



CSD REALTY COMPANY
Self Storage Specialists



Nugent Audilet Boat & RV Storage
1640 Lindbergh Dr.,
Beaumont, TX 77707



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**EXCLUSIVE LISTING
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PROPERTY DETAILS:

Price: \$425,000

Price/NRSF: \$25.91

Gross Bldg Area: 16,400 SF

Net Rentable Area: 16,400 SF

2 bed, 1 bath House: 960 SF

Land Area: .87 AC

Year Built: 1977, 1982

Construction: Metal-over-Steel
Concrete, Gravel
Floors

Occupancy: 58% Physical

Units: 68

UNIT MIX:

10x20 NC: 37

10x30 NC: 30

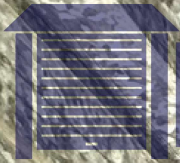
2 Bed, 1 Bath House: 1



Nugent Audilet Boat & RV Storage is a 67 unit, 16,400 NRSF Boat & RV Storage investment opportunity at 1640 Lindbergh Dr., Beaumont, Texas. This roughly 1 acre site is located at the intersection of Lindbergh Dr. and Washington Blvd. which sees as many as 13,800 vehicles per day. Additionally, the facility is located less than 1 mile from both IH-10 and SH-90 which see 118,000 and 30,000 VPD respectively (Per TxDOT).

Originally constructed in 1977, Nugent Audilet Boat & RV Storage is a first generation boat storage facility that is poised to benefit from active management and common-sense improvements to the property. The 2 metal-over-steel buildings are fully enclosed and feature a mix of vertical swing-doors and roll-up garage doors divided by a wide, grass driveway. The facility fully fenced and gated and very well-lit. There is also a fully renovated, 2 bed, 1 bath house on the property that can be rented immediately.

This opportunity offers a new owner immediate upside potential by improving occupancy through the implementation of a modern web-presence, dedicated self-storage management software, and improved signage. Additionally, there is upside to be realized by raising rental rates which are 40% below average compared to other facilities in the 5-mile radius (Per Radius+). Finally, the fully renovated 2 bed, 1 bath house on the property can be rented to provide a significant stream of additional income. According to Zillow, the average rental home in the Beaumont MSA in currently rents for \$1,099.

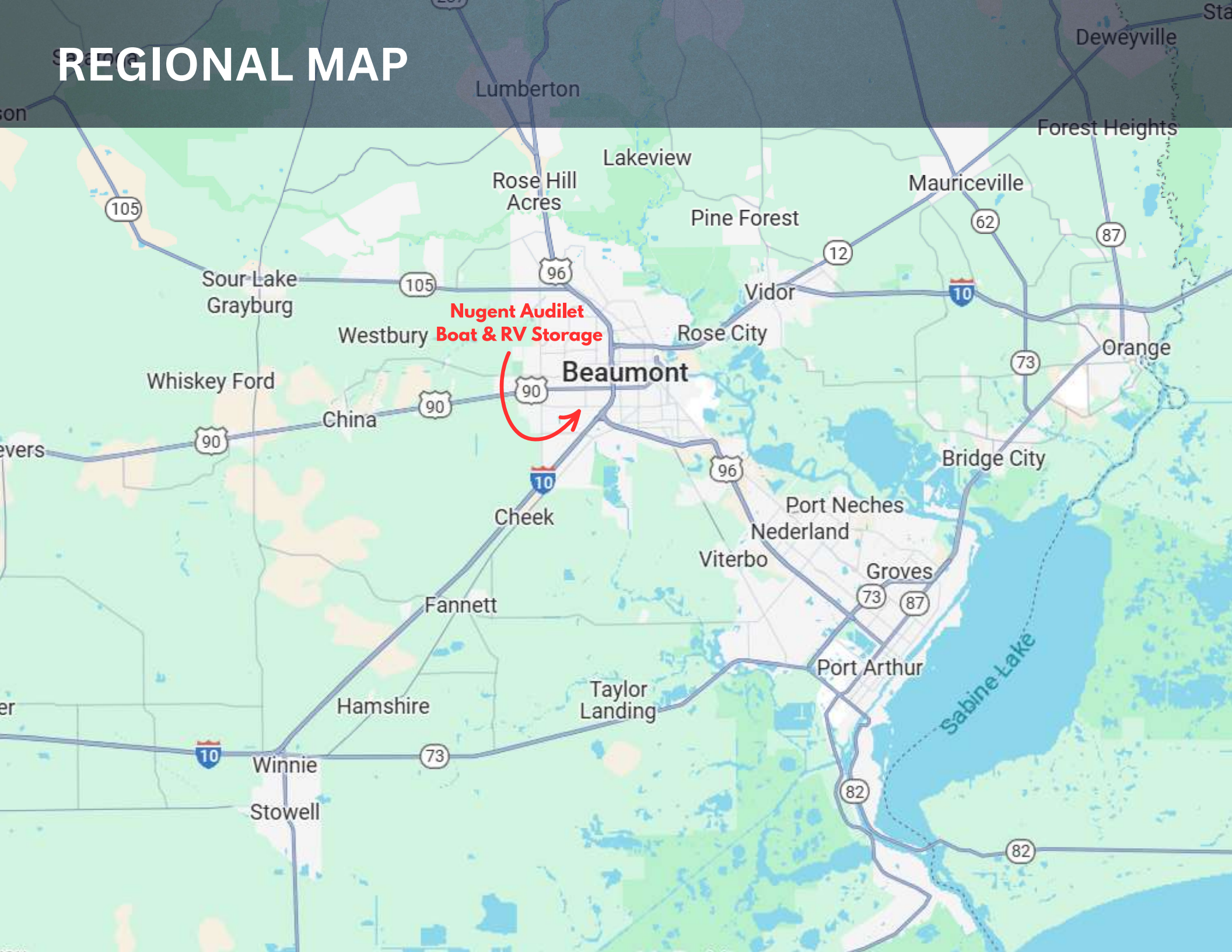


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Listed at just over \$25 per NRSF, Nugent Audilet Boat & RV Storage is a rare opportunity in today's market to acquire a property at replacement cost or below that offers true value-add potential in a densely populated area. With the population of 93,640 boasting an average household income of over \$94,000, and only 6.2 NRSF of non-climate controlled storage within 5 miles of the facility (Per Radius+), a new owner can rest assured that the property is significantly underutilized and ready to be taken to the next level.

REGIONAL MAP



OVERVIEW

	2025	Year 2	Year 3
Asking Price	\$ 425,000		
Price Per Rentable Square Foot	\$ 25.91		
Cap Rate	4.6%	9.3%	12.2%
Year Built	1977, 1982		
Land Area (Per Jefferson CAD)	0.87		
Gross Building Area (2 storage buildings)	16,400	SF	
Total Net Rentable Area	16,400	SF	
Rental Home Area (2 bed, 1 bath)	960	SF	
Physical Occupancy (% of Area)	58%	80%	90%
Economic Occupancy (% of potential rent)	42%	82%	92%

UNIT-MIX / OCCUPANCY: 03/31/2025

UNIT TYPE	Number Units	Unit Size	Unit SF	Rentable Area	Standard		Monthly Potential	Annual Potential	Occupancy Stats							
					Rent	PSF			Occupied Units				Vacant Units			
									#	Area	Avg/ Unit	Mthly Rent	Variance	#	Area	Rent
10x20	37	10 x 20	200	7,400	\$100	\$0.50	\$ 3,700	\$ 44,400	15	3,000	\$72.53	\$1,088	\$ (2,612)	22	4,400	\$ 2,200
10x30	30	10 x 30	300	9,000	\$120	\$0.40	\$ 3,600	\$ 43,200	22	6,600	\$88.50	\$1,947	\$ (1,653)	8	2,400	\$ 960
2 Bed, 1 Bath House	1		960		\$1,200		\$ 1,200	\$ 14,400	0	-		\$0	\$ (1,200)	1	960	\$ 1,200
TOTAL/AVG PERCENT	68		241	16,400	\$ 107	\$0.45	\$ 7,300	\$ 87,600	37 54%	9,600 59%	\$82.03	\$3,035 42%	\$ (4,265) -58%	30 44%	6,800 41%	\$ 3,160 43%

INCOME & EXPENSE

Revenue	2025 Projection		Year 2		Year 3	
Annual Potential Rent		\$ 87,600		\$ 87,600		\$ 96,360 (1)
Average Economic Vacancy	-58%	\$ (51,180)	-20%	\$ (17,520)	-10%	\$ (9,636) (2)
Rental Revenue		\$ 36,420		\$ 70,080		\$ 86,724
Other Income		\$ -	2%	\$ 1,500	2%	\$ 1,800 (6)
EFFECTIVE GROSS	42%	\$ 36,420	82%	\$ 71,580	92%	\$ 88,524

Operating Expenses	Estimated		Estimated		Estimated	
Property Taxes	21.0%	\$ 7,636	10.7%	\$ 7,636	8.6%	\$ 7,636 (5)
Property Insurance	5.6%	\$ 2,045	9.7%	\$ 6,943	11.3%	\$ 10,000 (3)
Management Software	0%	\$ -	3.4%	\$ 2,400	2.7%	\$ 2,400
Utilities & Internet	14.2%	\$ 5,160	8.4%	\$ 6,000	7.9%	\$ 7,000
Repairs/Maintenance	5.5%	\$ 2,000	5.6%	\$ 4,000	0.9%	\$ 4,000
Advertising/Marketing	0.0%	\$ -	1.5%	\$ 2,500	2.8%	\$ 2,500
Bank Costs - Credit Card	0.0%	\$ -	2.1%	\$ 1,500	1.8%	\$ 1,600
Mowing	0.0%	\$ -	1.7%	\$ 1,200	1.6%	\$ 1,400
Total Expenses	46%	\$ 16,841	43%	\$ 32,179	38%	\$ 36,536 (4)

NOI		\$ 19,579		\$ 39,401		\$ 51,988
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- (1) Projected annual revenue increases of 10% Year 3 after occupancy improves and house is rented
- (2) Projected economic occupancy of 90% by Year 3 with additional marketing expense and rate increases
- (3) Year 2 Insurance amount is based on active 2025 quotes for property and windstorm insurance
- (4) Expenses projected at 38% of Revenue by Year 3
- (5) Taxes are currently based on assessed value of \$458,769 (2.32 tax rate)
- (6) Supplemental income can be added by instituting late fees, selling locks, tenant insurance, etc.

Proposed Third Party Loan

		Year 1	Year 2	Year 3
Purchase Price		\$ 425,000	\$ 425,000	\$ 425,001
Downpayment	50%	\$ (212,500)	\$ (212,500)	\$ (212,500)
Loan Balance		\$ 212,500	\$ 212,500	\$ 212,501
Interest Rate		6.50%	6.50%	6.50%
Term		25	25	25
<i>Annual Debt Service 1st Lien</i>		\$17,421	\$17,421	\$17,421
NOI		\$ 19,579	\$ 39,401	\$ 51,988
DEBT COVERAGE RATIO		1.12	2.26	2.98
CASH FLOW		\$ 2,158	\$ 21,980	\$ 34,567
CAP RATE		4.61%	9.27%	12.23%
CASH-ON-CASH		1.02%	10.34%	16.27%









Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Cole Rice	688975	colerice@csdrealty.com	(281)221-5542
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Craig Rice	398667	craigrice@csdrealty.com	(713)417-1626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date