

SELF STORAGE & MANUFACTURED HOUSING COMMUNITY FOR SALE

RUSH COUNTY STORAGE & SHADY MAPLE MHC

1001 W 1ST STREET, RUSHVILLE, IN 46507



OFFERING SUMMARY

Price: **\$3,500,000**

IN-Place NOI: \$239,996

IN-Place Cap Rate: 6.86%

MHC Sites: 25

MHC Occupancy: 84%

Storage Units: 287

Storage Unit Occupancy: 83%

Total Units: 312

PROPERTY OVERVIEW

Wisely Commercial Realty is pleased to offer for sale Rush County Storage & Shady Maple manufactured housing community located in Rushville, Indiana. Rushville is located only 45 minutes east of Indianapolis in thriving Rush County. This is a rare opportunity to acquire 287 self-storage units and a 25-unit manufacturing community. The owner has done a great job improving the properties over the past few years and is ready for the next owner to complete maximizing the potential the properties offer. The properties are serviced by city water and city sewer.

INVESTMENT HIGHLIGHTS

- Located only 45 minutes East of Indianapolis
- All Four locations located within 1 ½ miles of each other
- Stable occupancy with the opportunity to increase rents
- City Water & Sewer

INVESTMENT OVERVIEW	
List Price:	\$3,500,000
Total MH Sites	25
Storage Units	287
Total Units	312
Occupied Paying MHC Sites	21
MHC Occupancy	84%
Occupied Paying Storage Units	237
Storage Units Occupancy	83%
IN-Place Cap Rate:	6.86%
Total Community Inventory Homes	8
OPERATING DATA	IN-PLACE
Gross Income	\$318,405
Operating Expenses	\$78,409
Net Operating Income	\$239,996



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