

# OFFERING MEMORANDUM

## ROUNABOUT SELF-STORAGE

GRANT REAVES

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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	19	44	45	46	47	48
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		20		22	23	24

## Legend

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



CR 64  
14k VPD

Hwy 181  
19.5k VPD

132 Newly  
Constructed  
homes





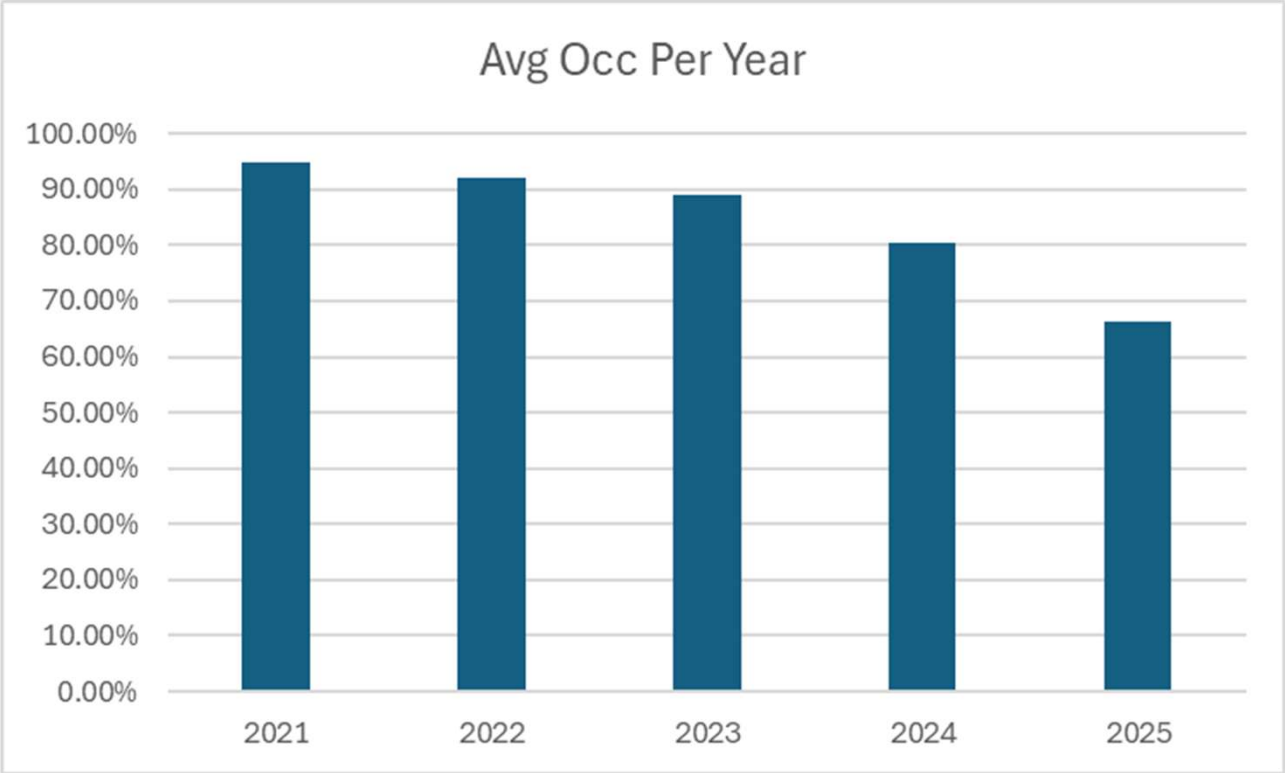


## PROPERTY FEATURES

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
Lawn care	\$ 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)	5%
		Gross Revenue		\$ 33,835.20	
Expenses					
Supplies				\$ 136.57	
Utilities				\$ 586.29	
Lawn care				\$ 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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