

OFFERING MEMORANDUM

ROUNABOUT SELF-STORAGE

GRANT REAVES

📞 | 251.518.6972

✉️ | Greaves@Stoicep.com

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Table of Contents

- ◆ Property Details
- ◆ Site Plan
- ◆ Floor Plan
- ◆ Amenities Map
- ◆ Property Features
- ◆ Financials
- ◆ Rent Roll
- ◆ Location Overview
- ◆ Demographics

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Property Details

Property Name	Roundabout Storage
Address	9051 County Rd 64 – Daphne, AL 36526
Property Type	Self-Storage
Price	\$245,000
Current Occupancy	46%
Proforma Cap Rate	9.29%
Gross Bldg SF	4000 SF
Net Rentable SF	4000 SF
Year Built	2002
Site Size	0.36 Acres
Roof	Metal
Construction	Metal
PPIN	27049



Site Plan



Unit Plan



25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42		44		46	47	48
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	45	22	23	24

Legend

Auction	Available	Late	Lien	Locked Out	Moving Out	Pending	Pre-Lien	Rented	Reserved	Unavailable
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Amenities Map

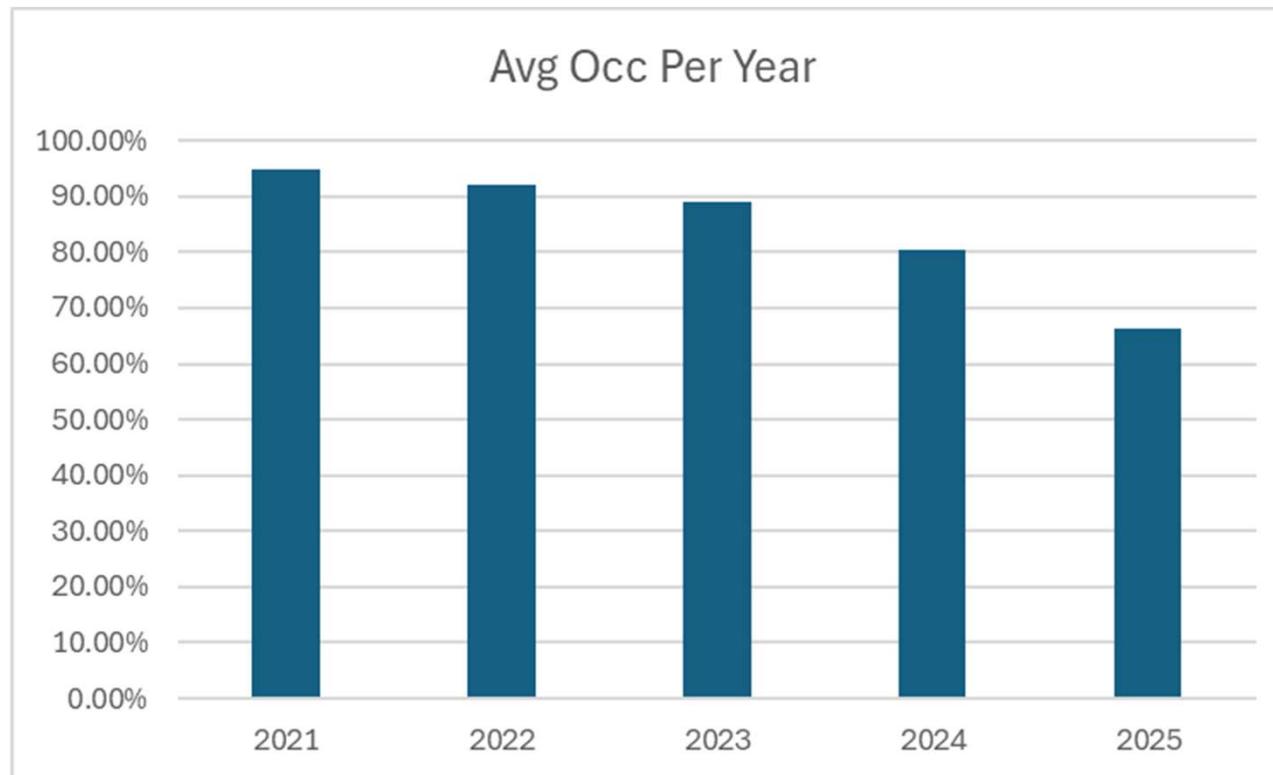




PROPERTY FEATURES

Strategically located near CR 64, Highway 181, and major transit corridors, this self-storage facility offers excellent accessibility and visibility in the heart of Daphne, Alabama. Built with durable metal framing and exteriors, the property features 4,000 square feet of self-storage space designed to serve both residents and businesses. Just minutes from Old Town Daphne, retail corridors, and top-rated schools, the site provides unmatched convenience and strong appeal for a growing customer base. Its central position within Baldwin County—ranked the 7th fastest-growing county in the U.S.—places it at the center of one of the most dynamic markets in the region. With rapid population growth, a thriving economy, and sustained demand for quality storage space, this facility is well-positioned for long-term performance and value appreciation.

Historical Occupancy



Financials (P&L 2021-2024)



2021- 2024 P&L - Roundabout Storage, LLC

Revenue	2021	2022	2023	2024
Gross Revenue	\$ 25,180.94	\$ 24,089.28	\$ 24,646.68	\$ 20,793.29
Expenses				
Supplies	\$ 103.89	\$ 251.38	\$ 54.43	
Utilities	\$ 581.52	\$ 489.09	\$ 794.32	\$ 480.24
Lawncare	\$ 750.00	\$ 1,050.00	\$ 1,460.00	\$ 1,560.00
Software	\$ 701.88	\$ 807.32	\$ 1,860.25	\$ 1,583.01
Pest Control	\$ 1,105.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00
Security	\$ 1,600.00	\$ 1,000.00	\$ 1,300.00	\$ 800.00
Licenses	\$ 100.00	\$ 100.00	\$ 100.00	\$ 157.79
Property Taxes	\$ 856.68	\$ 951.88	\$ 1,159.16	\$ 1,281.00
Accounting	\$ 875.00	\$ 875.00	\$ -	\$ 829.00
Insurance	\$ 1,662.07	\$ 2,726.88	\$ 3,538.18	\$ 3,845.68
Repairs & Renovations	\$ 6,452.23	\$ 1,250.00	\$ -	\$ 32.50
Management Fee	\$ 1,198.00	\$ -	\$ 900.00	
Total Expenses	\$ 15,986.27	\$ 10,521.55	\$ 12,186.34	\$ 11,589.22
NOI	\$ 9,194.67	\$ 13,567.73	\$ 12,460.34	\$ 9,204.07

Proforma



Roundabout Storage, LLC - Proforma

Revenue			Proforma
Size	Rate	# of Units	Total Potential
5x10	\$ 48.00	16	\$ 9,216.00
10x10	\$ 70.00	28	\$ 23,520.00
10x20	\$ 120.00	2	\$ 2,880.00
		Total	\$ 35,616.00
		(Less Vacancy)	\$ (1,780.80)
		Gross Revenue	\$ 33,835.20

Expenses	
Supplies	\$ 136.57
Utilities	\$ 586.29
Lawncare	\$ 1,205.00
Software	\$ 1,238.12
Pest Control	\$ 1,041.25
Security	\$ 500.00
Licenses	\$ 114.45
Property Taxes	\$ 1,062.18
Accounting	\$ 644.75
Insurance	\$ 3,800.00
Repairs & Renovations	\$ 750.00
Total Expenses	\$ 11,078.60

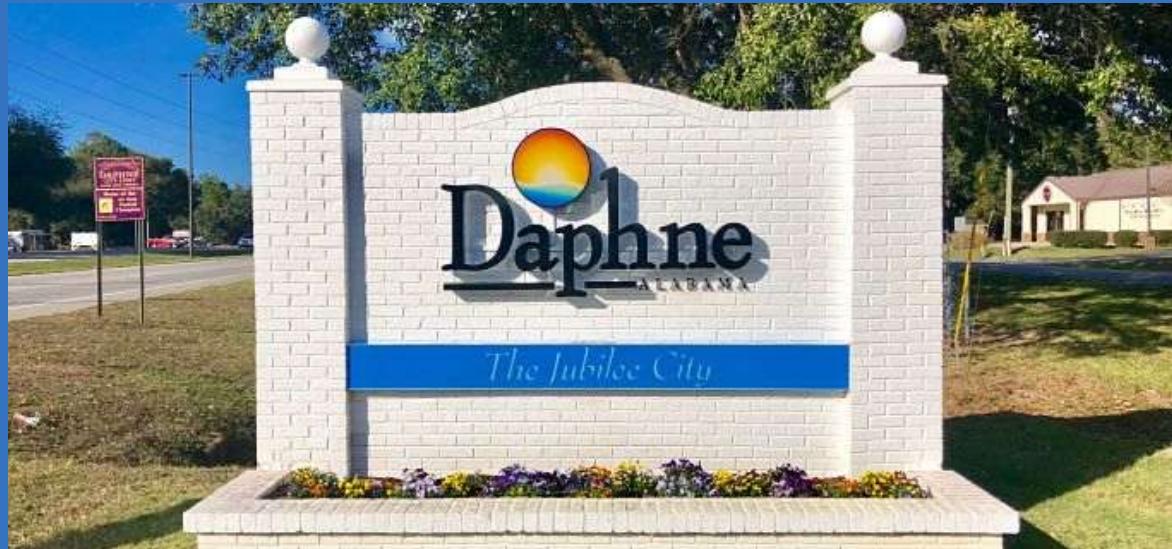
NOI	\$ 22,756.60
Price	\$ 245,000.00
Proforma Cap Rate	9.29%

Rent Roll/Unit Mix



Size	# Units	# Occupied	Sq Ft / Unit	SF Total	Occupied SF	Rate	Avg Actual Rate	Occupancy	Physical Occupancy	Economic Occupancy
5x10	16.00	2.00	50.00	800.00	100.00	\$ 48.00	\$ 40.00	12.50%	12.50%	10.42%
10x10	28.00	18.00	100.00	2,800.00	1,800.00	\$ 60.00	\$ 62.22	64.29%	64.29%	66.67%
10x20	2.00	1.00	200.00	400.00	200.00	\$ 120.00	\$ 120.00	50%	50.00%	50.00%
Totals	46.00	21.00		4,000.00	2,100.00		\$ 74.07	45.65%	52.50%	49.11%

Location Overview



Daphne and Baldwin County are experiencing powerful demographic and economic trends that are fueling demand for self-storage. The area is among the fastest-growing in the nation, with Baldwin County's population expanding by nearly 46% since 2010 and Daphne alone growing more than 15% in just five years. This surge, driven largely by in-migration, is paired with rising affluence—median household incomes reached \$75,000 in 2023 while home values climbed nearly 8% year-over-year—creating both the financial means and the lifestyle needs for additional storage space. Rapid job and wage growth across key sectors, including a 130% increase in transportation and warehousing employment, further underscore the region's economic vitality. Combined with shifting lifestyle trends—such as downsizing, moving, and decluttering—these factors are creating strong, sustained demand for high-quality self-storage facilities in the heart of Daphne and across Baldwin County.

Demographics



Population	1 Mile	3 Mile	5 Mile
2010 Population	2,217	19,275	36,528
2020 Population	3,332	26,172	47,076
2025 Population	4,017	30,859	52,638
2030 Population	4,471	34,154	58,070
2010-2020 Annual Rate	4.16%	3.11%	2.57%
2020-2025 Annual Rate	3.63%	3.19%	2.15%
2025-2030 Annual Rate	2.16%	2.05%	1.98%
Median Household Income			
2025 Median Household Income	\$91,532	\$92,528	\$88,602
2030 Median Household Income	\$101,820	\$102,591	\$99,286
2025-2030 Annual Rate	2.15%	2.09%	2.30%
Average Household Income			
2025 Average Household Income	\$118,016	\$118,920	\$114,592
2030 Average Household Income	\$128,694	\$129,655	\$124,607
2025-2030 Annual Rate	1.75%	1.74%	1.69%

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