



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:

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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.