

To:



**Arbor Storage Unit mix, prices, occupied and income,  
Pro Forma as of August 08 2023**

			<u>Unit size</u>	<u>#/units</u>
			<u>Rent / Mo</u>	<u>Income / Mo</u>
			5x10	
			82	
			\$50	\$4100
			10x10	
			11	
			\$80	\$880
			10x15	
			10	
			\$100	\$1000
10x20	6	\$120		\$720
10x30	14*	\$150		\$2100
10x40 RV+	7*	\$50		\$350
		<u>Total Monthly</u>		<u>\$9,150</u>
				<u>x 12 months = \$109,800.00 / Year</u>

[www.Arbor-Storage.com](http://www.Arbor-Storage.com)

\*Expansion room for a potential 30 RV units or 10x30 Storage Units total along current fence-line

Empties currently: 5x10' units = 16 (renting up at rate of ~ 7 / month). RV=4. All others are FULL.

Last rent increase ~ 18 months ago.

If new owner diligently raises rents at 10% / Year (example, only \$12 on a \$120 unit), then future income could be (Pro Forma), in years following purchase:

Year 1	\$120,780.	Year 2	\$132,858.	Year 3	\$146,146.
		Year 4	\$160,758.	Year 5	\$176,833.

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