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# SELF-STORAGE PORTFOLIO

## APPROVED DEVELOPMENT SITES

3402 Richfield,  
Flint, MI



5570 Gull Rd,  
Kalamazoo, MI



2389 E Laketon  
Muskegon, MI



### APPROVED SELF STORAGE SITES AVAILABLE!

THIS IS THE RARE OPPORTUNITY YOU'VE BEEN WAITING FOR TO BREAK INTO OR EXPAND YOUR SELF-STORAGE BUSINESS! THREE FULLY ENTITLED, APPROVED SITES ARE READY FOR IMMEDIATE BUILD-OUT IN THIS HIGH-DEMAND INDUSTRY. WITH ALL PERMITS IN PLACE AND THE GROUNDWORK DONE, YOU CAN FAST-TRACK YOUR WAY TO REVENUE WITHOUT THE USUAL HURDLES THAT CAN SET YOU YEARS BACK. CLAIM THIS INCREDIBLE INVESTMENT OPPORTUNITY—IT'S PERFECT FOR RAPID ENTRY OR EXPANSION IN THIS THRIVING INDUSTRY.

\*Sites also available individually\*

**HIBA HAKIM**

(248) 221-0591

[hibahakimrealestate@gmail.com](mailto:hibahakimrealestate@gmail.com)

**AUSTIN YATOOMA**

(586) 242-4312

[Austin.yatooma@outlook.com](mailto:Austin.yatooma@outlook.com)



## PROPERTY DETAILS

- **PRICE FOR SALE:** \$1,850,000
- **BUILDING A:** 35,844 SF ON 5.46 ACRES (CURRENTLY APPROVED FOR SELF-STORAGE- INCLUDES 73 INDOOR + 281 OUTDOOR UNITS)
- **BUILDING B:** 20,000 SF
- **POPULATION DENSITY:** 202,000 RESIDENTS WITHIN A 5-MILE RADIUS
- **ECONOMIC DEMOGRAPHICS:** MEDIUM HOUSEHOLD INCOME \$45,000+
- **LIMITED COMPETITION:** CLOSEST SELF-STORAGE FACILITY IS LOCATED 3.7 MILES AWAY
- **HIGH TRAFFIC LOCATION:** 18,000+ VEHICLES PASSING DAILY
- MULTIPLE BUSINESS OPPORTUNITIES LIKE FLEX SPACE/SHOPPING CENTER
- SITE PLANS UPON REQUEST

## SELLER'S SELF STORAGE FINANCIAL PROJECTIONS

**Purchase Price:** \$1.850M

**Est Construction Costs Remaining:** \$450k

**Total Investment:** \$2.3M

**Total Net Rentable SF:** 64,000 (indoor/door)

**Avg price/sf =** \$1.00/sf

**=**\$64,000/month x 12

**=**\$768k - \$100k(NOI) - \$76,800 (approx. 10% vacancy)

**=**\$591,200 NOI

**CAP =** 32%

<https://www.crexi.com/properties/1715589/michigan-self-storage-development-site-opportunity>

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## SELLER'S SELF STORAGE FINANCIAL PROJECTIONS

**Purchase Price: \$2.65M**  
**Est Construction Costs: \$1M**  
**Total Investment: \$3.65M**

**Net Rentable SF INDOOR: 28,000**  
**Avg price/sf INDOOR = \$1.40**  
**=\$39,200 X 12**  
**=\$470,400 Annually**

**Net Rentable SF OUTDOOR: 27,000sf**  
**Avg price/sf OUTDOOR = \$1.10**  
**=29,700 X 12**  
**=\$356,400 Annually**

**TOTAL Indoor/outdoor: \$470,400 + \$356,400**  
**=\$826,800 - \$100K(NOE) - \$82,680**  
**(Approx 10% vacancy)**  
**=\$644,120 NOI**  
**CAP = 17.6%**

## PROPERTY DETAILS

- **PRICE FOR SALE:** \$2,650,000
- **BUILDING SIZE/ACRES:** 34,324 SF
- **ON 5.7 ACRES**
- **POPULATION DENSITY:** 108K WITHIN 5 MILE RADIUS
- **HIGH TRAFFIC LOCATION:** 28,000+ VEHICLES PASSING DAILY
- **USES:** APPROVED SELF STORAGE SITE/ FLEX SPACE/ MULTIPLE USES
- **SITE PLANS UPON REQUEST**

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**SELLER'S SELF  
STORAGE  
FINANCIAL  
PROJECTIONS**

**Purchase Price: \$975k**  
**Est Construction Costs: \$1M**  
**Total Investment: \$1.975M**

**Total Net Rentable SF: 50,000**  
**(indoor/door)**  
**Avg price/sf = \$1.00/sf**  
**=\$50,000/month x 12 months**  
**=\$600k - \$100k(NOI) - \$62k (approx.**  
**10% Vacancy)**  
**=\$438,000 NOI**  
**CAP = 22.2%**

<https://www.crexi.com/properties/1715606/michigan-fully-permitted-self-storage-development-site>

**PROPERTY DETAILS**

- **PRICE FOR SALE:** \$975,000
- **BUILDING SIZE/ACRES:** 44,266 SF & 6.60 ACRES
- **POPULATION DENSITY:** 134K WITHIN 5 MILE RADIUS
- **ADJACENT SELF-STORAGE BUSINESS DRIVES CLIENTELE**
- **MULTIPLE BUSINESS OPPORTUNITIES IN THE "M" ZONING DISTRICT**
- **USES:** APPROVED SELF STORAGE SITE/ FLEX SPACE/ MULTIPLE USES
- **SITE PLANS UPON REQUEST**

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