



The Perfect
Investment or
1031
Exchange
Opportunity!

14315 Pioneer Volcano Rd
Pioneer, CA 95666

Property features:

- 35 Self Storage Units
- Office Space
- 3 Bedroom Home
- Adjacent Vacant Lot
- .96 Acres Combined
- Garage parking
- Sign Frontage on Hwy



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\$899,000

About:

35 self storage units ranging from 6x8 to 10x20, always 90+% rented. Includes a 750 sq ft office/warehouse space with bathroom, plus onsite 3 bedroom manager's house with 2 car garage and fenced rear yard, plus an adjacent vacant lot with potential for improvement and additional rental income! Two separate parcels being sold together, just under 1 acre combined.

Investment Highlights

- Live and run your business on one property
- Adjacent vacant lot available for expansion, RV or equipment storage
- Excellent long term investment for a first time investor or 1031 exchange
- Storage facility fenced with automatic gates and 400 amps of power
- Rent everything out, or retire in the foothills and live in the house while you enjoy passive income every month from the storage business
- Conveniently located just 15 minutes to Jackson, 20 to Sutter Creek.
- Units always 90%+ rented out



Unit Size	Unit Count
6x8	3
8x8	1
8x12	3
10x8	3
10x12	3
10x16	9
10x20	12

Current Rents

6x8	\$65
8x8	\$70
8x12	\$80
10x8	\$75
10x12	\$115
10x16	\$135
10x20	\$150
Shop	\$300

Red Corral Storage

Profit & Loss

September 1, 2023 through September 1, 2024

	Sep 1, '23 - Sep 1, 24
Ordinary Income/Expense	
Income	
Discounts	-1,995.50
Late Fees Income	413.00
Rental Income	69,529.92
Total Income	<u>67,947.42</u>
Gross Profit	67,947.42
Expense	
Advertising and Promotion	188.16
Background Checks	172.00
Bank Service Charges	1,337.16
Insurance Expense	4,917.00
Office Supplies	149.28
Professional Fees	4,080.00
Repairs and Maintenance	2,334.16
Taxes - Property	4,565.24
Telephone Expense	2,320.13
Utilities	2,946.56
Total Expense	<u>23,009.69</u>
Net Ordinary Income	44,937.73
Other Income/Expense	
Other Expense	
Bad Debts	397.00
Total Other Expense	<u>397.00</u>
Net Other Income	<u>-397.00</u>
Net Income	44,540.73

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Property Information

Parcel #s	030-250-038-000 030-250-040-000
Year Built	Unknown
Land Area	0.96 acres
Number of Stories	1
Number of Buildings	4
Number of Units	35
Unit Mix	Living space, Manager's office, Storage units
Rentable SF	6210 SF
Parking	2 car garage for home
Topography	Level, Lot Grade Varies
Road Frontage	Highway Exposure

CONSTRUCTION & MECHANICAL

Roof	Composition metal roof
Heat	Central heat, Propane
Air Conditioning	Central air conditioning
Security Features	Security Gate

UTILITIES

Utilities	Above Ground, Propane, Other
Electric	200 to 400 Amp Service, 220 Volts
Water Source	Water District

Home

Features

Living/Bedroom

- Vinyl Plank Flooring
- Fireplace
- Bright natural light
- Ceiling fan

Kitchen

- Vinyl Plank Flooring
- New Cabinets
- New Countertops
- New Appliances
- Gas stove
- Dishwasher
- Refrigerator

Bathroom

- 1 Full Bath
- 1 Half Bath
- Vinyl Plank Flooring
- Shower/Tub Combo

Extras

- Central Heating & Air
- 2 Car Garage
- Fenced Backyard
- Indoor Laundry
- Freshly Painted
- Wide Flat Driveway
- Vacant lot for RV or Equipment Storage

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Home Features



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