



LAKESIDE STORAGE

15509 HWY 12 E, ROGERS, ARKANSAS

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By accepting this Offering Memorandum, you agree to release Focus Commercial Real Estate and hold it harmless from any kind of liability, claim, expense, or cost arising out of your investigation and or purchase of this property. Additionally, you agree that this Offering Memorandum contains confidential information and will be held and treated in strict confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner.



Property Overview

Focus Commercial Real Estate is pleased to present this rare opportunity to acquire a highly sought after Boat & RV Storage facility located in Northwest Arkansas. This unique opportunity is well located on the main thoroughfare between the majority of Northwest Arkansas' population and Beaver Lake, Northwest Arkansas' premier lake for all outdoor recreational activities.

Lakeside Storage is a 49,288 NRSF square foot facility being offered at a very attractive per square foot price of \$67.29 equating to a 6.05% cap rate based on a trailing twelve-month Net Operating Income. Including outdoor parking, the total square footage is 62,172 square feet. Focused management and marketing should substantially increase the NOI in the near term.



Offering Summary

List Price:	\$3,316,681
List Price Per NRSF	\$67.29
T-12 NOI	\$223,876
T-12 Cap Rate:	6.75%
Current Occupancy:	86%

Property Summary

Street:	15509 E Highway 12
City, State, Zip Code:	Rogers, Arkansas 72756
Year Built:	1999, 2022, 2019
NRSF:	49,288
Total # of Units:	159
Outdoor Parking	12,884
# Spaces:	51
Total Rentable Square Feet	62,172
Total Acreage:	3.99
Access System:	Keypad Access
Gated:	Yes

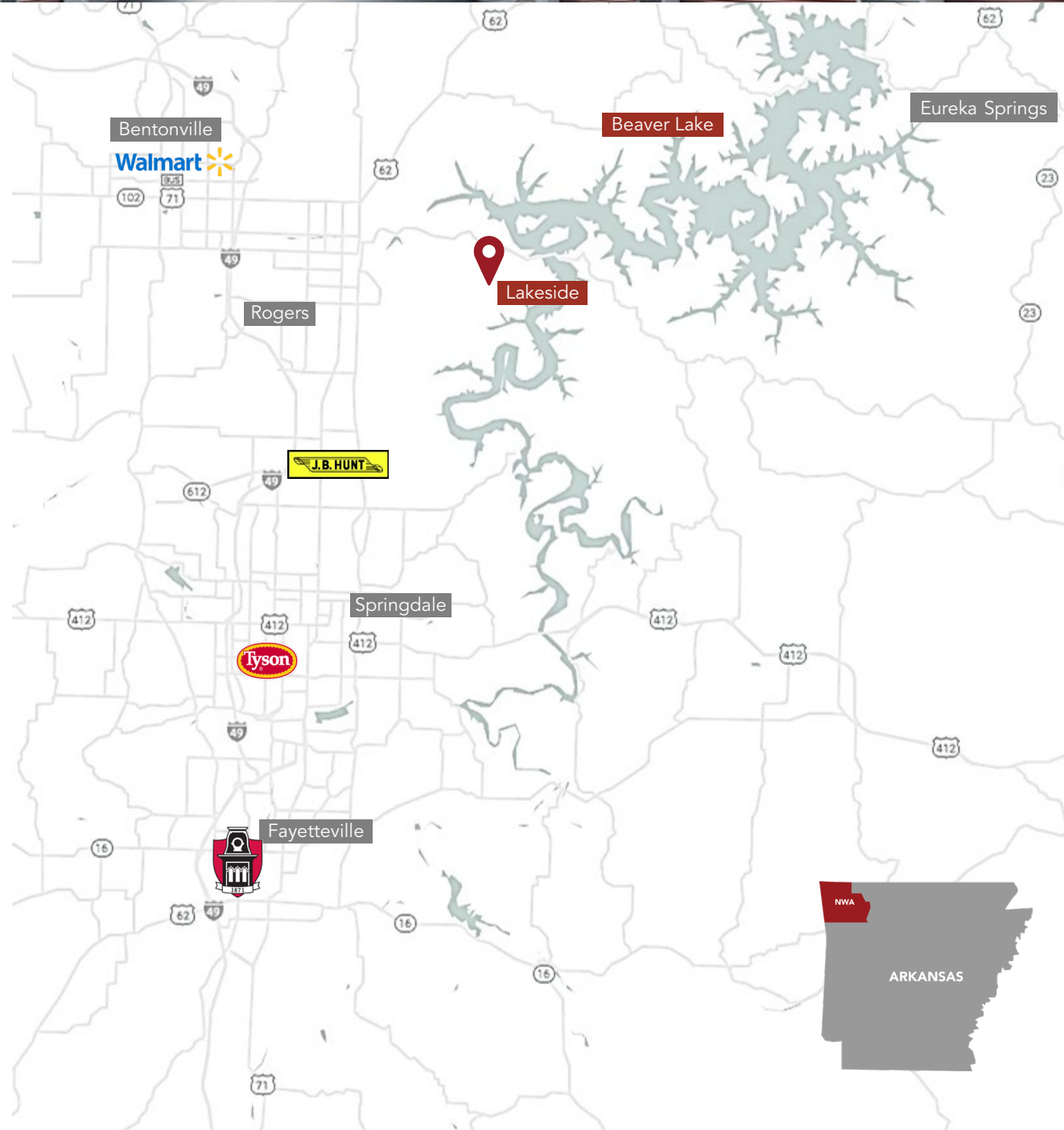
Location

Located in the Ozark Mountains of Northwest Arkansas, Beaver Lake is the premier outdoor recreation area that welcomes over 3 Million visitors annually. Its natural caves, limestone bluffs and abundant variety of trees and wildlife offer a peaceful setting for all. Beaver lake boasts facts include:

- Over 480 miles of shoreline
- Approximately 50 miles in length
- Over 31,000 acres in size

Prairie Creek Marina, one of NWA's most popular launch spots, is located just over 2 miles away from Lakeside Storage. Its convenience and abundant amenities enhance the long-term demand and stability for the future owners of Lakeside Storage.

Additional onsite amenities at the Marina include camping, group picnic shelters, swimming beaches, hiking trails, boat launch ramps, sanitary dump stations, gas, and food service. The Marina currently houses over 750 covered boat slips ranging in size from 10' x 20" up to 18' x 60'.



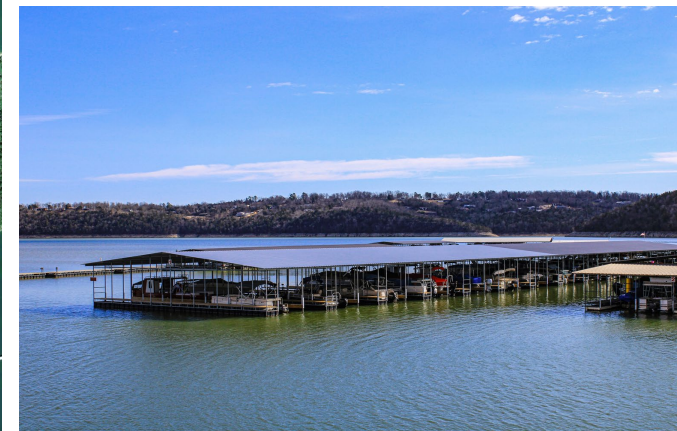
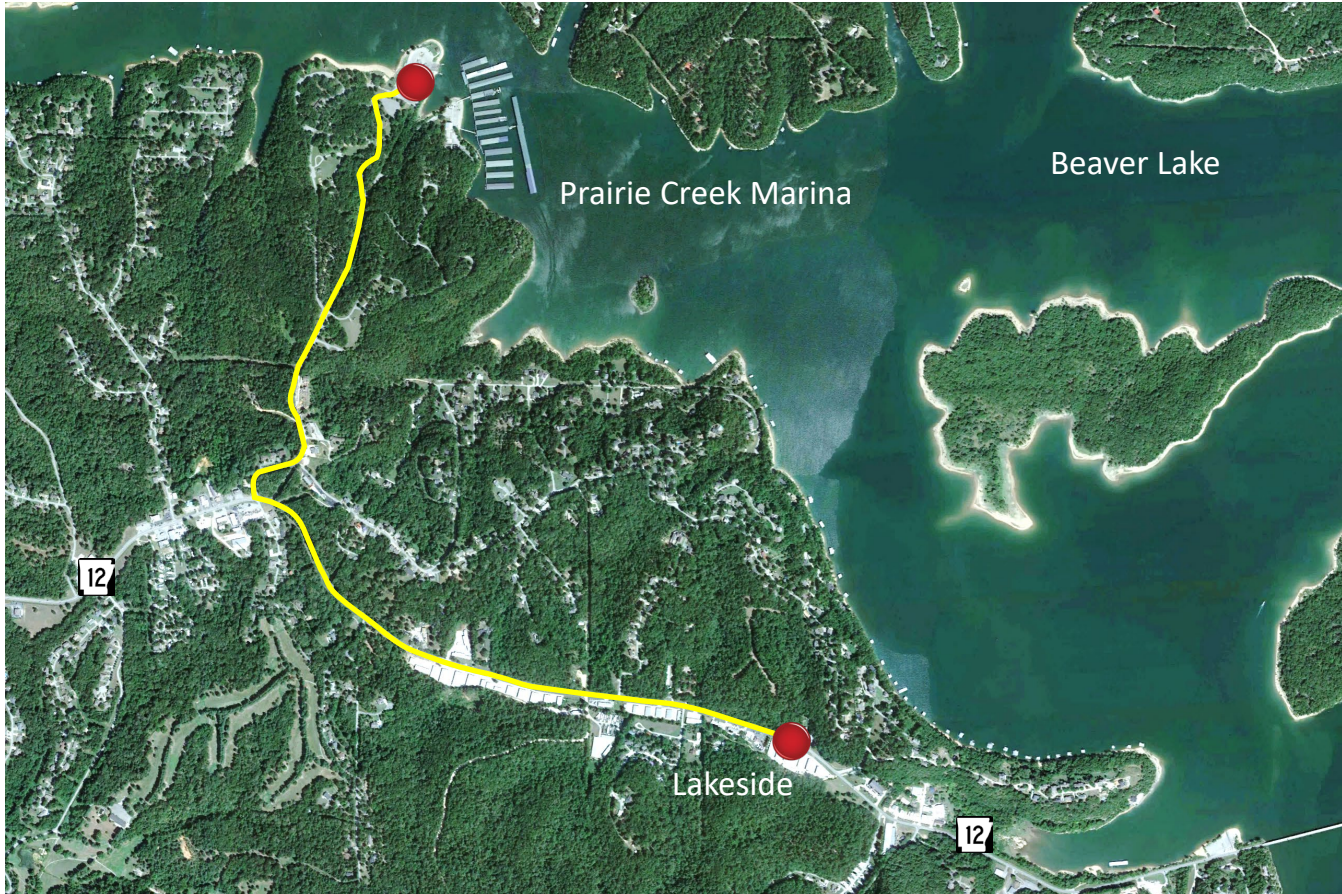
Barriers to Entry

Low Availability of Boat Slips: At the time of publishing of this Offering Memorandum the Prairie Creek Marina was 100% occupied, with a wait list. Prairie Creek Marina is approximately 2 miles from Lakeside Storage.

Boat Slip Moratorium: The Army Corp of Engineers, the governing authority for Beaver Lake, has implemented a moratorium on the addition of new boat slips on the lake. For more information, please contact the Army Corp of Engineers.

Scarcity of Land: Land in proximity to Prairie Creek Marina and the Highway 12 bridge is not developable for a self storage facility due to topography.

New Development Cost: High Cost to develop new construction. Lakeside Storage is being marketed for sale below estimated replacement costs.



Photos



Unit Mix & Rates



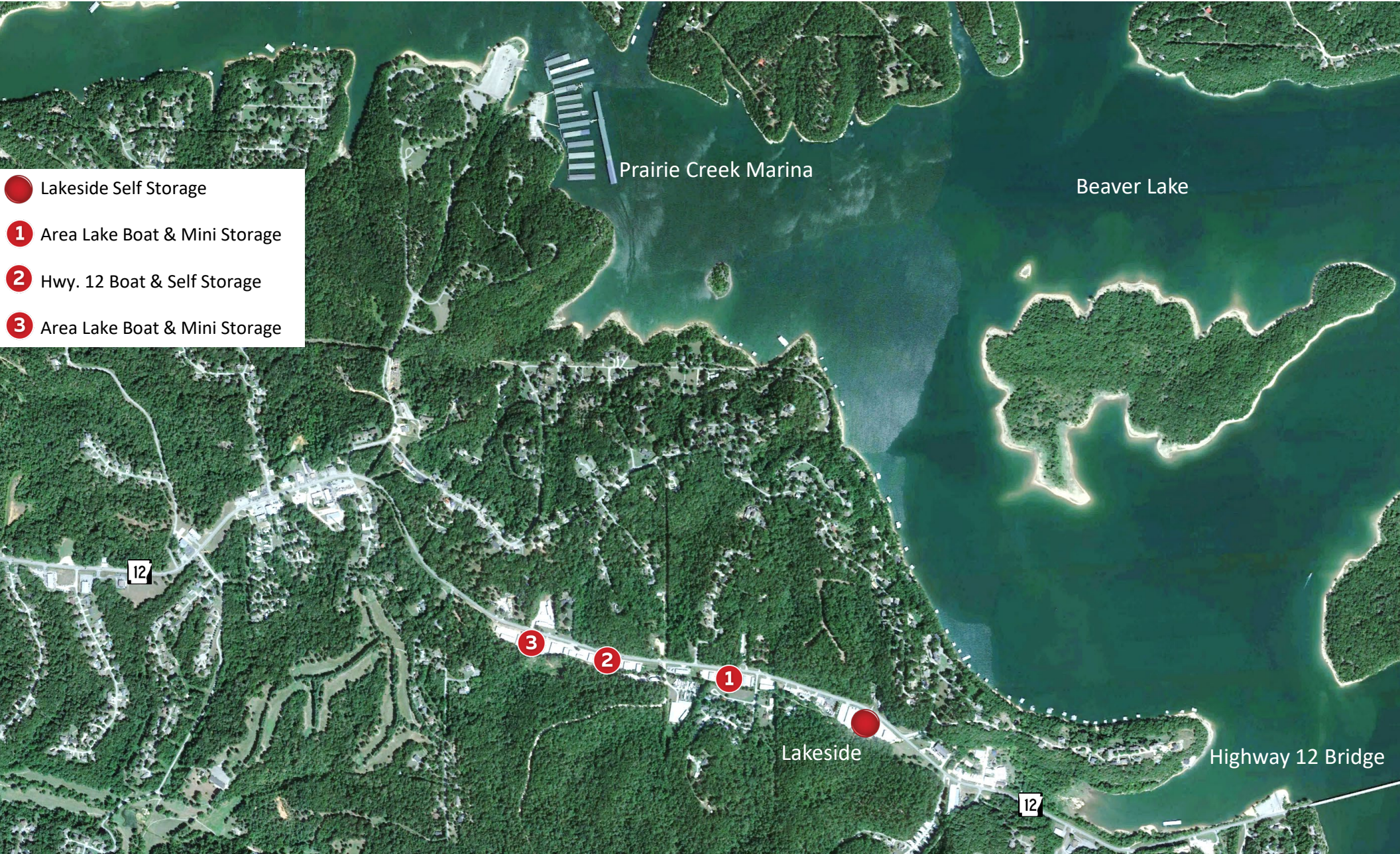
Unit Type	# Units	Width	Depth	Height	Unit SF	Total SF	Per Unit		Gross Potential Rent	
							Rent/Month	Rent/SF	Monthly	Annual
Enclosed Parking	6	12	28	14	336	2,016	\$202	\$0.60	\$1,212	\$14,544
Enclosed Parking	7	12	32	14	384	2,688	\$211	\$0.55	\$1,477	\$17,724
Enclosed Parking	24	12	32	10	384	9,216	\$196	\$0.51	\$4,704	\$56,448
Enclosed Parking	30	12	32	12	384	11,520	\$204	\$0.53	\$6,120	\$73,440
Enclosed Parking	4	12	36	12	432	1,728	\$216	\$0.50	\$864	\$10,368
Enclosed Parking	8	14	32	14	448	3,584	\$220	\$0.49	\$1,760	\$21,120
Enclosed Parking	9	14	36	14	504	4,536	\$237	\$0.47	\$2,133	\$25,596
Enclosed Parking	20	14	50	14	700	14,000	\$322	\$0.46	\$6,440	\$77,280
Totals/Averages	108				456	49,288		\$0.50	\$24,710	\$296,520
Outdoor Parking	50	10	25		250	12,500	\$68	\$0.27	\$3,400	\$40,800
Outdoor Parking	1	12	32		384	384	\$145	\$0.38	\$145	\$1,740
Totals/Averages	51	22	57		634	12,884		\$0.28	3,545	42,540
Combined Total/Avg.	159				1,090	62,172		\$0.45	28,255	339,060



		T-12					
Income		Aug-24	1	2	3	4	5
NRSF	NRSF	49,288	49,288	49,288	49,288	49,288	49,288
	Physical Occupancy %	92.31%	93.00%	94.00%	95.00%	96.00%	97.00%
	Physical Occupancy	45,496	45,838	46,331	46,824	47,316	47,809
	Monthly Rate psf	\$0.47	\$0.50	\$0.55	\$0.60	\$0.65	\$0.70
	Monthly Rent	\$21,565	\$22,919	\$25,482	\$28,094	\$30,756	\$33,467
	Annual Rent	\$258,781	\$275,027	\$305,783	\$337,130	\$369,069	\$401,599
Outdoor Parking	Parking Square Feet	12,884	12,884	12,884	12,884	12,884	12,884
	Physical Occupancy %	60.00%	65.00%	70.00%	75.00%	80.00%	85.00%
	Physical Occupancy	7,730	8,375	9,019	9,663	10,307	10,951
	Monthly Rate psf	\$0.30	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27
	Monthly Rent	\$2,319	\$2,261	\$2,435	\$2,609	\$2,783	\$2,957
	Annual Rent	\$27,829	\$27,134	\$29,221	\$31,308	\$33,395	\$35,483
Total Effective Monthly Rent		\$23,884	\$25,180	\$27,917	\$30,703	\$33,539	\$36,423
Total Effective Annual Rent		\$286,611	\$302,161	\$335,004	\$368,438	\$402,464	\$437,081
Expenses		Aug-24	1	2	3	4	5
Total Operating Expenses*		(\$62,735)	(\$65,872)	(\$69,165)	(\$72,624)	(\$76,255)	(\$80,068)
% of Total Effective Rent		21.89%	21.80%	20.65%	19.71%	18.95%	18.32%
Total Occupancy		Aug-24	1	2	3	4	5
Total Physical Occupancy %		85.61%	87.20%	89.03%	90.86%	92.68%	94.51%
Total Physical Occupancy		53,226	54,212	55,350	56,487	57,624	58,761
Net Operating Income		\$223,876	\$236,289	\$265,838	\$295,814	\$326,209	\$357,014

* Operating Expenses increase 5% annually.

Competition





Northwest Arkansas ranks

#7 In "Best Places to Live" by the U.S. News and World Report in 2022

560,709

Metropolitan Statistical Area (MSA) Population



30 People move to the area every day on average



Highest per capita income adjusted for purchasing power among those medium - size metros & 9th of all 350 + US metros



In job growth of areas (with populations of 500,000 to 999,999) between 2013 & 2018

NO.3

NW Arkansas ranks no. 3 hottest US job market (metro areas under 1m population) - WSJ

Fortune 500s

3 Headquartered here: Walmart, Tyson, & JB Hunt

30,936

Students enrolled at the University of Arkansas in 2022



Bentonville: "mountain biking capital of the world"