



LSSG
LOEFFLER SELF-STORAGE GROUP, INC.

Price Reduced
\$1M

TNT SELF STORAGE

**3562 BIG VALLEY ROAD
KELSEYVILLE, CA**

INVESTMENT OPPORTUNITY

- ◆ PRICE: \$5,500,000 **\$4,500,000**
- ◆ UNITS: 365
- ◆ RENTABLE SQUARE FEET: 63,696
- ◆ PRICE PER NRSF: \$70.65
- ◆ YEAR BUILT: 2001



INVESTMENT HIGHLIGHTS

- ◆ Stable asset with upside through continued occupancy – approaching an 10% CAP on 90% economic occupancy.
- ◆ Larger units. On average, the typical unit exceeds 174 NRSF.
- ◆ Cell tower lease offers additional, ancillary income.
- ◆ Priced below replacement costs at \$70.65 per NRSF.

Exclusively listed by:

BOBBY LOEFFLER & TYLER SKELLY

The Loeffler Self-Storage Group, Inc. (LS-SG)

Telephone: 916-337-4856

Fax: 888-289-0703

License: CA Corp 2001725, 01264390,

NV 1000942, TX Corp 9005386, TX 664479,

AZ 663333000

Bobby@LS-SG.com

Tyler@LS-SG.com

P.O. Box 80942, San Diego, CA 92138
Telephone: 916-337-4856, Fax: (888) 289-0703

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.