



INDUSTRIAL STORAGE UNIT & WAREHOUSE INVESTMENT OPPORTUNITY

DELAVAN

5011 Highway 50  
Delavan, WI 53115

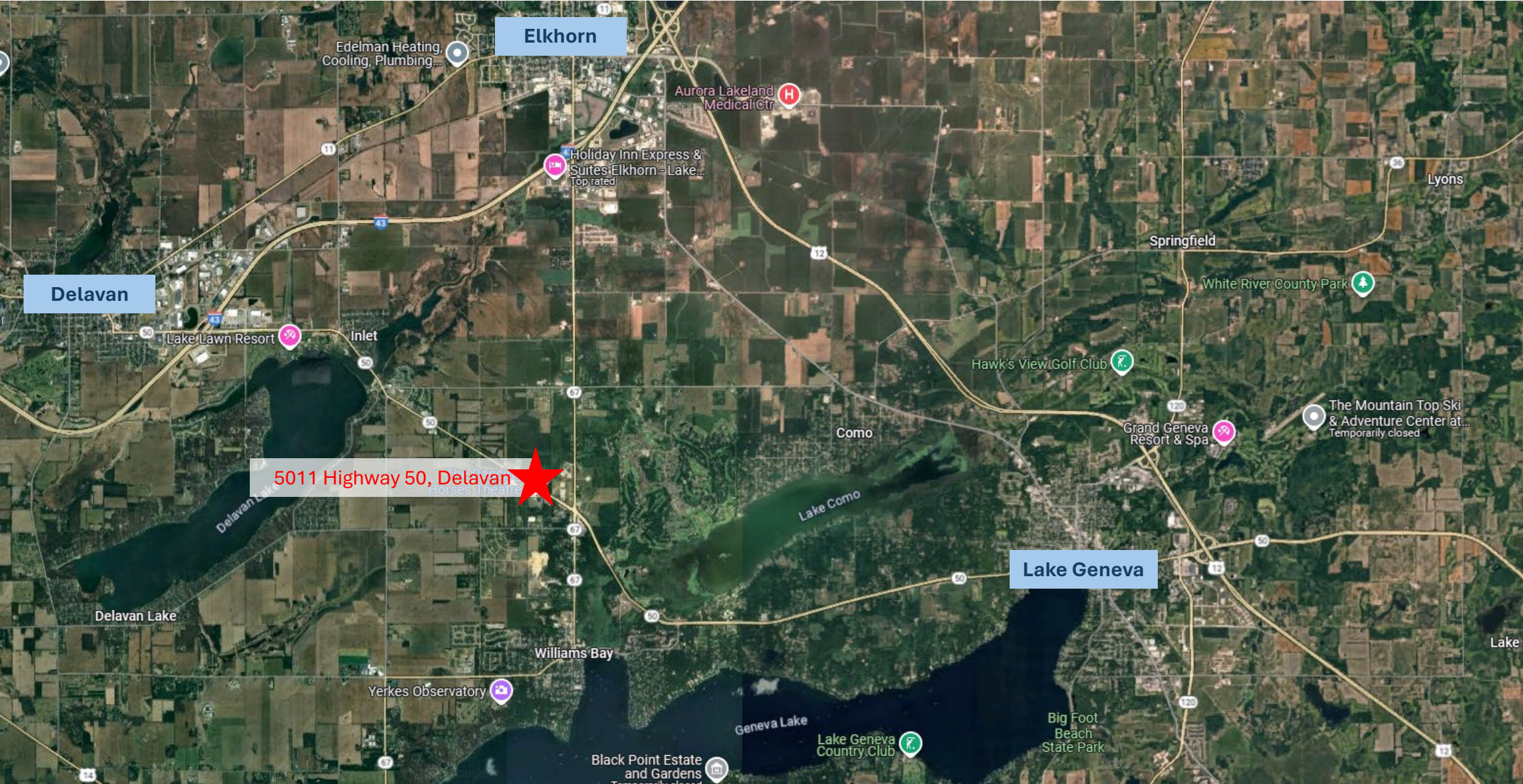
# DELAVAN – Overview



Delavan	Lot 1	Lot 2
Property Type	Self-Storage	CC Storage / Storage / Whse
Year Built	2002	2002
Address	5013 Hwy 50 Delavan, WI 53115	5011 Hwy 50 Delavan, WI 53115
County	Walworth	Walworth
Parcel	FA486600001	FA486600002
Acres	2.49	2.08
Units	138 storage	58 CC / 40 Storage / 1 Whse
Avg Unit sq.ft.	130	153 CC / 225 Storage / 4k Whse
Rentable sq.ft.	17,934	8.9k CC / 9k Storage / 4k Whse
Buildings	5	1 CC / 1 Storage / 1 Whse
Stories	1	1
Property Taxes (2024)	\$3,863.71	\$4,876.03
Potential Gross Rent		\$424,860
Potential NOI		\$341,078
<b>Listing Price</b>		<b>\$4,200,000</b>

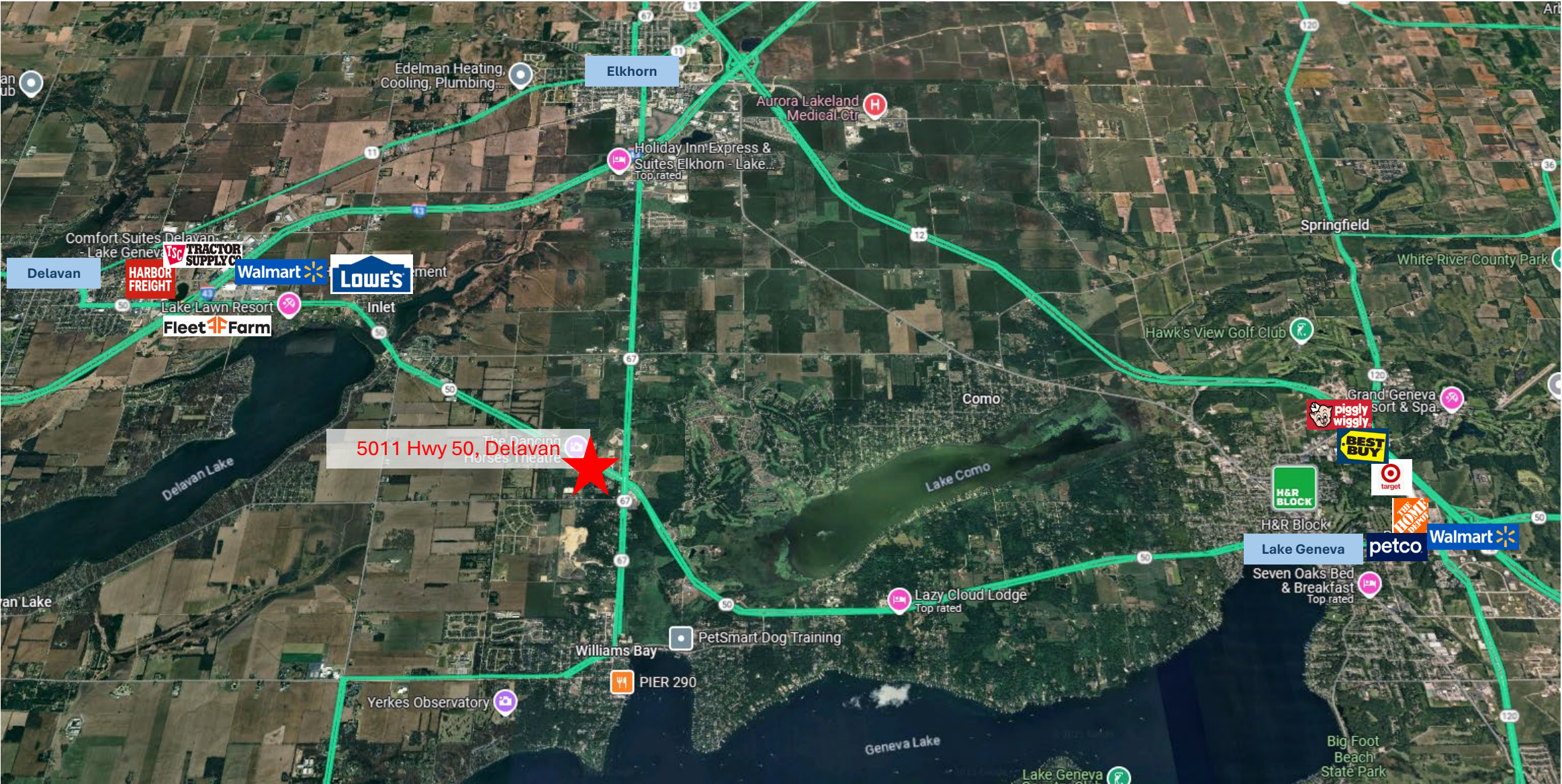


# DEHAVAN – Location





# DELEVAN – Local Map

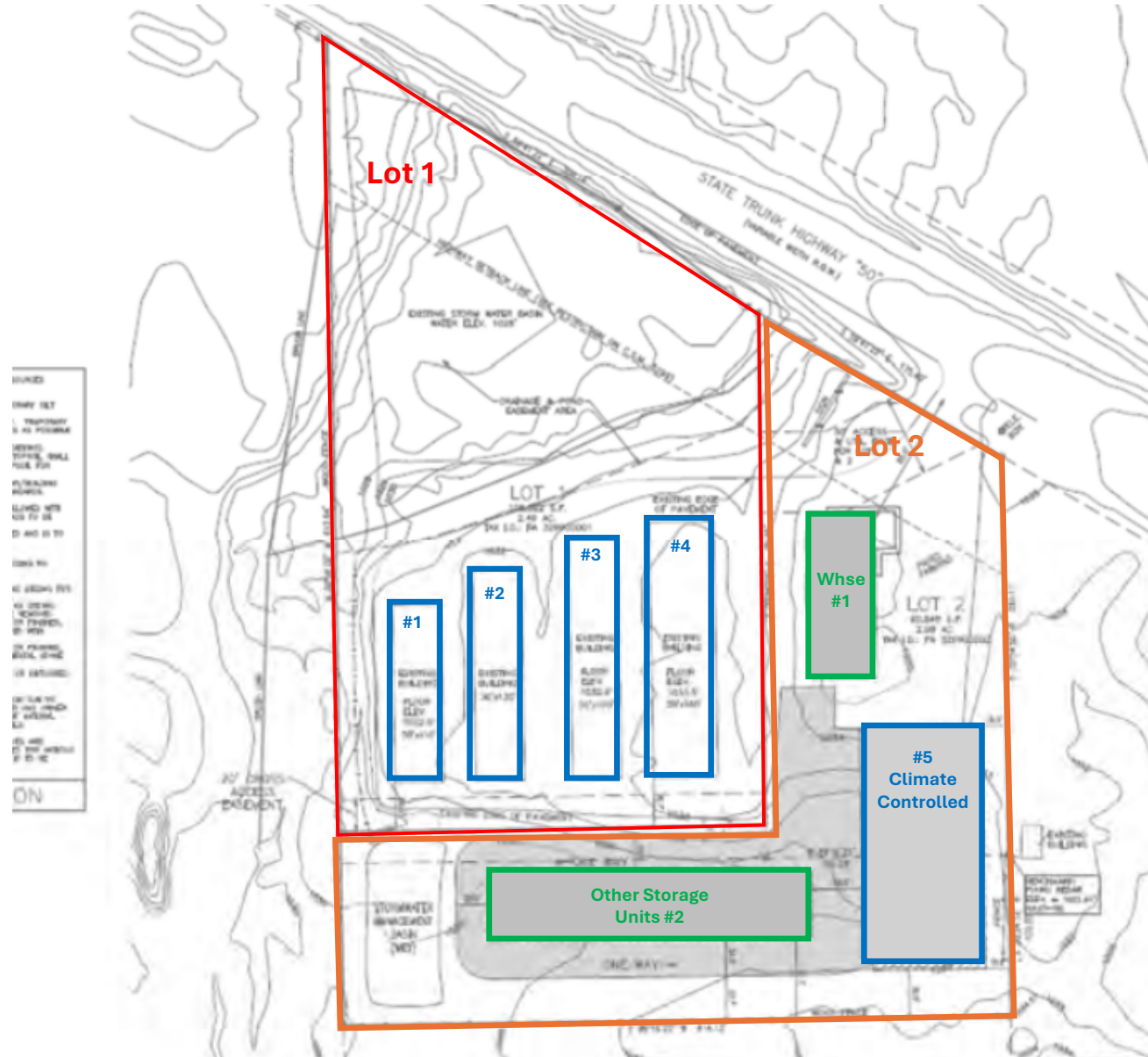




# DELAVAN – Site Plan

# Mahler

**Sotheby's**  
INTERNATIONAL REALTY



# DEHAVAN – Unit Summary

Delavan Unit Summary										
Size	Total Units	Standard Rate	Potential Gross	Rented	% Rented	Standard Rent	Actual Rent	Economic Occupancy	Rent @ 90% Occupancy	Vacant
5 x 10 D	44	75	\$3,300	35	79.5%	\$2,625	\$2,660	80.6%	\$2,970	9
10 x 10 D	30	130	\$3,900	18	60.0%	\$2,340	\$2,290	58.7%	\$3,510	12
10 x 15 D	8	150	\$1,200	7	87.5%	\$1,050	\$1,000	83.3%	\$1,080	1
10 x 20 D	52	180	\$9,360	49	94.2%	\$8,820	\$7,645	81.7%	\$8,424	3
10 x 30 D	1	230	\$230	1	100.0%	\$230	\$230	100.0%	\$207	0
10 x 40 D	1	250	\$250	1	100.0%	\$250	\$200	80.0%	\$225	0
9 x 16 D-Temp	1	150	\$150	1	100.0%	\$150	\$150	100.0%	\$135	0
10 x 29 D-Office	1	350	\$350	0	0.0%	\$0	\$0	0.0%	\$315	1
5 x 10 D-CC	5	130	\$650	5	100.0%	\$650	\$635	97.7%	\$585	0
5 x 15 D-CC	6	150	\$900	6	100.0%	\$900	\$860	95.6%	\$810	0
10 x 10 D-CC	6	165	\$990	3	50.0%	\$495	\$470	47.5%	\$891	3
10 x 15 D-CC	19	195	\$3,705	17	89.5%	\$3,315	\$3,265	88.1%	\$3,335	2
10 x 20 D-CC	15	250	\$3,750	8	53.3%	\$2,000	\$2,020	53.9%	\$3,375	7
10 x 25 D-CC	7	310	\$2,170	7	100.0%	\$2,170	\$2,120	97.7%	\$1,953	0
<b>Total Monthly - Storage</b>	<b>196</b>		<b>\$30,905</b>	<b>158</b>	<b>80.6%</b>	<b>\$24,995</b>	<b>\$23,545</b>	<b>76.2%</b>	<b>\$27,815</b>	<b>38</b>
<b>Total Annual - Storage</b>			<b>\$370,860</b>			<b>\$299,940</b>	<b>\$282,540</b>		<b>\$333,774</b>	
Less: Operating Exp. (1H 2025 Annualized)			\$73,782			\$73,782	\$73,782		\$73,782	
<b>NOI - Storage</b>			<b>\$297,078</b>			<b>\$226,158</b>	<b>\$208,758</b>		<b>\$259,992</b>	
#1 Warehouse (tire business)	1	2250	\$2,250	1	100.0%	\$2,250	\$2,250	100.0%	\$2,025	0
#2 Storage Units (tire business)	40	180	\$7,200	40	100.0%	\$7,200	\$7,200	100.0%	\$6,480	0
<b>Total Monthly - Whse/Other Storage</b>	<b>41</b>		<b>\$9,450</b>	<b>41</b>	<b>100.0%</b>	<b>\$9,450</b>	<b>\$9,450</b>	<b>100.0%</b>	<b>\$8,505</b>	<b>0</b>
<b>Total Annual - Whse/ Other Storage</b>			<b>\$113,400</b>			<b>\$113,400</b>	<b>\$113,400</b>		<b>\$102,060</b>	
Less: Operating Exp. (Estimated)			\$10,000			\$10,000	\$10,000		\$10,000	
<b>NOI - Whse/Other Storage</b>			<b>\$103,400</b>			<b>\$103,400</b>	<b>\$103,400</b>		<b>\$92,060</b>	
<b>Total Annual Rent</b>			<b>\$484,260</b>			<b>\$413,340</b>	<b>\$395,940</b>		<b>\$435,834</b>	
<b>Total Annual NOI</b>			<b>\$400,478</b>			<b>\$329,558</b>	<b>\$312,158</b>		<b>\$352,052</b>	

# DEHAVAN – 2025 P&L – Storage Units

	DEHAVAN 1H 2025	DEHAVAN Annualized
Rent	84,657.72	169,315.44
Rent - Climate Control	58,614.20	117,228.40
<b>Total Rent</b>	<b>\$143,271.92</b>	<b>\$286,543.84</b>
Product Sales	0.00	0.00
Miscellaneous	0.00	0.00
<b>Total Income</b>	<b>143,271.92</b>	<b>286,543.84</b>
Cost of Goods Sold	142.58	285.16
<b>Gross Profit</b>	<b>143,129.34</b>	<b>286,258.68</b>
Advertising General	675.50	1,351.00
Software	523.81	1,047.62
Security	1,668.61	3,337.22
Credit Card Processing	4,544.88	9,089.76
Website	171.00	342.00
Charitable Donations	20.00	40.00
Internet	574.84	1,149.68
Insurance	2,040.39	4,080.78
Bank Charges	150.34	300.68
Finance Charges	72.29	144.58
Office Expense	857.51	1,715.02
Postage	301.50	603.00
Technical Support	2,509.22	5,018.44
Telephone	808.26	1,616.52
Advertising Delavan	8,300.01	16,600.02
Real Estate Tax	1,931.86	3,863.72
Repairs & Maintenance	7,432.62	14,865.24
Utilities	4,283.22	8,566.44
Miscellaneous	25.00	50.00
<b>Total Expense</b>	<b>36,890.86</b>	<b>73,781.72</b>
<b>Net Ordinary Income</b>	<b>106,238.48</b>	<b>212,476.96</b>