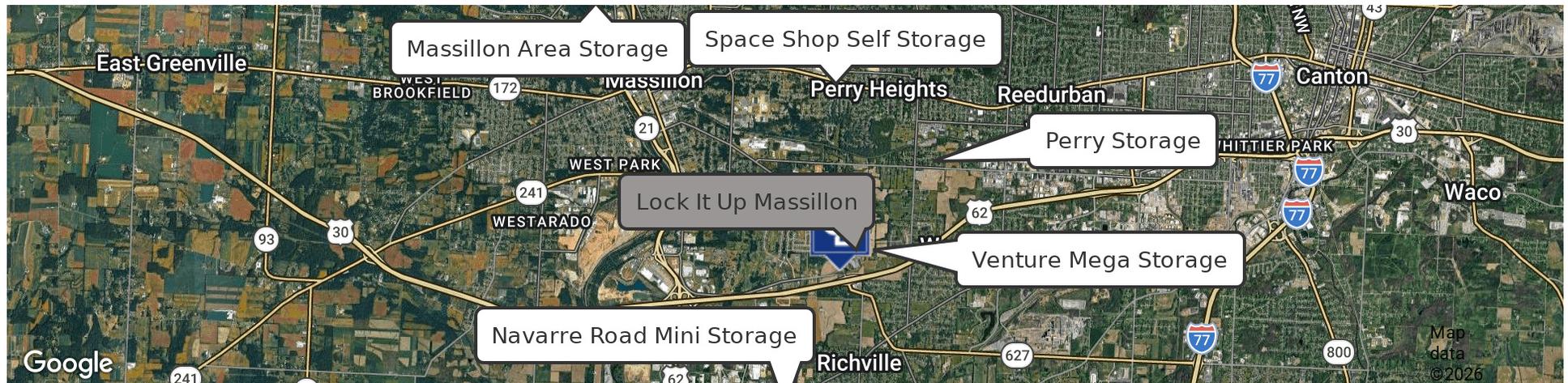
MARKET RENT ANALYSIS

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MARKET RENT ANALYSIS

COMP #	FACILITY	ADDRESS	DISTANCE	5X10 NC	10X10 NC	10X15 NC	10X20 NC	10X30 NC	10X40 NC
1	Venture Mega Storage	2040 Venture Cir SE, Massillon, OH	0.2 mi	N/A	N/A	N/A	N/A	N/A	N/A
2	Perry Storage	916 Genoa Ave SW, Massillon, OH	1.3 mi	\$50	\$80	\$100	\$125	\$145	N/A
3	Navarre Road Mini Storage	7558 Navarre Rd SW, Massillon, OH	1.9 mi	\$50	\$70	N/A	\$85	\$130	N/A
4	Space Shop SS	2600 Lincoln Way E, Massillon, OH	1.9 mi	\$44	\$91	\$127	\$162	\$221	N/A
5	Massillon Area Storage	700 Earl Rd NW, Massillon, OH	4.0 mi	\$62	\$82	\$92	\$115	\$165	\$210
AVERAGE STREET RENTS				\$52	\$81	\$106	\$122	\$165	\$210
AVERAGE ACHIEVED RENTS				\$57	\$77	\$86	\$89	\$150	\$179



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UNIT MATRIX

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UNIT MATRIX - *NOTE CC=CLIMATE CONTROLLED UNITES

SIZE	TOTAL	SQUARE	TOTAL			AVERAGE	MONTHLY	ANNUAL
	UNITS	FEET	SF	OCCUPIED	VACANT	RATE	GPR	GPR
5x5 CC*	3	25	75	1	2	\$61	\$183	\$2,186
5x10	8	50	400	5	3	\$61	\$488	\$5,828
5x10 CC*	8	50	400	8	0	\$71	\$574	\$6,851
10x10	22	100	2,200	22	0	\$82	\$1,813	\$21,651
10x10 CC*	7	100	700	4	3	\$91	\$637	\$7,605
10x15	10	150	1,500	8	2	\$92	\$920	\$10,991
10x20	54	200	10,800	53	1	\$95	\$5,143	\$61,424
10x25	10	250	2,500	10	0	\$117	\$1,177	\$14,058
10x30	14	300	4,200	14	0	\$160	\$2,247	\$26,838
10x40	12	400	4,800	12	0	\$191	\$2,298	\$27,452
	148		27,575	137	11		\$15,479	\$184,882

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INCOME & EXPENSES

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INCOME SUMMARY

	LOCK-IT-UP STORAGE MASSILLON
Cash/Checks	\$36,637
Credit Card	\$130,302
U-Haul	\$3,840
Vacancy Cost	(\$17,934)
GROSS INCOME	\$170,788

EXPENSES SUMMARY

	LOCK-IT-UP STORAGE MASSILLON
Bad Debt	\$257
Bank Fees	\$4,359
Advertising	\$469
Phone	\$2,310
Software	\$1,481
Utilities	\$4,155
Building Insurance	\$5,052
Property Upkeep	\$8,871
Property Taxes	\$32,603
Payroll (Site Manager)	\$17,593
Sales Tax	\$9,928
OPERATING EXPENSES	\$87,080

NET OPERATING INCOME **\$83,708**

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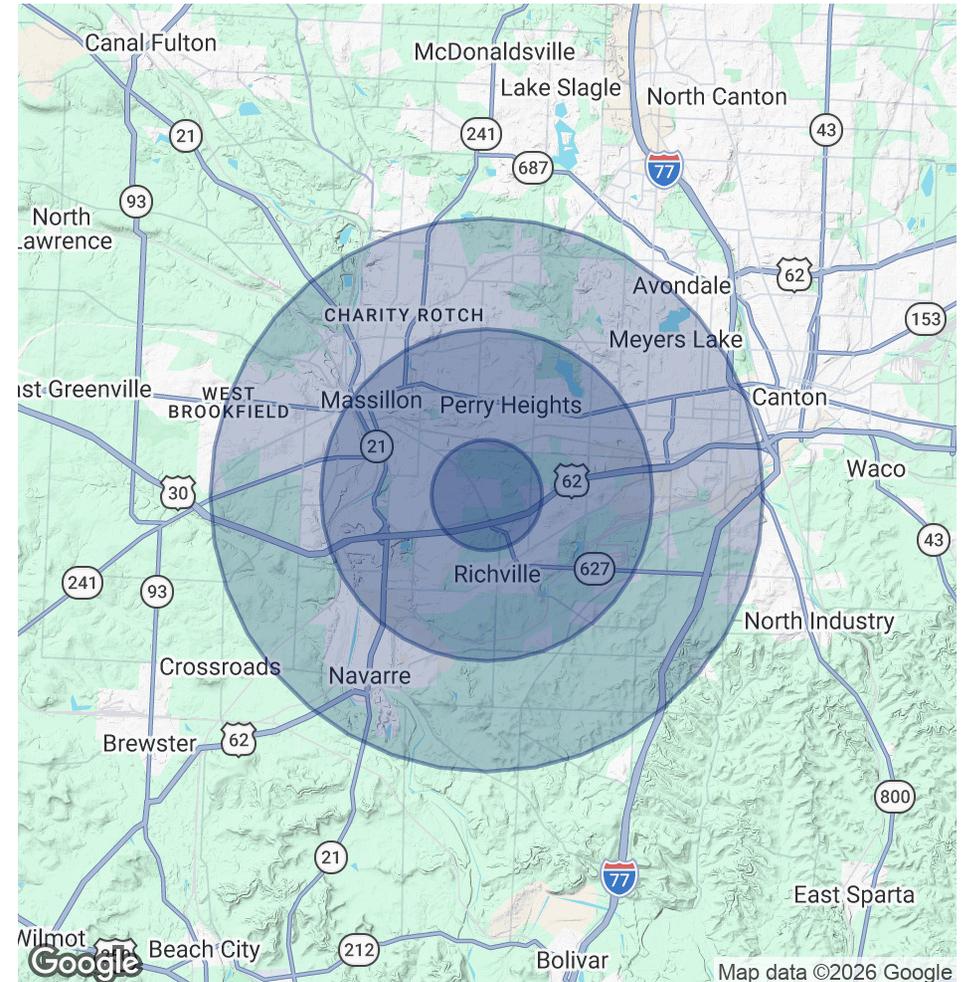
DEMOGRAPHICS

LOCK-IT-UP STORAGE MASSILLON

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,376	37,384	105,427
Average Age	45	42	42
Average Age (Male)	43	41	41
Average Age (Female)	48	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	915	15,730	45,462
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$96,001	\$73,155	\$75,024
Average House Value	\$226,269	\$160,841	\$168,688

Demographics data derived from AlphaMap



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