



VERSAL

MOUNT STORAGE - TAYLOR

209 COMMERCIAL DR, TAYLOR, TX 76574

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THE OPPORTUNITY



Mount Storage is located in Taylor, Texas. Taylor falls within the Austin MSA and has experienced significant growth in recent years, including the \$25 billion Samsung plant currently under construction.

The property features 45 non-climate units and 1 office space for a total of 7,900 NRSF. The average unit size of the non-climate units is 171 NRSF. The facility is currently 81% occupied.

The property is well located within its trade area, being only 0.7 miles from major retailers like Starbucks, Whataburger, and Tractor Supply Co. It is also 1.7 miles from US-79 and a 45-minute drive from downtown Austin. A 5-mile radius around the property includes a population of 18,230 with an average household income of \$94,494.

Construction highlights include metal and steel

construction, asphalt drives, and secure access.

Mount Storage is being listed for sale at \$685,000 (\$86/NRSF).



THE PROPERTY



LOCATION

- Taylor, TX (Austin MSA)
- 18,230 Population Within 5 Miles
- \$94,494 Average Household Income Within 5 Miles
- 0.7 Miles from Major Retailers (Starbucks, Whataburger, Tractor Supply Co)
- 1.7 Miles from US-79
- 45 Minutes from Downtown Austin

FEATURES

- \$685,000
- 45 NC Units, 1 Office
- \$86/NRSF
- 7,900 NRSF
- 81% Occupancy
- Asphalt Drives



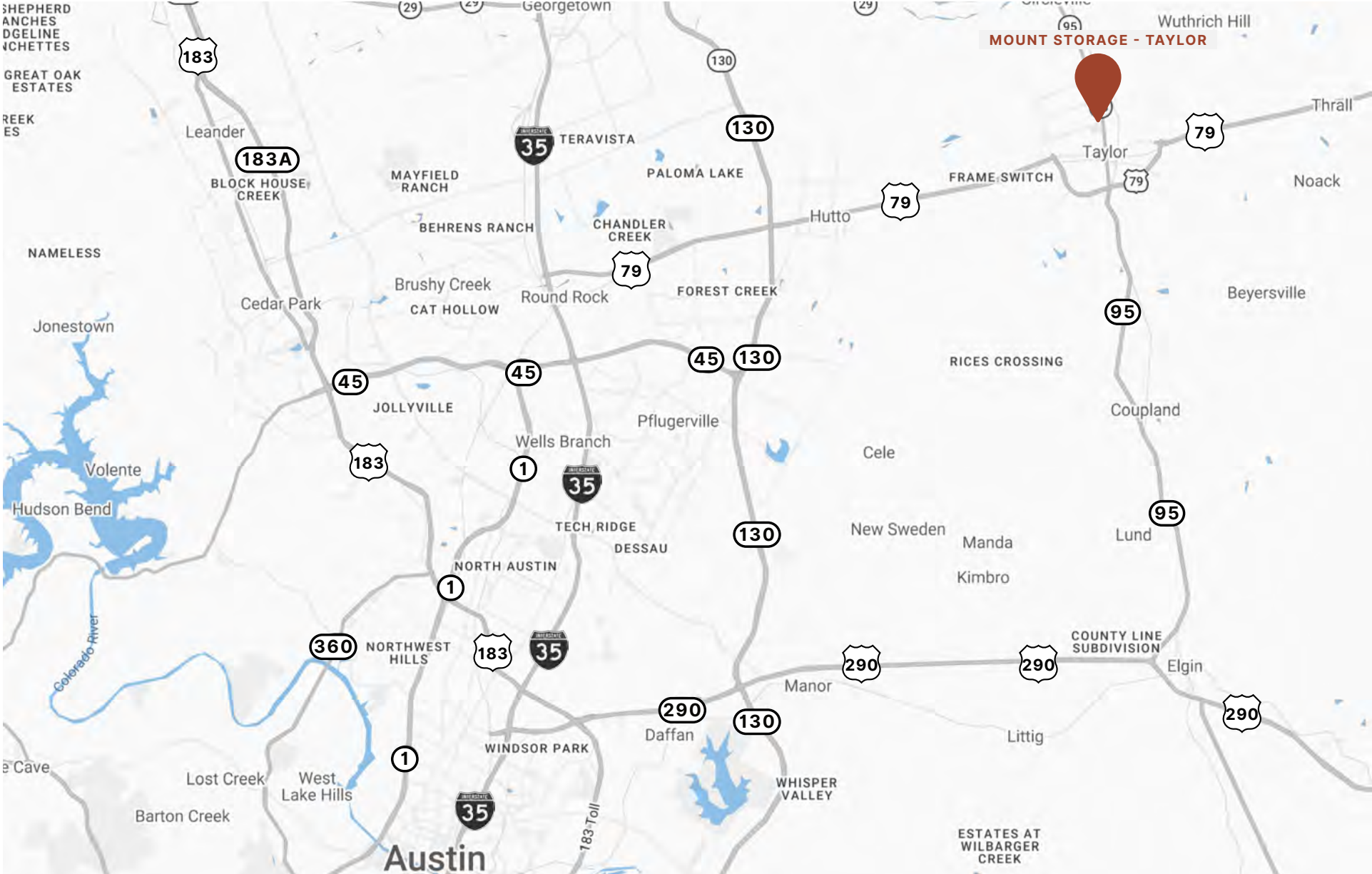
EXECUTIVE SUMMARY



PROPERTY NAME	MOUNT STORAGE - TAYLOR
OFFERING PRICE:	\$685,000
ADDRESS:	209 COMMERCIAL DR
CITY / STATE / ZIP:	TAYLOR, TX 76574
COUNTY:	WILIAMSON
PARCEL:	R099001
YEAR BUILT:	1977
NRSF:	7,900
TOTAL UNITS:	46
PARKING:	NONE
BUILDINGS:	5
ELEVATORS:	NONE
AVG. UNIT SIZE NC:	171 SQ. FT.
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	85%
PHYSICAL OCCUPANCY (SQ. FT.):	81%
PHYSICAL OCCUPANCY (UNITS):	78%
ACRES:	0.51
CONSTRUCTION MATERIALS:	METAL, STEEL, ASPHALT
EXPANSION ROOM:	NONE
OFFICE:	YES
APARTMENT:	NONE
1 MILE POPULATION:	7,492
1 MILE MEDIAN HHI:	\$67,890
1 MILE AVERAGE HHI:	\$84,362
3 MILE POPULATION:	17,201
3 MILE MEDIAN HHI:	\$74,100
3 MILE AVERAGE HHI:	\$93,320
5 MILE POPULATION:	18,230
5 MILE MEDIAN HHI:	\$74,989
5 MILE AVERAGE HHI:	\$94,494



AREA MAP



RETAILER MAP



PHOTOS



AERIAL PHOTO



AERIAL PHOTO



COMMERCIAL DR



AERIAL PHOTO



UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5 X 5	NC	\$32	25	\$1.28	2	50	1	1	50%	25	50%	\$64	\$768
5 X 10	NC	\$48	50	\$0.96	1	50	0	1	0%	0	0%	\$48	\$576
10 X 10	NC	\$84	100	\$0.84	6	600	5	1	83%	500	83%	\$504	\$6,048
10 X 10	NC	\$98	100	\$0.98	2	200	1	1	50%	100	50%	\$196	\$2,352
10 X 20	NC	\$148	200	\$0.74	31	6,200	27	4	87%	5,400	87%	\$4,588	\$55,056
10 X 20	NC	\$148	200	\$0.74	3	600	1	2	33%	200	33%	\$444	\$5,328
10 X 20	OFFICE	\$144	200	\$0.72	1	200	1	0	100%	200	100%	\$144	\$1,728



UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
NC	45	7,700	35	10	78%	6,225	81%	\$5,844	\$70,128	\$9.11	171
OFFICE	1	200	1	0	100%	200	100%	\$144	\$1,728	\$8.64	200
TOTAL	46	7,900	36	10	78%	6,425	81%	\$5,988	\$71,856	\$9.10	172



INCOME & EXPENSES

MOUNT STORAGE - TAYLOR		2025 ACTUAL	MARKET ADJUSTED	PRO FORMA
GPR/NRSF		\$9.10	\$9.10	\$10.01
RENTAL INCOME/NRSF		\$7.70	\$7.70	\$9.30
EGI/NRSF		\$8.18	\$8.18	\$9.89
ACHIEVED RENT / NRSF		\$0.64	\$0.64	\$0.78
REVENUE				
GROSS POTENTIAL RENT		\$71,856	\$71,856	\$79,042
	GPR %	0%	0%	10%
	ECONOMIC VACANCY %	15%	15%	7%
ECONOMIC VACANCY		(\$11,032)	(\$11,032)	(\$5,533)
TOTAL RENTAL INCOME		\$60,824	\$60,824	\$73,509
INSURANCE COMMISSION (NET)	\$ 12.00	\$3,077	\$3,077	\$2,803
LATE FEES	2.0%	\$787	\$787	\$1,470
ADMIN FEES	0.5%	-\$60	-\$60	\$368
OTHER INCOME		\$3,804	\$3,804	\$4,641
EFFECTIVE GROSS INCOME		\$64,628	\$64,628	\$78,149
	MONTHLY AVERAGE EGI	\$5,386	\$5,386	\$6,512
	EGI GROWTH			21%
	ANNUALIZING FACTOR			
EXPENSES				
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$7,846	\$9,023	\$9,023
COMPUTER HARDWARE & SOFTWARE		\$485	\$3,360	\$3,360
MANAGEMENT FEE (% OF EGI)	5.0%	\$4,797	\$3,231	\$3,907
TELEPHONE & INTERNET		\$0	\$2,400	\$2,400
INSURANCE (\$ / NRSF)	\$0.30	\$2,613	\$2,370	\$2,370
UTILITIES		\$1,552	\$1,552	\$1,552
CREDIT CARD FEES (% OF EGI)	2.3%	\$1,803	\$1,486	\$1,797
ADVERTISING		\$3,191	\$1,200	\$1,200
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$0	\$1,185	\$1,185
LANDSCAPING		\$1,260	\$1,000	\$1,000
PEST CONTROL		\$0	\$500	\$500
PROFESSIONAL FEES		\$2,197	\$500	\$500
TRASH		\$413	\$413	\$413
DUES & SUBSCRIPTIONS		\$298	\$200	\$200
PAYROLL		\$400	\$0	\$0
OTHER		\$113	\$0	\$0
TOTAL EXPENSES		\$26,967	\$28,420	\$29,407
NOI		\$37,662	\$36,208	\$48,742



7 YEAR ANALYSIS

MOUNT STORAGE - TAYLOR	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	\$9.10	\$10.01	\$10.31	\$10.61	\$10.93	\$11.26	\$11.60	\$11.95
RENTAL INCOME/NRSF	\$7.70	\$9.00	\$9.58	\$9.87	\$10.17	\$10.47	\$10.79	\$11.11
EGI/NRSF	\$8.18	\$9.57	\$10.18	\$10.47	\$10.78	\$11.09	\$11.41	\$11.74
YOY GPR GROWTH	10.0%	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
REVENUE								
GROSS POTENTIAL RENT	\$71,856	\$79,042	\$81,413	\$83,855	\$86,371	\$88,962	\$91,631	\$94,380
ECONOMIC VACANCY	(\$11,032)	(\$7,904)	(\$5,699)	(\$5,870)	(\$6,046)	(\$6,227)	(\$6,414)	(\$6,607)
TOTAL RENTAL INCOME	\$60,824	\$71,137	\$75,714	\$77,985	\$80,325	\$82,735	\$85,217	\$87,773
INSURANCE COMMISSION (NET)	\$12.00	\$3,077	\$2,713	\$2,803	\$2,803	\$2,803	\$2,803	\$2,803
LATE FEES	2.0%	\$787	\$1,423	\$1,514	\$1,560	\$1,606	\$1,655	\$1,755
ADMIN FEES	0.5%	-\$60	\$356	\$379	\$390	\$402	\$414	\$439
OTHER INCOME	\$3,804	\$4,491	\$4,696	\$4,753	\$4,811	\$4,871	\$4,933	\$4,997
EFFECTIVE GROSS INCOME	\$64,628	\$75,628	\$80,410	\$82,738	\$85,136	\$87,606	\$90,150	\$92,770
MONTHLY AVERAGE EGI	\$5,386	\$6,302	\$6,701	\$6,895	\$7,095	\$7,300	\$7,513	\$7,731
EXPENSES								
	3%	<--INFLATION FACTOR						
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$9,023	\$9,293	\$9,572	\$9,859	\$10,155	\$10,460	\$10,773
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012
MANAGEMENT FEE (% OF EGI)	5.0%	\$3,231	\$3,781	\$4,020	\$4,137	\$4,257	\$4,380	\$4,508
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866
INSURANCE (\$ / NRSF)	\$0.30	\$2,370	\$2,441	\$2,514	\$2,590	\$2,667	\$2,747	\$2,830
UTILITIES		\$1,552	\$1,599	\$1,647	\$1,696	\$1,747	\$1,799	\$1,853
CREDIT CARD FEES (% OF EGI)	2.3%	\$1,486	\$1,739	\$1,849	\$1,903	\$1,958	\$2,015	\$2,134
ADVERTISING		\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$1,185	\$1,221	\$1,257	\$1,295	\$1,334	\$1,374	\$1,415
LANDSCAPING		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194
PEST CONTROL		\$500	\$515	\$530	\$546	\$563	\$580	\$597
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597
TRASH		\$413	\$425	\$438	\$451	\$465	\$479	\$493
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239
TOTAL EXPENSES		\$28,420	\$29,935	\$31,016	\$31,940	\$32,892	\$33,873	\$34,883
NOI		\$36,208	\$45,694	\$49,394	\$50,798	\$52,244	\$53,733	\$55,847



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