

# 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







\$899,000

#### Contact:

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#### 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
10×12	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	67,947.42
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	23,009.69
Net Ordinary Income	44,937.73
Other Income/Expense	
Other Expense	
Bad Debts	397.00
Total Other Expense	397.00
Net Other Income	-397.00
Net Income	44,540.73











## 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

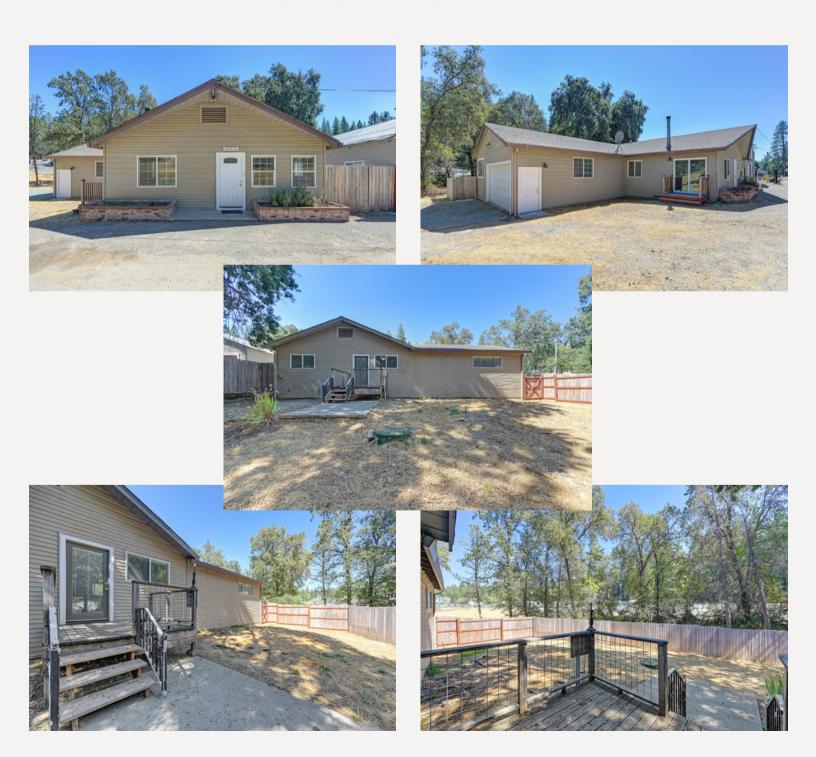
- 1 Full Bath
- 1 Half Bath
- Vinyl Plank Flooring
- Shower/Tub Combo

#### Extras

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

## Home

#### Features



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