



SPORTSMAN'S STORAGE

**4535 SE 3rd St.
Corvallis, Oregon**

Description: This self storage property is located in south Corvallis near the Corvallis airport and the Corvallis Industrial Park. The property is improved with three buildings, (2) self-storage buildings and one single family residence. Currently the residence is vacant but has been rented, in the past, to the facilities' on-site manager. The self-storage buildings are 6,840sf and 4,896sf in size and contain 36 enclosed rental spaces in total. There are (4) additional outside storage spaces. The spaces range from 12'x24' to 12'x30' and are generally 100% rented. The current rents are "below market" allowing for some upside potential for a Buyer. The property is served a water well & Benton County sewer and has a dedicated access to Hwy. 99w. The average daily traffic count on Hwy. 99w is +/- 7,000 cars per day.

Asking Price: \$1,000,000

*Alan Wells, CCIM
Commercial Associates /
Wells Investment Properties, LLC
PO Box 8250
Coburg, OR 97408
Cell phone: (541) 990-9613
E-mail: alan@commercialassociates.org*



UNIT MIX SUMMARY

Date: 09/02/2025

LOCATION:

Sportsmans' Storage4535 SE 3rd. St.
Corvallis, OR 97339

DESCRIPTION:

	Unit Mix				Total area		Monthly Rent / Unit	Total	Annual Total
North Side	House	40	x	38	1,553	Estimated	\$2,500	\$2,500	\$30,000
	2 shop space enclosed	12	x	30	1,080	unheated	\$144	\$288	\$3,456
	17 enclosed	12	x	30	6,120	unheated	\$149 to \$175	\$2,570	\$30,840
South Side	17 enclosed	12	x	24	4,896	unheated	\$132 to \$142	\$2,264	\$27,168
Outside Spaces	4	Varies					\$35 to \$60	\$185	\$2,220
Totals	40	Total Units				13,649 sf		\$7,807	\$93,684

INCOME / EXPENSE SUMMARY

Date: 09/02/2025

LOCATION:

Sportsmans' Storage4535 SE 3rd. St.
Corvallis, OR 97339**ANNUAL PROPERTY OPERATING INFORMATION**

	%	Income	Expense	Comments
SCHEDULED GROSS POTENTIAL STORAGE RENTAL INCOME:		\$93,684		Per Description Above
Sub-Total		\$93,684		
OTHER STORAGE INCOME				
Late Fees		\$300		Estimated
Rental Refunds		\$0		Not Applicable
Net Merchandise Sales		\$0		Not Applicable
OTHER INCOME				
Residence Rent		\$6,000		@ \$500 / month
TOTAL GROSS INCOME:	100.00%	\$99,984		
LESS VACANCY				
Storage Units & Residence	2.50%	(\$2,500)		Estimated, annually recurring
GROSS OPERATING INCOME:	97.50%	\$97,484		
LESS OPERATING EXPENSES:				
ADVERTISING:	-0.26%		(\$250)	Website Only
PROPERTY INSURANCE	-3.08%		(\$3,000)	Current Policy in place
PROPERTY TAXES	-7.58%		(\$7,390)	Current Assessment
REPAIRS, SERVICES AND MAINTENANCE	-3.59%		(\$3,500)	Estimated, annually recurring
PROFESSIONAL FEES	-0.51%		(\$500)	Estimated, annually recurring
SECURITY MONITORING	0.00%		\$0	Not Applicable
PROPERTY MANAGEMENT:				
Off-Site:	0.00%		\$0	Estimated
On-Site:				
Salaries (includes taxes, comp. & mileage reinb.)	-4.31%		(\$4,200)	Estimated @ \$350 /month plus discounted rent on residence
OFFICE MAINTENANCE & SUPPLIES	-1.28%		(\$1,250)	Estimated, annually recurring
TELEPHONE & INTERNET				
Cell Phone	-0.92%		(\$900)	Estimated
Internet	-0.74%		(\$720)	Estimated
UTILITIES				
Natural Gas	-0.80%		(\$780)	Estimated, based on current
Electricity	0.00%		\$0	Combined Total
Water & Sewer	0.00%		\$0	0
Cable & Internet	0.00%		\$0	0
TRASH REMOVAL	-0.33%		(\$325)	Estimated
TOTAL OPERATING EXPENSES:	23.40%		(\$22,815)	
NET OPERATING INCOME:			\$74,669	
Loan Payments			(\$59,819)	
CASH FLOW			\$14,850	

INVESTMENT SUMMARY

Date:

09/02/2025

LOCATION:

Sportsmans' Storage4535 SE 3rd. St.
Corvallis, OR 97339**ASKING PRICE:** \$1,000,000

Cap Rate 7.47%

Gross Rent Multiplier 10.67

Sale price per unit \$25,000

Estm. Downpayment Required \$300,000

Cash Flow \$14,850

Investment Return 4.95%

FINANCING: (estimated terms, new loan)

Loan Amount: \$700,000

Loan to Value Ratio: 70%

Interest Rate 7.15%

Amortization Period 25 years

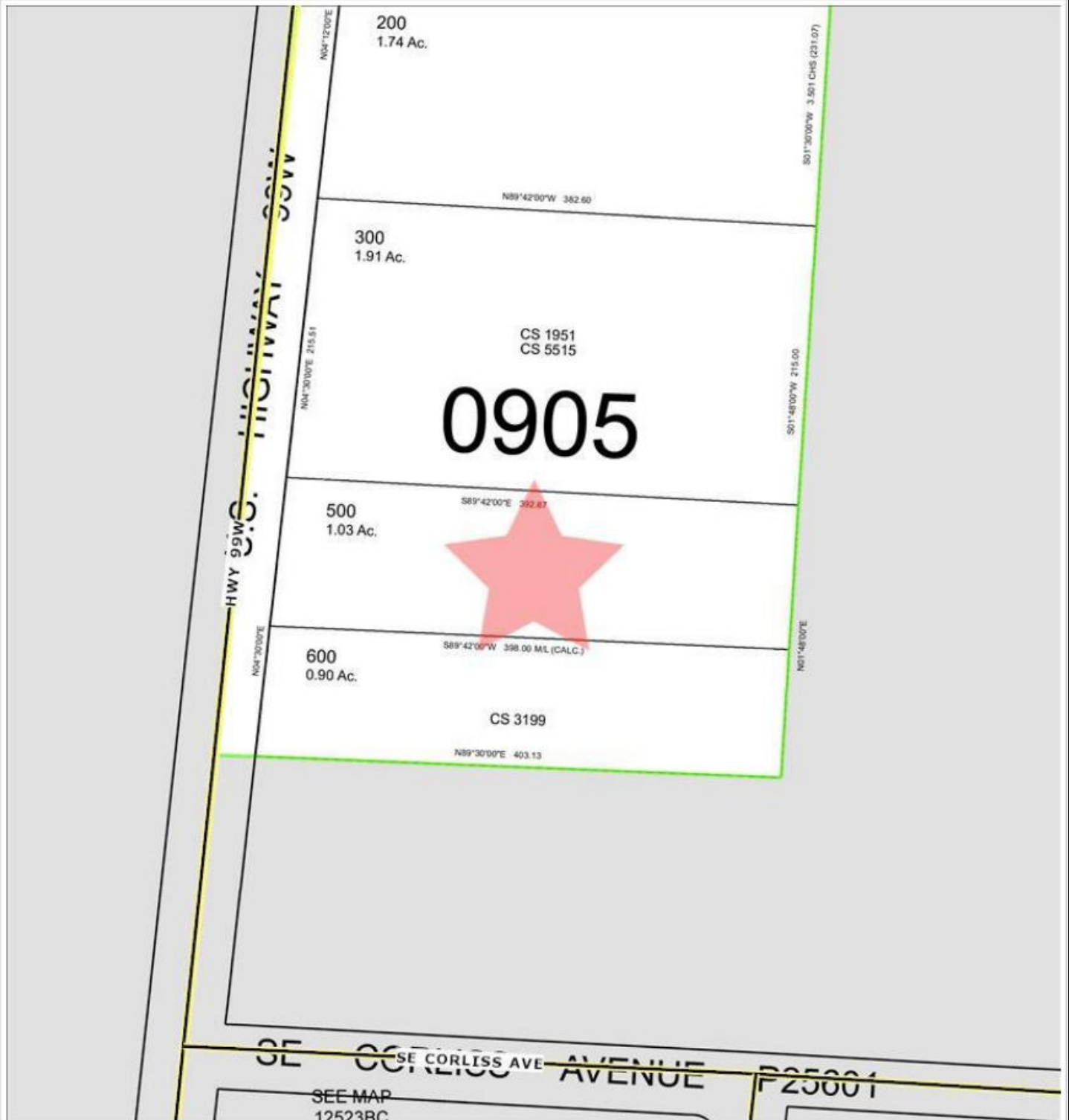
Monthly Payment \$4,985

Term 5

REAL ESTATE TAX INFORMATION**ASSESSED VALUES:**

<u>Property:</u>	<u>Acreage</u>	<u>Market Values</u>		<u>2025</u>	<u>Assd. Values</u>	<u>Real Estate Tax</u>
<u>TL 500</u>		<u>Land:</u>	<u>Improv.</u>	<u>Total</u>		
	1.03	\$223,790	\$351,250	\$575,040	\$432,676	\$7,390
Totals	1.03	\$223,790	\$351,250	\$575,040	\$432,676	\$7,390

Plat Map



Building Layout

04

