

EZ Storage Portfolio



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📍 San Bernardino, CA

An aerial photograph of a suburban neighborhood with green trees, residential houses, and a large parking lot. A thick red diagonal stripe runs from the top left towards the bottom right, partially obscuring the image.

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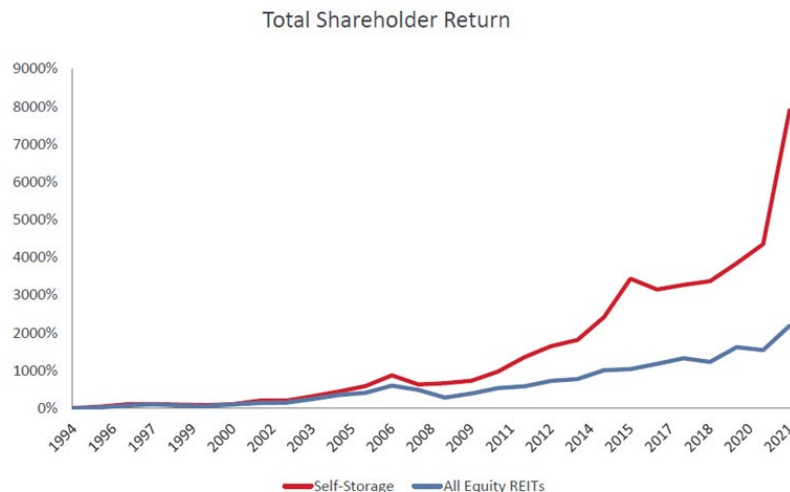
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WHY SELF STORAGE?

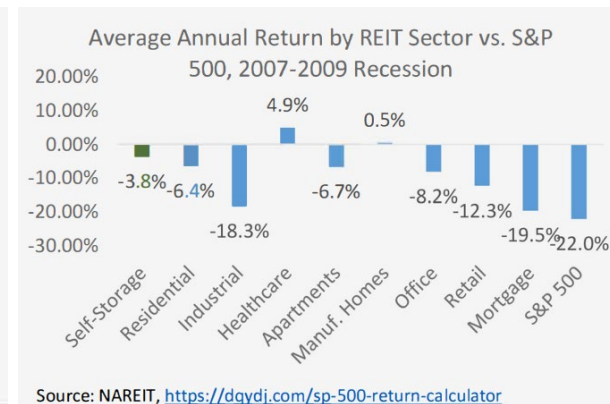
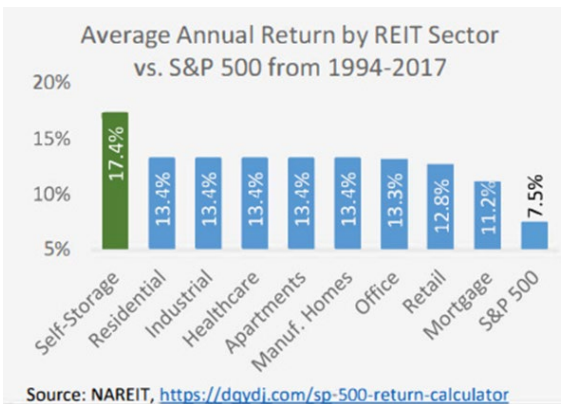
- 1) **High Returns:** Storage REITs generated the highest returns of all REITs over the last 30 years!
 - [Article: Self Storage REITs Outperform All Others](#)
- 2) **Recession Resistant:** Self Storage outperformed all other REITs during the last recession!
- 3) **No Rent Control or Caps:** Storage rents are not controlled by government entities or long-term lease agreements with caps on increases. No other real estate sector allows for rent changes so quickly.
- 4) **Ease of Management:** The average facility is run by 1-2 people, and many can be unmanned using technology.
- 5) **Low Maintenance:** No Toilets, tenants, high dollar turnover work, tenant improvements, or other costly maintenance items associated with tenants living or working on-site.
- 6) **Ease of Eviction:** Delinquent tenants can be evicted in 60 days or less and their belongings can be repossessed and sold at a profit.

Data below obtained from NAREIT "National Association of Real Estate Investment Trusts" www.reit.com

Instead of just a landbank, storage was the top performer



Equity REIT	Total Return
Self-Storage	+7,895%
Residential	+2,654%
Industrial	+2,571%
Health Care	+1,796%
Office	+1,263%



Marlin, TX



JUST

LISTED!



Click the image to watch the listing video

PROPERTY OVERVIEW

Calvary Realty is pleased to present the EZ Storage Portfolio, a unique opportunity to acquire a seven-property self-storage portfolio located throughout Marlin, TX. Situated within the Waco Metropolitan Statistical Area (population 307,123), this portfolio is being offered at \$1,625,000, representing a compelling cap rate of 8.92% and an exceptionally low price per square foot of just \$36.

The portfolio includes properties at 5006 TX-7, 401 Bridge St, 261 Coleman St, 217 Winter St, 216 Winter St, 201 Capps St, and 113 Williams St—totaling 45,140 rentable square feet across 299 units. The facilities sit on a combined 3.17 acres with 138,028 gross square feet and consist of 10 single-story metal and steel buildings. Constructed between 1972 and 1994, the portfolio is currently operating at 79% physical occupancy. Zoned for single-family residential use (APNs: 27495, 27731, 32376, 33979, 26191, 27735, 36438), the properties offer both stability and future upside.

Strategically located near State Highway 7 with an average daily traffic count of 8,524, EZ Storage Portfolio benefits from strong visibility and accessibility. As the only storage provider within a 10-mile radius, the portfolio enjoys a local monopoly, offering significant pricing power and economies of scale. The market itself has a low self-storage density of just 2.6 square feet per capita, further supporting strong ongoing demand.

The portfolio is professionally managed using Cubby Management Software and presents excellent in-place income with additional upside potential through rate increases and improved occupancy.

INVESTMENT HIGHLIGHTS

- Waco, TX (MSA)
- Low Supply at 2.6 sq. ft. per capita
- 7 Property Portfolio (45,140 sq. ft.)
- Only Storage Provider Within 10 Mile Radius
- \$100K+ In Cap Ex Completed by Seller
- Monopoly and Economies of Scale
- Cubby Management Software
- Low Price Per Square Foot
- High Existing Cap Rate
- Upside Potential

LOCAL AREA



Walmart
Save money. Live better.



Marlin, Texas—nicknamed “The Hot Mineral Water City of Texas”—is the county seat of Falls County, supporting a population of approximately 5,460 residents as of 2020. Situated alongside the Brazos River and positioned conveniently along State Highways 6 and 7, Marlin offers small-town appeal with historic depth and natural amenities.

Once centered around mineral water, brick-making, poultry processing, and rail transport, Marlin’s economy has faced challenges. While several manufacturing plants and the VA hospital closed over the past decades, the city maintains stability through its local school district and healthcare services. Notable employers include Marlin Independent School District, Falls Community Hospital, and small local businesses in retail and public administration. Recent efforts in downtown revitalization, hospitality development, and modest job growth help bolster the local outlook.

Marlin’s demographics reflect a diversity of backgrounds—roughly 27% White, 41% Black, about 18% Asian, and over 30% Hispanic or Latino—with a median household income near \$38,000 and median home values around \$85,000. The unemployment rate is higher than the national average, but long-term job growth over the next decade is projected at 33%. Community life in Marlin is supported by local offerings such as the Falls Theater, Main Street Café, and the annual Marlin Music & Blues Festival. Marlin Municipal Airport (Stanford Field), located just northeast of the city, accommodates small aircraft and contributes to connectivity.

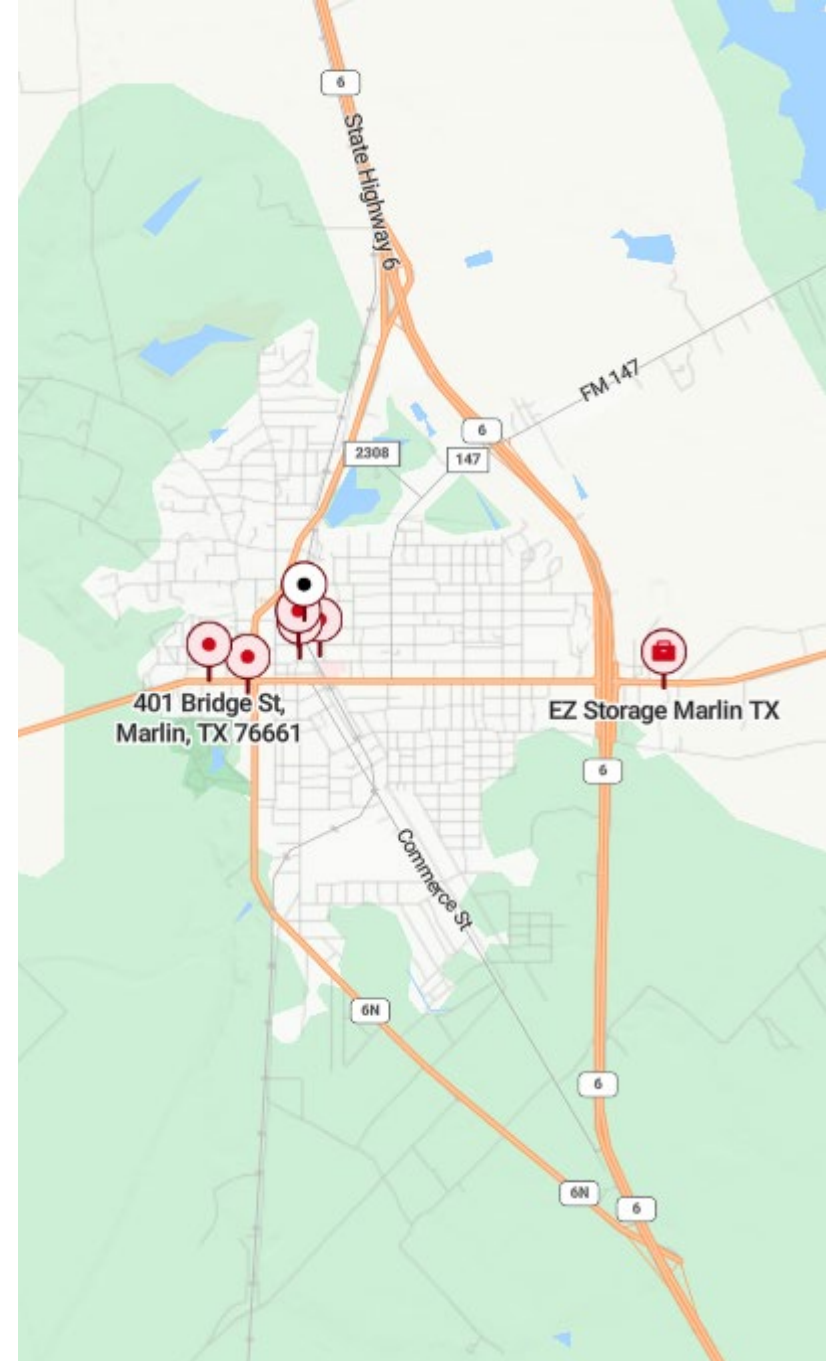
Major Employers in Marlin, TX: H-E-B Grocery Store | Walmart | Dollar General / Dollar Tree | Consolidated Biscuit Company (Marlin Works Inc.) | DISA Global Solutions | Moxie Pest Control | Falls Community Hospital & Clinic | Marlin Independent School District

Why Invest in Marlin

Marlin offers a rare combination of affordable real estate—homes under \$90K—and long-term growth potential. Emerging hotel development, ongoing downtown improvements, and job projections in public administration and healthcare signal rebuilding momentum. Its central location between Waco, Bryan–College Station, and Interstate 45 access makes it appealing for logistics, hospitality, and residential investment. With a rich historic downtown and regional water-based recreation nearby, Marlin presents opportunities for revitalization and meaningful returns for investors and developers.

PROPERTY PROFILE

Property Name:	EZ Storage Portfolio
Address:	5006 TX-7, Marlin, TX 76661 401 Bridge St, Marlin, TX 76661 261 Coleman St, Marlin, TX 76661 217 Winter St, Marlin, TX 76661 216 Winter St, Marlin, TX 76661 201 Capps St, Marlin, TX 76661 113 Williams St, Marlin, TX 76661
MSA:	Waco Metropolitan Statistical Area
MSA Population:	307,123
Pricing Guidance:	\$1,625,000
Existing Cap Rate:	8.92%
Price Per Square Foot:	\$36.00
Total Rentable Sq. Ft.:	45,140
Number of Units:	299
Current Physical Occupancy:	79%
Acreage:	3.17
Gross Square Feet:	138,028
Year Built:	1994/1990/1972
APN / Zoning:	27495, 27731, 32376, 33979, 26191, 27735, 36438 SFR
County:	Falls County
Number of Buildings:	10
Number of Stories:	1
Construction:	Metal & Steel
Nearest Freeway:	State Highway 7
Traffic Count:	8,524
Property Website:	https://www.marlinezstorage.com/



PORTFOLIO INFORMATION

<https://www.marlinezstorage.com/>

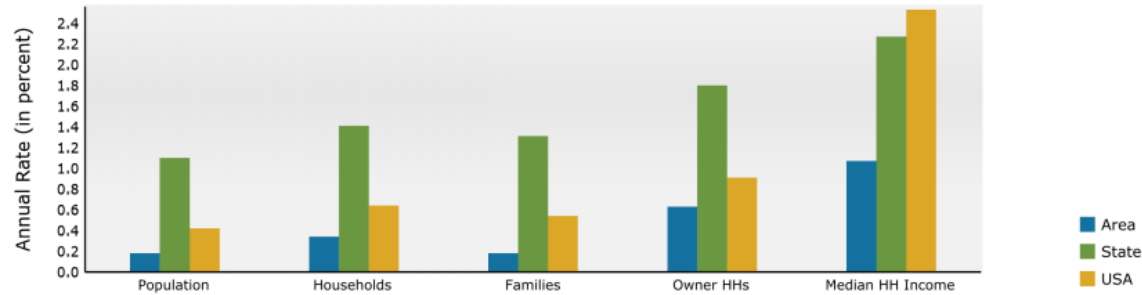
Address	APN	Acreage	Use	Rentable Sq. Ft.	Units	Occupied Units	Occupancy
5006 TX-7, Marlin, TX 76661	50391	0.70	Commercial	14,740	99	84	85%
4080 Rimes / 401 Bridge St., Marlin, TX 76661	27731	0.39	Commercial	6,400	48	38	79%
261 Coleman, Marlin, TX 76661	32376	0.98	Commercial	8,000	48	32	67%
217 Winter, Marlin, TX 76661	33979	0.27	Commercial	4,000	24	20	83%
216 Winter St, Marlin, TX 76661	26191	0.34	Commercial	4,800	28	24	86%
201 Capps, Marlin, TX 76661	27735	0.30	Commercial	4,000	28	21	75%
113 Williams Street, Marlin, TX 76661	36438	0.19	Commercial	3,200	24	17	71%
TOTAL				45,140	299	236	79%



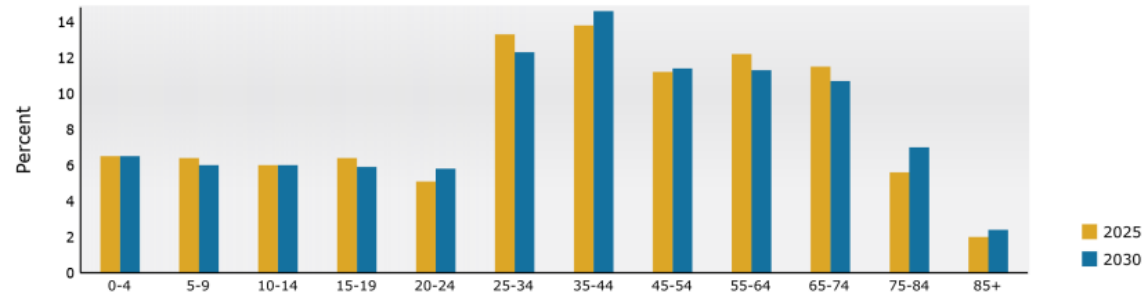
DEMOGRAPHIC AND INCOME (3 Mile Radius)

Demographic and Income (Ring: 3 mile radius)

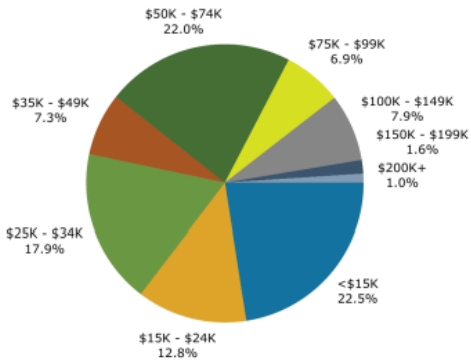
Trends 2025-2030



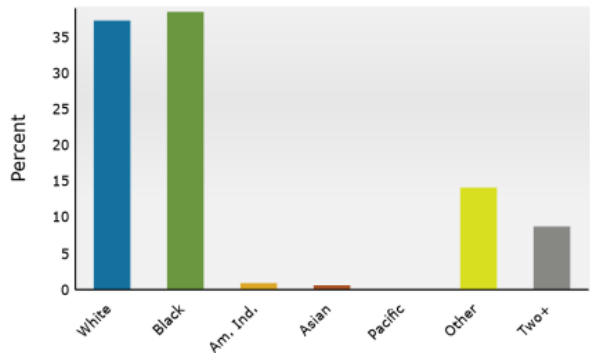
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 29.4%

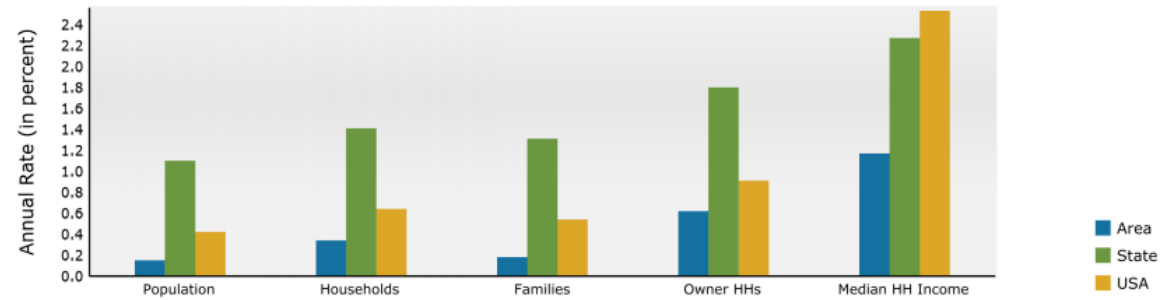




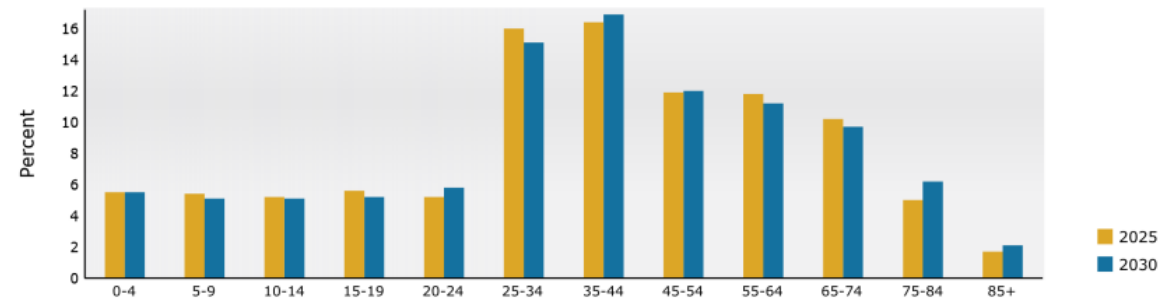
DEMOGRAPHIC AND INCOME (5 Mile Radius)

Demographic and Income (Ring: 5 mile radius)

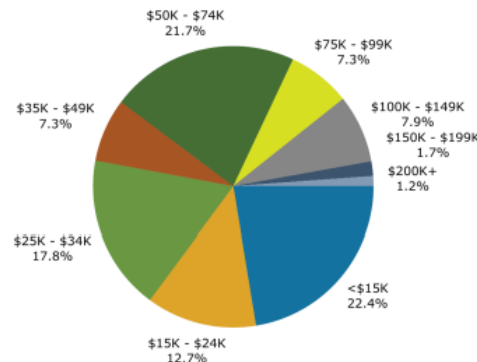
Trends 2025-2030



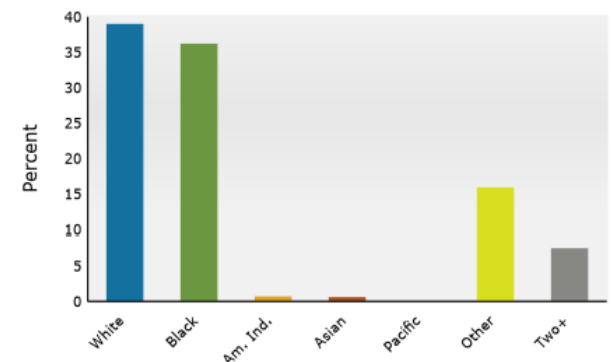
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 29.5%

HOUSING PROFILE (5 Mile Radius)

Housing Profile (Ring: 5 mile radius)

Population		Households	
2020 Total Population	7,644	2025 Median Household Income	\$33,174
2025 Total Population	7,623	2030 Median Household Income	\$35,163
2030 Total Population	7,680	2025-2030 Annual Rate	1.17%
2025-2030 Annual Rate	0.15%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,939	100.0%	3,068	100.0%	3,111	100.0%
Occupied	2,344	79.8%	2,427	79.1%	2,469	79.4%
Owner	1,328	45.2%	1,430	46.6%	1,475	47.4%
Renter	1,016	34.6%	997	32.5%	994	32.0%
Vacant	595	20.2%	641	20.9%	642	20.6%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	1,428	100.0%	1,474	100.0%
<\$50,000	470	32.9%	391	26.5%
\$50,000-\$99,999	323	22.6%	223	15.1%
\$100,000-\$149,999	364	25.5%	267	18.1%
\$150,000-\$199,999	52	3.6%	56	3.8%
\$200,000-\$249,999	50	3.5%	60	4.1%
\$250,000-\$299,999	87	6.1%	166	11.3%
\$300,000-\$399,999	41	2.9%	72	4.9%
\$400,000-\$499,999	8	0.6%	35	2.4%
\$500,000-\$749,999	32	2.2%	137	9.3%
\$750,000-\$999,999	1	0.1%	30	2.0%
\$1,000,000-\$1,499,999	0	0.0%	37	2.5%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$93,629		\$116,644	
Average Value	\$118,636		\$224,342	

Census 2020 Housing Units	Number	Percent
Total	2,939	100.0%
Housing Units In Urbanized Areas	2,416	82.2%
Rural Housing Units	523	17.8%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,328	100.0%
Owned with a Mortgage/Loan	505	38.0%
Owned Free and Clear	823	62.0%



INFORGRAPHIC: LIFESTYLE / TAPESTRY (5 Mile Radius)

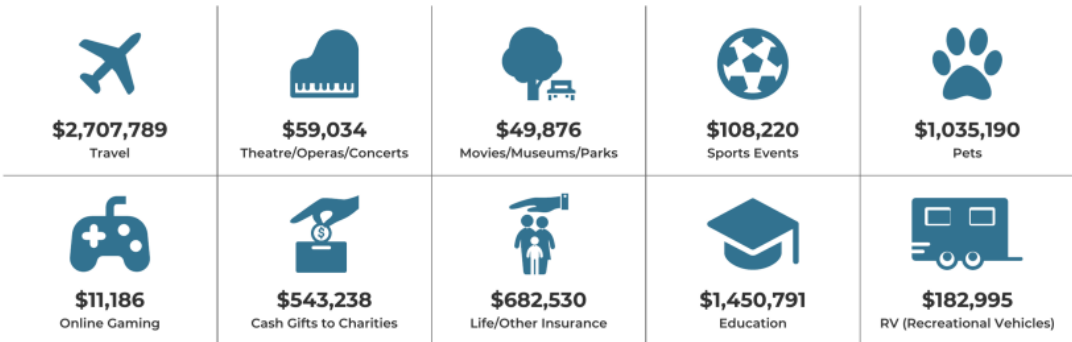
Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

Lifestyle and Tapestry Segmentation Infographic

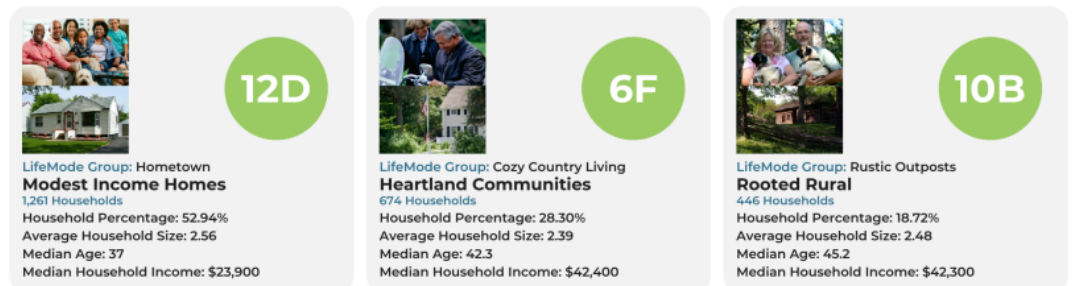
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

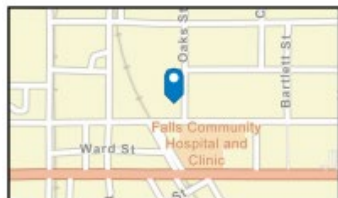
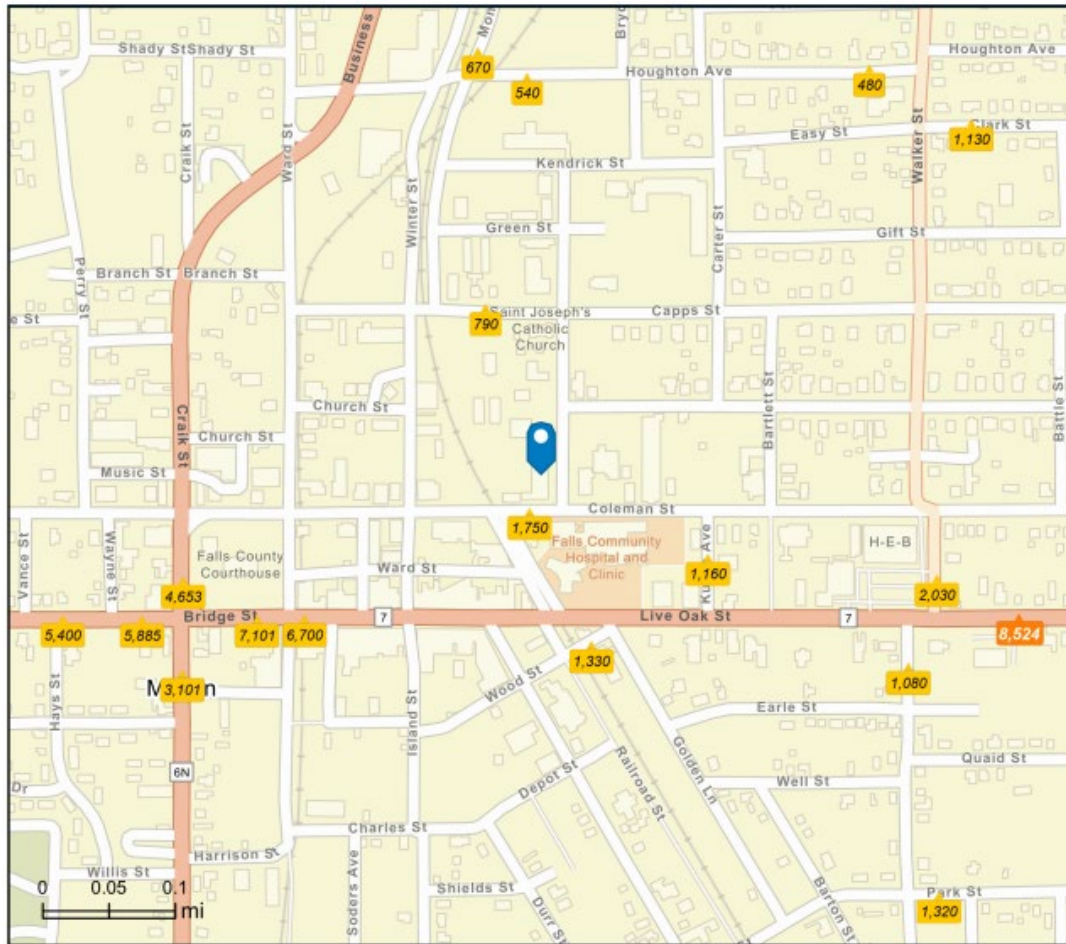


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TRAFFIC COUNT

Traffic Count Map - Close-up



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).



PROPERTY PHOTOS - 5006 TX-7



PROPERTY PHOTOS - 401 Bridge St



PROPERTY PHOTOS - 261 Coleman St



PROPERTY PHOTOS - 217 Winter St



PROPERTY PHOTOS - 216 Winter St



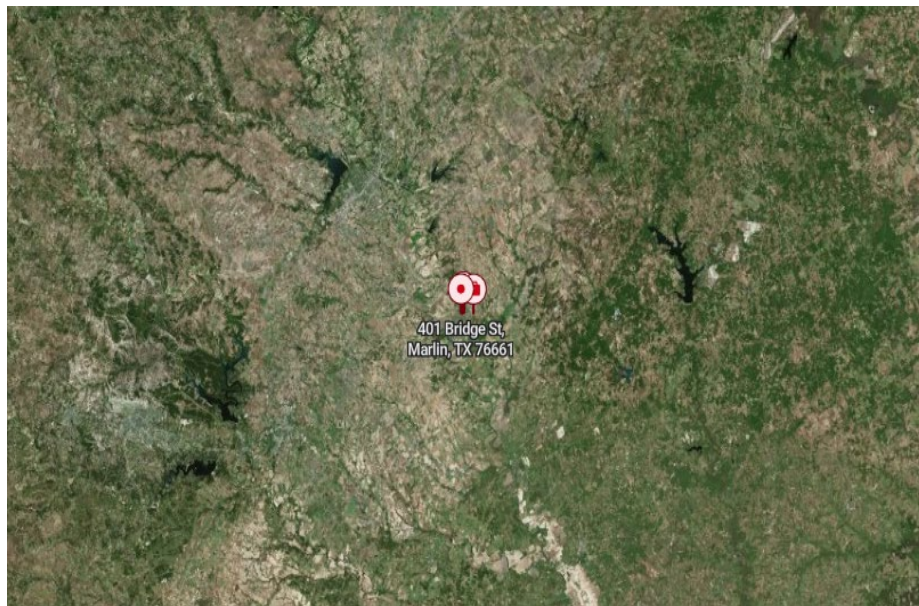
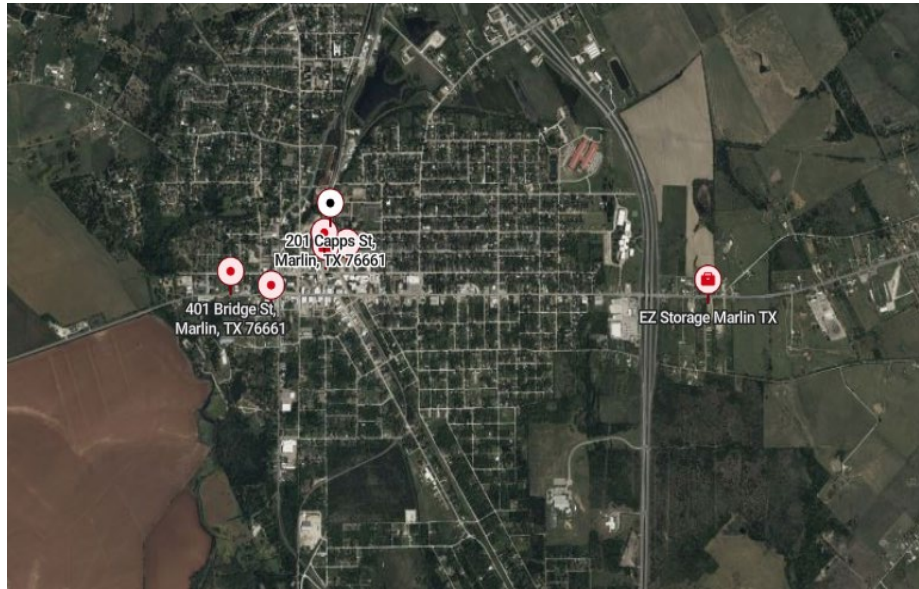
PROPERTY PHOTOS - 201 Capps St



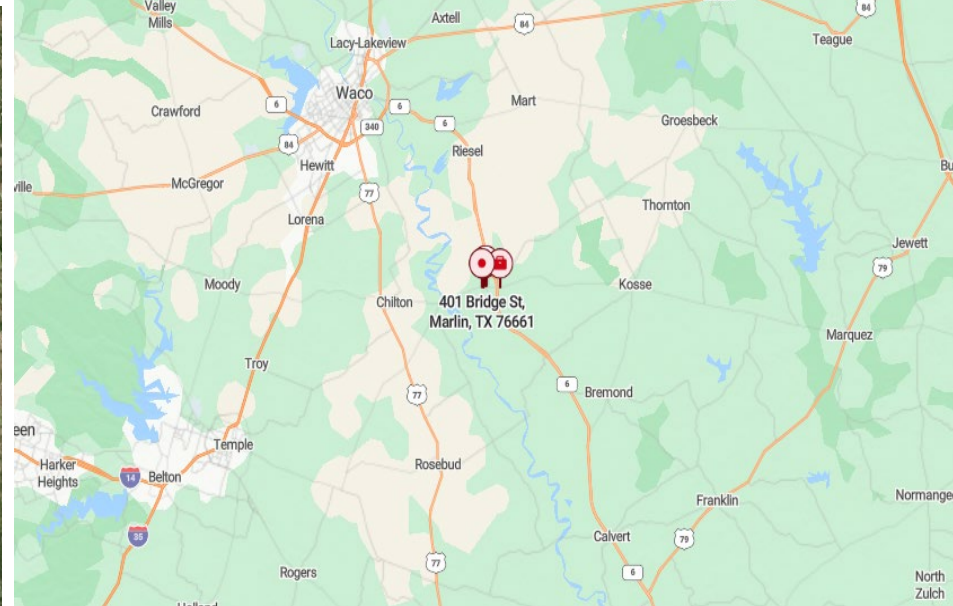
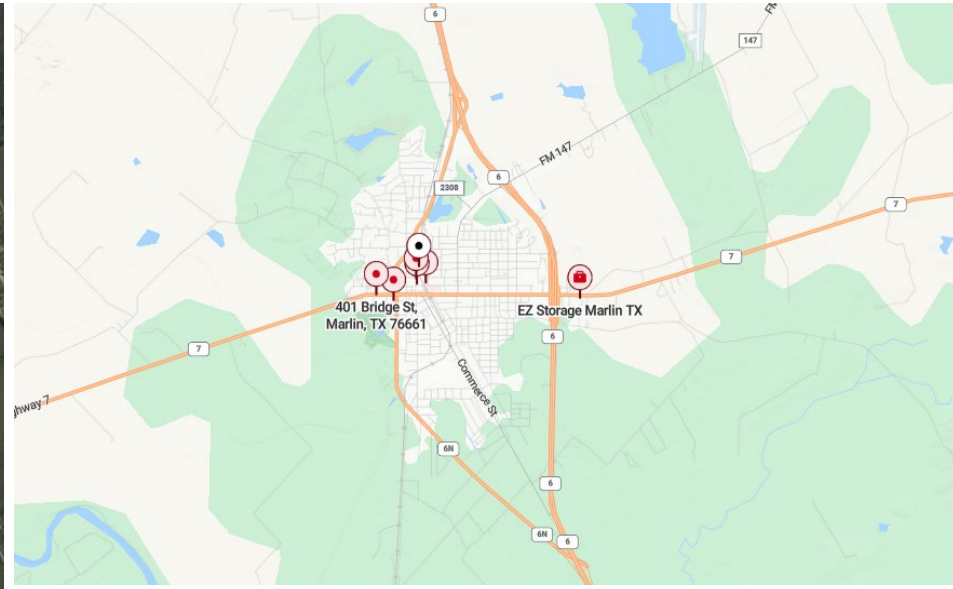
PROPERTY PHOTOS - 113 Williams St



AERIAL PHOTOS

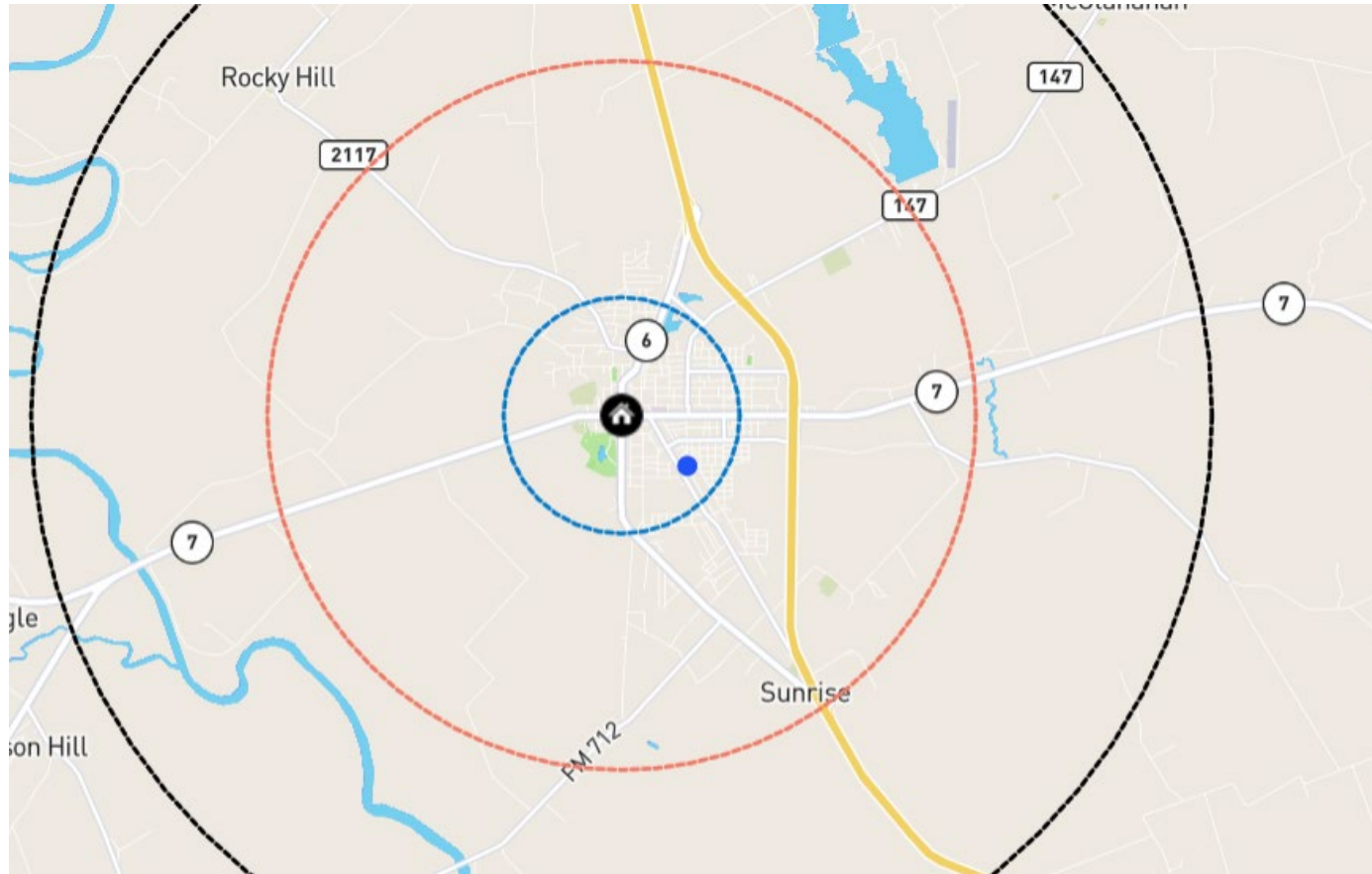


LOCATION MAPS



PROXIMITY TO NEW DEVELOPMENT

New multi-family development (blue dots) in Marlin will increase demand for storage space.



MARKET SNAPSHOT (1-, 3- and 5-Mile Radius)

Market Summary								
Market Coverage Comparisons are made with				Marlin, TX 76661 5 mile radius National Totals and Averages, Texas State Total and Averages				
	Market Snapshot				Market including known developments			
	This Market	1 Mile	3 Miles		This Market	1 Mile	3 Miles	
Self Storage Only Facilities Net Rentable SQ FT	18,504	18,504	18,504	Self Storage Only Facilities Net Rentable SQ FT	18,504	18,504	18,504	
Hybrid Facility Self Storage Net Rentable SQ FT	N/A	N/A	N/A	Hybrid Facility Self Storage Net Rentable SQ FT	N/A	N/A	N/A	
Total Net Self Storage Rentable SQ FT	18,504.00	18,504.00	18,504.00	Total Net Self Storage Rentable SQ FT	18,504.00	18,504.00	18,504.00	
Parking Net Rentable SQ FT	N/A	N/A	N/A	Parking Net Rentable SQ FT	N/A	N/A	N/A	
Sq Ft per Capita				Sq Ft per Capita				
2023 Sq Ft per Capita	2.64	4.55	3.18	2023 Sq Ft per Capita	2.64	4.55	3.18	
2025 Sq Ft per Capita	2.65	4.57	3.19	2025 Sq Ft per Capita	2.65	4.57	3.19	
2027 Sq Ft per Capita	3	5	3	2027 Sq Ft per Capita	3	5	3	
Sq Ft per Household	8	12	9	Sq Ft per Household	8	12	9	
Total Stores	1	1	1	Total Stores	1	1	1	
REITS	0	0	0	REITS	0	0	0	
Large Ops	0	0	0	Large Ops	0	0	0	
Mid Ops	0	0	0	Mid Ops	0	0	0	
Small Ops	0	0	0	Small Ops	0	0	0	
Single Ops	1	1	1	Single Ops	1	1	1	
New Developments	0	0	0	New Supply Ratio	N/A	N/A	N/A	
Estimated Net Rentable Sq Ft of Development	0	0	0					
Stores opened within the last year	0	0	0					
Demographics								
2023 Population	7,004	4,064	5,826					
2025 Population	6978 (-0.37% change)	4047 (-0.42% change)	5805 (-0.36% change)					
2027 Population	6957 (-0.67% change)	4036 (-0.69% change)	5788 (-0.65% change)					
Population Density(per sq mi)	\$ 84	\$ 1,298	\$ 155					
Region Type								
Households	\$ 2,235.00	\$ 1,594.00	\$ 2,174.00					
Rental Households	\$ 668.00	\$ 456.00	\$ 649.00					
Rental Households Percentage	29.89%	28.61%	29.85%					
Median Household Income	\$ 45,100.00	\$ 45,321.00	\$ 44,735.00					
Average Rate Per Square Feet - Walk In Rate								
All Units without Parking	0.6	0.6	0.6					
All Units with Parking	0.6	0.6	0.6					
Regular Units	\$ 0.60	\$ 0.60	\$ 0.60					
Climate Controlled Units	N/A	N/A	N/A					
Only Parking	N/A	N/A	N/A					
Rate Trend (12 months)	36.81%	36.81%	36.81%					
Average Rate Per Square Feet - Online Rates								
All Units without Parking	0.6	0.6	0.6					
All Units with Parking	0.6	0.6	0.6					
Regular Units	0.6	0.6	0.6					
Climate Controlled Units	N/A	N/A	N/A					
Only Parking	N/A	N/A	N/A					
Rate Trend (12 months)	36.81%	36.81%	36.81%					
Units Not Advertised	0%	0%	0%					

RENTAL SURVEY SUMMARY

No rental survey as EZ is the only storage provider in Marlin, TX.

Closest competitors are over 10 miles away in Chilton, TX and Bremond, TX

UNIT MIX & INCOME SUMMARY

Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
10x5	50	0	0	\$45.00	\$0.90	\$0	\$0
10x10	100	0	0	\$65.00	\$0.65	\$0	\$0
10x20	200	0	0	\$85.00	\$0.43	\$0	\$0
10x24	240	0	0	\$90.00	\$0.38	\$0	\$0
201 Capps St							
10x5	50	8	400	\$45.00	\$0.90	\$360	\$4,320
10x10	100	4	400	\$65.00	\$0.65	\$260	\$3,120
10x20	200	16	3,200	\$85.00	\$0.43	\$1,360	\$16,320
216 Winter St							
10x10	100	8	800	\$65.00	\$0.65	\$520	\$6,240
10x20	200	20	4,000	\$85.00	\$0.43	\$1,700	\$20,400
217 Winter St							
10x10	100	8	800	\$65.00	\$0.65	\$520	\$6,240
10x20	200	16	3,200	\$85.00	\$0.43	\$1,360	\$16,320
261 Coleman St							
10x10	100	16	1,600	\$65.00	\$0.65	\$1,040	\$12,480
10x20	200	32	6,400	\$85.00	\$0.43	\$2,720	\$32,640
4080 Rimes St							
10x5	50	16	800	\$45.00	\$0.90	\$720	\$8,640
10x10	100	8	800	\$65.00	\$0.65	\$520	\$6,240
10x20	200	24	4,800	\$85.00	\$0.43	\$2,040	\$24,480

UNIT MIX & INCOME SUMMARY

Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
113 Williams St							
10x5	50	8	400	\$45.00	\$0.90	\$360	\$4,320
10x10	100	4	400	\$65.00	\$0.65	\$260	\$3,120
10x20	200	12	2,400	\$85.00	\$0.43	\$1,020	\$12,240
5006 State Hwy 7							
10x5	50	4	200	\$45.00	\$0.90	\$180	\$2,160
10x10	100	45	4,500	\$65.00	\$0.65	\$2,925	\$35,100
10x20	200	49	9,800	\$85.00	\$0.43	\$4,165	\$49,980
10x24	240	1	240	\$90.00	\$0.38	\$90	\$1,080
		299	45,140			\$22,120	\$265,440
		<u>Units</u>	<u>Sq. Ft.</u>	<u>Average rate / sq. ft.</u>		\$0.49	
201 Capps St	28	4,000	<u>Average size</u>		150.97		
216 Winter St	28	4,800					
217 Winter St	24	4,000					
261 Coleman St	48	8,000					
4080 Rimes St	48	6,400					
113 Williams St	24	3,200					
5006 State Hwy 7	99	14,740					
TOTAL	299	45,140					

PRICING

	2024	2025	Proforma
PRICE	\$1,625,000		
GROSS REVENUE	\$223,724	\$225,459	\$274,211
EXPENSES	\$68,304	\$80,572	\$82,989
NET INCOME	\$155,420	\$144,886	\$191,222
CAP RATE	9.56%	8.92%	11.77%
GRM	7.26	7.21	5.93
ENCLOSED SQ. FT.	45,140	45,140	45,140
PRICE PER SQ. FT.	\$36.00	\$36.00	\$36.00

INCOME & EXPENSES

INCOME	2023	2024	*2025 (Annualized)	Proforma
Gross Potential Income:	\$ 265,440.00	\$ 265,440.00	\$ 265,440.00	\$ 265,440.00
Vacancy:	\$ 45,664.92 17%	\$ 41,716.21 16%	\$ 39,981.23 15%	\$ 13,272.00 5%
Rental Income:	\$ 219,775.08	\$ 223,723.79	\$ 225,458.77	\$ 252,168.00
Admin and Late Fees:	\$ -	\$ -	\$ -	\$ 5,000.00
Tenant Insurance:	\$ -	\$ -	\$ -	\$ 17,043.00
Total	\$ 219,775.08	\$ 223,723.79	\$ 225,458.77	\$ 274,211.00
EXPENSES				
Property Taxes:	\$ 24,349.67	\$ 27,517.19	\$ 27,517.19	\$ 28,342.71
Office Supplies:	\$ 215.27	\$ 618.01	\$ 606.96	\$ 625.17
Property Insurance:	\$ 6,715.45	\$ 4,294.00	\$ 6,715.45	\$ 6,916.91
Advertising:	\$ 471.30	\$ 419.90	\$ 1,039.33	\$ 1,070.51
Contract Labor Storage:	\$ 8,380.00	\$ 17,510.00	\$ 12,945.00	\$ 13,333.35
Postage:	\$ 247.47	\$ 116.00	\$ 181.74	\$ 187.19
Professional Services:	\$ 19,735.45	\$ 22,186.15	\$ 20,960.80	\$ 21,589.62
Repairs and Maintenance:	\$ 6,471.45	\$ 1,865.96	\$ 9,266.83	\$ 9,544.83
Utilities:	\$ 1,717.45	\$ 1,525.84	\$ 1,339.03	\$ 1,379.20
Total Expenses	\$ 68,303.51 31%	\$ 76,053.05 34%	\$ 80,572.33 36%	\$ 82,989.50
NET INCOME	\$ 151,471.57	\$ 147,670.74	\$ 144,886.44	\$ 191,221.50

Professional services consists of 3rd part management, ESS software, credit card processing, and call center fees.
Contractor Labor consists of local boots on the ground manager and landscapers.

2025 Contract Labor and Professional Services is the average of the previous 2 years. Seller recently fired 3rd party management company as of July 2025.

Proforma are numbers at 95% occupancy with fees and tenant insurance income.

FINANCING & RETURNS

Purchase Price	\$ 1,625,000
Enclosed Sq. Ft.	45,140
Price Per Sq. Ft.	\$36.00
2024 Cap Rate	9.09%
2025 Cap Rate	8.92%
Proforma Cap Rate	11.77%

Bank Financing	
Down Payment	\$ 500,000
Loan Amount	\$ 1,125,000
Loan to Value	69%
Interest Rate	7.00%
Amortization	25
Monthly Payments	\$ 7,951.27
Annual Payments	\$ 95,415.19

Year	2023	2024	*2025	Proforma
Gross Potential Income:	\$ 265,440.00	\$ 265,440.00	\$ 265,440.00	\$ 265,440.00
Vacancy:	\$ 45,664.92	\$ 41,716.21	\$ 39,981.23	\$ 13,272.00
Rental Income:	\$ 219,775.08	\$ 223,723.79	\$ 225,458.77	\$ 252,168.00
Admin and Late Fees:	\$ -	\$ -	\$ -	\$ 5,000.00
Tenant Insurance:	\$ -	\$ -	\$ -	\$ 17,043.00
Total	\$ 219,775.08	\$ 223,723.79	\$ 225,458.77	\$ 274,211.00

Operating Expenses				
Property Taxes:	\$ 24,349.67	\$ 27,517.19	\$ 27,517.19	\$ 28,342.71
Office Supplies:	\$ 215.27	\$ 618.01	\$ 606.96	\$ 625.17
Property Insurance:	\$ 6,715.45	\$ 4,294.00	\$ 6,715.45	\$ 6,916.91
Advertising:	\$ 471.30	\$ 419.90	\$ 1,039.33	\$ 1,070.51
Contract Labor Storage:	\$ 8,380.00	\$ 17,510.00	\$ 12,945.00	\$ 13,333.35
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Repairs and Maintenance:	\$ 6,471.45	\$ 1,865.96	\$ 9,266.83	\$ 9,544.83
Utilities:	\$ 1,717.45	\$ 1,525.84	\$ 1,339.03	\$ 1,379.20
Total Expenses	\$68,304	\$76,053	\$80,572	\$82,989
Expense % of Revenue	31.08%	33.99%	35.74%	30.26%
Expense Per Sq. Ft.	\$1.51	\$1.68	\$1.78	\$1.84
Net Income	\$ 151,472	\$ 147,671	\$ 144,886	\$ 191,222

Loan Payments	\$95,415	\$95,415	\$95,415	\$95,415
Debt Service Coverage Ratio	1.59	1.55	1.52	2.00
Cash Flow	\$56,056	\$52,256	\$49,471	\$95,806
Capitalization Rate	9.32%	9.09%	8.92%	11.77%
Cash on Cash Return	11.21%	10.45%	9.89%	19.16%
Gross Revenue Multiple	7.39	7.26	7.21	5.93

BROKER REMARKS

- Seller fired the 3rd party property management company on July 16th due to several failures such as;
 - Failure to make units available for rent online. Units were only available to rent via phone.
 - Failure to input Da Vinci Lock codes into management system.
 - Failure to overlock past due customers.
 - Failure to charge late fees on past due rent.
- The former management company complicated the rental process by requiring customers to visit the location and read the Da Vinci lock serial number before receiving the unlock code.
- Seller has taken over management duties since firing the property management company.
- Owner transferred from Easy Storage Solutions to Cubby Management software.
- Extremely low supply at only 2.64 sq. ft. per capita in the city.
- Other than Marlin Self Storage, the closest competitors are over 10 miles away.
- Marlin is 30 minutes southeast of Waco, the 24th largest city in the state of Texas.
- As shown on the owner's profit and loss statement, \$109K was spent in capital improvements since 2023.
- Opportunity to increase revenue through fee income and tenant insurance program.
- Actual 8.92% cap rate with upside.

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