



PROPERTY FEATURES

- 110 Storage Units
- Built between 1988-2002
- Fenced and Gated

\$1,300,000



1455 Southwest Blvd
Coos Bay, OR 97420



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ABOUT THE PROPERTY

Looking for some income producing property?! This 110-unit mini-storage is an easy keeper. Fenced and Gated. Caretaker has served the property onsite for seven years and is present to see and be seen. Approx 1.8 acres of land and approx 18,500 square feet of building. Built over time between 1988 and 2002. Hurry! These cashflow properties tend to go quick!

Caretakers Quarters

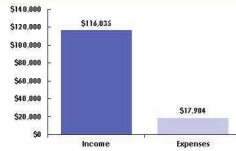
18,500 Gross Sqft

Approx. 1.8 Acres

Immediate Income

ANNUAL INCOME 2022

SUMMARY	
Total monthly income	\$116,035.00
Total monthly expenses	\$17,983.88
BALANCE \$98,051.12	
PERCENTAGE OF INCOME SPENT \$0.15	

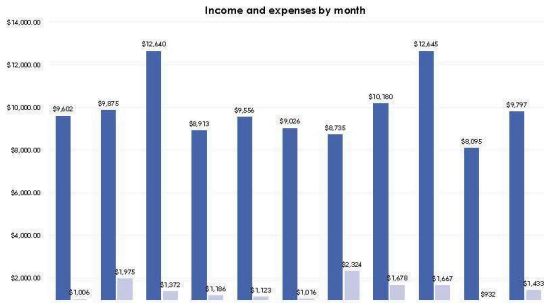


INCOME

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Keys	\$0.00	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$50.00	\$4.17
Miscellaneous	\$220.00	\$275.00	\$290.00	\$145.00	\$65.00	\$145.00	\$55.00	\$75.00	\$70.00	\$75.00	\$0.00	\$0.00	\$1,435.00	\$119.58
Reimbursed by Tenants	\$0.00	\$0.00	\$10.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$2.50
Rent	\$9,382.00	\$9,590.00	\$12,330.00	\$8,728.00	\$9,491.00	\$8,881.00	\$8,670.00	\$10,105.00	\$12,555.00	\$8,020.00	\$9,797.00	\$6,971.00	\$114,520.00	\$9,543.33
Total	\$9,602.00	\$9,875.00	\$12,640.00	\$8,913.00	\$9,556.00	\$9,026.00	\$8,735.00	\$10,180.00	\$12,645.00	\$8,095.00	\$9,797.00	\$6,971.00	\$116,035.00	\$2,417.40

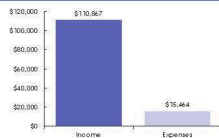
EXPENSES

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Labor-Expense	\$0.00	\$550.00	\$0.00	\$220.00	\$0.00	\$0.00	\$1,045.00	\$0.00	\$0.00	\$0.00	\$165.00	\$0.00	\$1,980.00	\$165.00
Management Fee	\$938.20	\$1,079.00	\$1,293.00	\$932.80	\$1,009.10	\$948.10	\$927.00	\$1,070.50	\$1,315.50	\$862.00	\$1,039.70	\$757.10	\$12,172.00	\$1,014.33
Misc Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,170.00	\$1,170.00	\$97.50
Refunds	\$0.00	\$0.00	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	\$538.00	\$282.00	\$0.00	\$115.00	\$228.00	\$1,183.00	\$98.58
Stock/Dump-Edwards	\$0.00	\$233.00	\$0.00	\$0.00	\$0.00	\$0.00	\$328.00	\$0.00	\$0.00	\$0.00	\$43.00	\$0.00	\$604.00	\$50.33
Trash Removal	\$23.62	\$23.62	\$23.62	\$23.62	\$23.62	\$23.62	\$23.62	\$23.62	\$23.62	\$23.62	\$23.62	\$24.90	\$284.72	\$23.73
Water Bill	\$44.47	\$89.71	\$45.27	\$0.00	\$89.85	\$44.47	\$0.00	\$45.54	\$46.00	\$46.00	\$46.18	\$92.67	\$590.16	\$49.18
Total	\$1,004.29	\$1,975.33	\$1,371.89	\$1,186.42	\$1,122.57	\$1,016.19	\$2,323.62	\$1,677.66	\$1,667.12	\$931.62	\$1,432.50	\$2,272.67	\$17,983.88	\$214.09
Net Income	\$8,595.71	7,899.67	11,268.11	7,726.58	8,433.43	8,009.81	6,411.38	8,502.34	10,977.88	7,163.38	8,364.50	4,698.33	98,051.12	



ANNUAL INCOME 2023

SUMMARY	
Total monthly income	\$110,866.50
Total monthly expenses	\$15,464.43
BALANCE \$95,402.07	
PERCENTAGE OF INCOME SPENT \$0.14	



INCOME

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Keys	\$0.00	\$20.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$2.50
Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	\$1.25
Reimbursed by Tenants	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.42
Rent	\$10,348.00	\$8,118.00	\$10,869.00	\$13,141.00	\$7,885.00	\$7,600.00	\$7,024.50	\$9,270.00	\$8,535.00	\$10,792.00	\$7,413.00	\$9,821.00	\$110,816.50	\$9,234.71
Total	\$10,348.00	\$8,138.00	\$10,869.00	\$13,156.00	\$7,900.00	\$7,600.00	\$7,024.50	\$9,270.00	\$8,535.00	\$10,792.00	\$7,413.00	\$9,821.00	\$110,866.50	\$2,309.72

EXPENSES

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$29.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29.76	\$2.48
General Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.29	\$0.00	\$100.29	\$8.36
Labor-Expense	\$220.00	\$0.00	\$0.00	\$55.00	\$165.00	\$0.00	\$0.00	\$880.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,320.00	\$110.00
Management Fee	\$1,094.20	\$871.80	\$1,146.90	\$1,374.10	\$848.50	\$820.00	\$762.45	\$987.00	\$913.50	\$1,139.20	\$801.30	\$1,042.10	\$11,801.65	\$983.47
Misc Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,080.00	\$0.00	\$1,080.00	\$90.00
Refunds	\$54.00	\$110.00	\$0.00	\$0.00	(\$37.60)	(\$4.00)	\$0.00	\$0.00	\$55.00	\$0.00	\$10.00	\$0.00	(\$151.00)	(\$12.58)
Stock/Dump-Edwards	\$91.00	\$0.00	\$0.00	\$10.00	\$31.00	\$0.00	\$0.00	\$321.00	\$0.00	\$0.00	\$0.00	\$0.00	\$453.00	\$37.75
Trash Removal	\$24.90	\$24.90	\$24.90	\$24.90	\$24.90	\$24.90	\$24.90	\$24.90	\$24.90	\$24.90	\$24.90	\$27.01	\$301.91	\$25.16
Water Bill	\$0.00	\$46.00	\$46.00	\$46.00	\$46.61	\$46.00	\$46.59	\$47.02	\$48.50	\$49.11	\$57.46	\$47.53	\$528.82	\$44.07
Total	\$1,484.70	\$1,052.70	\$1,217.80	\$1,510.00	\$749.77	\$886.90	\$835.94	\$2,260.92	\$1,041.90	\$1,213.21	\$2,073.95	\$1,114.64	\$15,464.43	\$143.19
Net Income	\$8,863.30	7,085.30	9,651.20	11,646.00	7,150.23	6,713.10	6,188.56	7,009.08	7,493.10	9,578.79	5,339.05	8,704.36	95,402.07	

