

# Cherry Valley Self-Storage

*Sale or Joint Venture Available*



CALVARY  
REALTY



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**CONFIDENTIALITY DISCLAIMER &  
EXCLUSIVE AGENCY MEMORANDUM**



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📍 San Bernardino, CA

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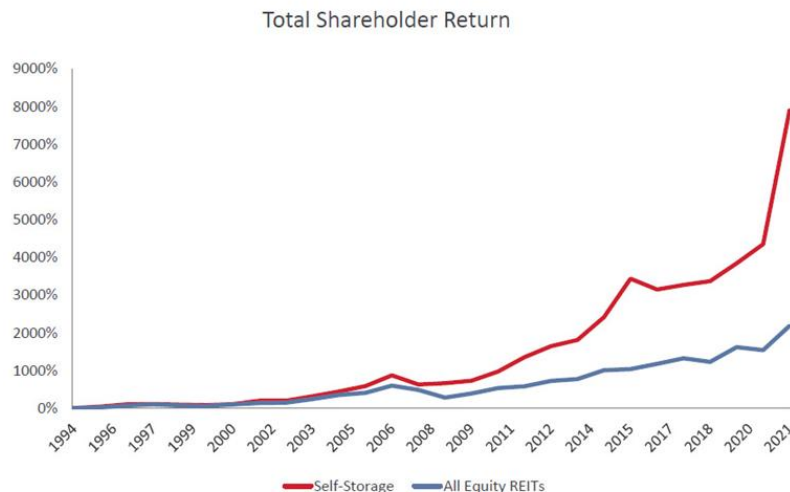


# WHY SELF STORAGE?

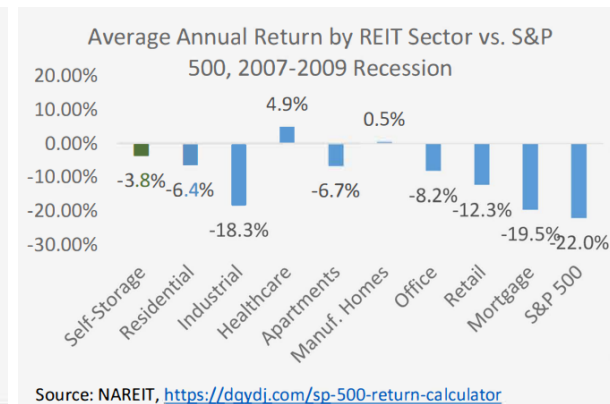
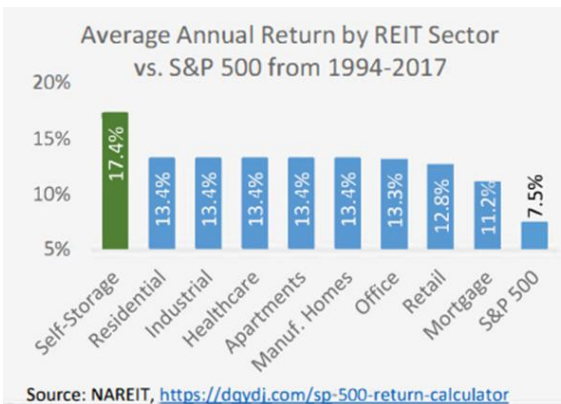
- 1) **High Returns:** Storage REITs generated the highest returns of all REITs over the last 30 years!
  - [Article: Self Storage REITs Outperform All Others](#)
- 2) **Recession Resistant:** Self Storage outperformed all other REITs during the last recession!
- 3) **No Rent Control or Caps:** Storage rents are not controlled by government entities or long-term lease agreements with caps on increases. No other real estate sector allows for rent changes so quickly.
- 4) **Ease of Management:** The average facility is run by 1-2 people, and many can be unmanned using technology.
- 5) **Low Maintenance:** No Toilets, tenants, high dollar turnover work, tenant improvements, or other costly maintenance items associated with tenants living or working on-site.
- 6) **Ease of Eviction:** Delinquent tenants can be evicted in 60 days or less and their belongings can be repossessed and sold at a profit.

Data below obtained from NAREIT "National Association of Real Estate Investment Trusts" [www.reit.com](http://www.reit.com)

Instead of just a landbank, storage was the top performer



Equity REIT	Total Return
Self-Storage	+7,895%
Residential	+2,654%
Industrial	+2,571%
Health Care	+1,796%
Office	+1,263%





*Click the image to watch the listing video*

## PROPERTY OVERVIEW

Calvary Realty is pleased to present Cherry Valley Storage Development, a large-scale self-storage opportunity located at 38632–38718 Brookside Avenue, Cherry Valley, California. Positioned within the Riverside–San Bernardino–Ontario MSA—home to over 4.7 million residents—the property is offered at \$7,000,000 and will be delivered shovel-ready in Q1 of 2026.

Spanning 8.27 acres, the development encompasses 13 single-story concrete and metal buildings across 360,241 gross square feet of land, with 102,100 square feet of enclosed storage across 869 units and 81,612 square feet of vehicle storage across 154 spaces. This is a Class A project located in an area with a storage moratorium and limited supply of storage with 0 square feet of storage within a 1-mile radius!

The property enjoys frontage along Brookside Avenue, a high-traffic corridor with an average daily count of 2,115 vehicles. It is strategically located across from Brookside Elementary School, next to the Beaumont Unified School District, and within walking distance of Beaumont High School. The surrounding area has experienced over 57% population growth since 2010, with 6,700 residents within a one-mile radius and no competing self-storage facilities nearby, creating significant potential for future stabilization and income growth.

## INVESTMENT HIGHLIGHTS

- High Traffic Area
- Next door to Beaumont Unified School District  
Down the Street from Beaumont High School
- Across Street from Brookside Elementary
- High Demand
- Shovel Ready in Q1 of 2026
- No Storage Competition Within 1 Mile Radius
- 6,700 Residents Within 1 Mile Radius
- Proximity to Existing and Future Housing
- Storage Moratorium
- High Population. Over 57% Since 2010
- \$30M Projected Value Upon Stabilization



## LOCAL AREA



*Walgreens*



**DOLLAR TREE**



**CHERRY VALLEY NURSERY**  
and **LANDSCAPE SUPPLY**

Cherry Valley, nestled in Riverside County between Beaumont and the San Gorgonio Mountains, is home to roughly 6,500 residents. The area blends a quiet, rural lifestyle with proximity to major Southern California hubs—less than 30 minutes from Palm Springs and under two hours from Los Angeles. Known for its scenic orchards, vineyards, and open landscapes, Cherry Valley maintains a strong agricultural presence alongside growing residential and service sectors.

The community is best known for the annual Cherry Festival, held since 1914, which celebrates the region's agricultural roots with local vendors, live music, and family activities. Nearby, Bogart Regional Park offers camping, hiking, and horseback riding with views of Mount San Gorgonio, while local farms and vineyards contribute to Cherry Valley's rustic charm and agritourism appeal.

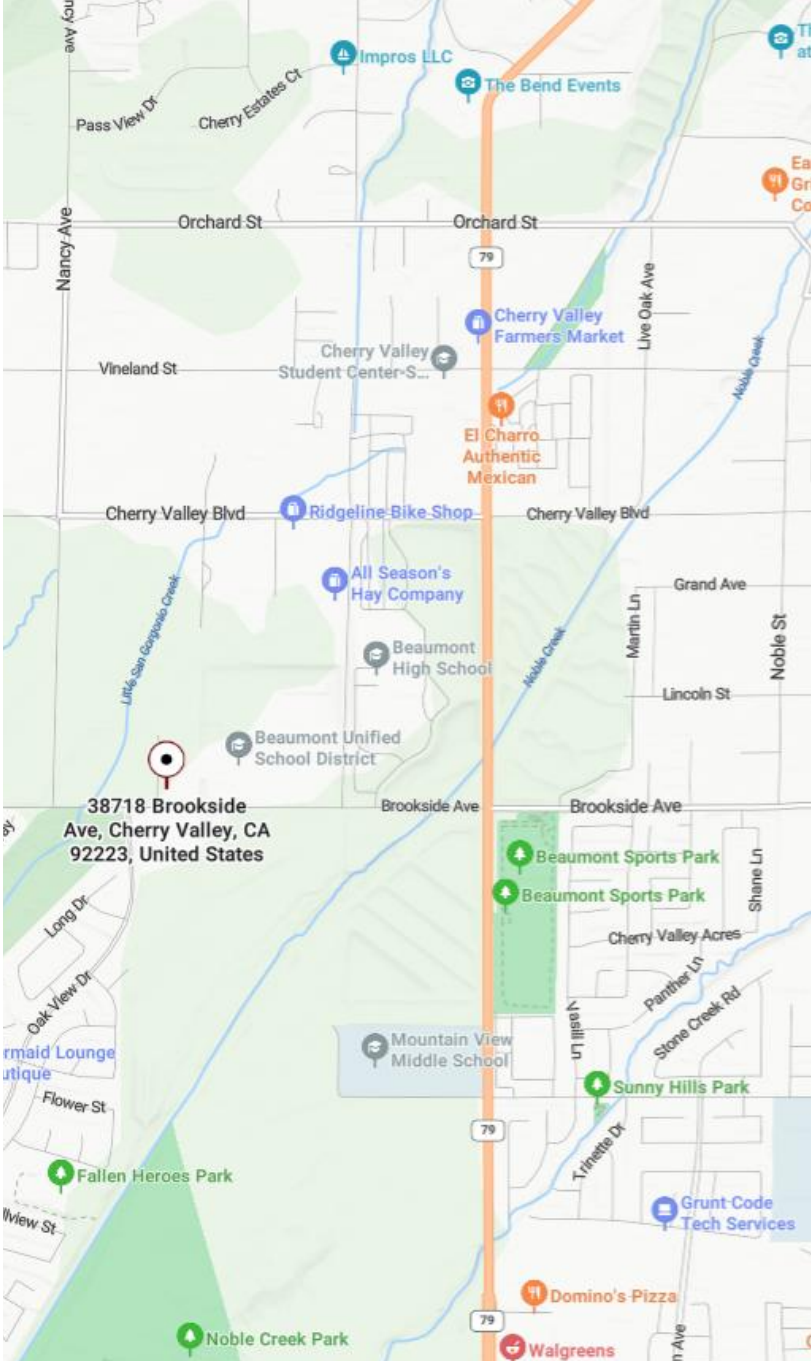
Major Employers in Cherry Valley, CA: Beaumont Unified School District | San Gorgonio Memorial Hospital | City of Beaumont | Cherry Valley Nursery & Landscape Supply | Local vineyards, farms, and small retail operations

### Why Invest in Cherry Valley

Cherry Valley offers investors a balance of tranquility and opportunity. With affordable land, scenic surroundings, and convenient access to the Inland Empire and Coachella Valley, the area is well-positioned for growth in housing, hospitality, and agritourism. Its rural character and community-driven atmosphere make it an appealing destination for those seeking long-term residential and lifestyle investments within reach of major urban markets.

# PROPERTY PROFILE

Property Name:	Cherry Valley Storage Development
Address:	38632, 38692, 38718 Brookside Ave, Cherry Valley, CA 92223
MSA:	Riverside - San Bernardino - Ontario MSA
MSA Population:	4,744,214
Pricing Guidance (Land):	\$7,000,000
Price Per Land Square Foot:	\$19.43
Enclosed Sq. Ft.:	102,100
Parking Square Ft:	80,343
Number of Units & Spaces:	1023
Acreage:	8.27
Gross Square Feet:	360,241
Year Built:	*2027
APN / Zoning:	405-230-010
County:	Riverside
Number of Buildings:	13
Number of Stories	1
Construction:	Concrete & Metal
Cross Streets:	Brookside Ave
Nearest Freeway:	US Highway 79
Traffic Count:	2,115

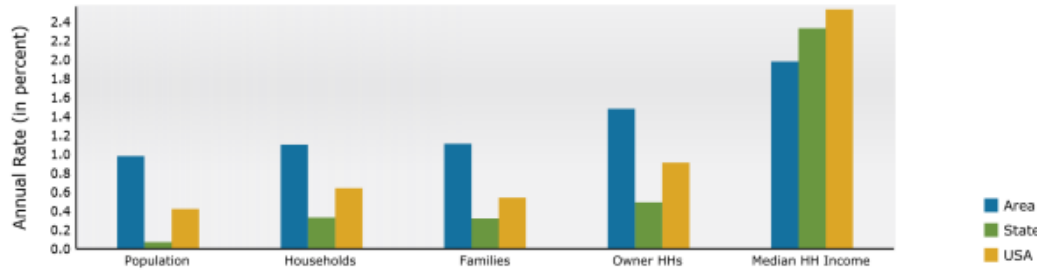




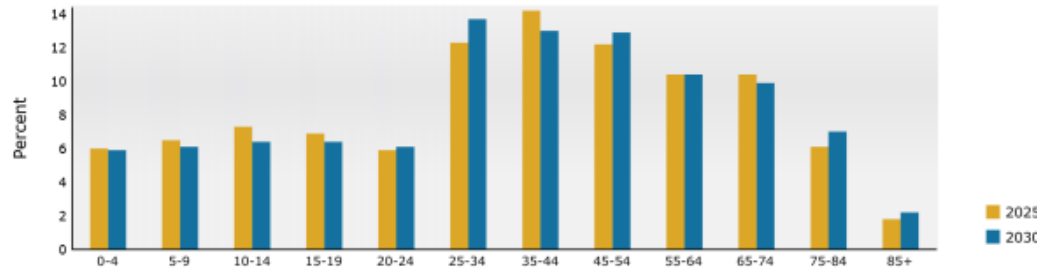
# DEMOGRAPHIC AND INCOME (3 Mile Radius)

## Demographic and Income (Ring: 3 mile radius)

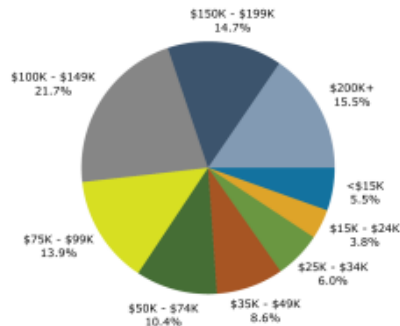
### Trends 2025-2030



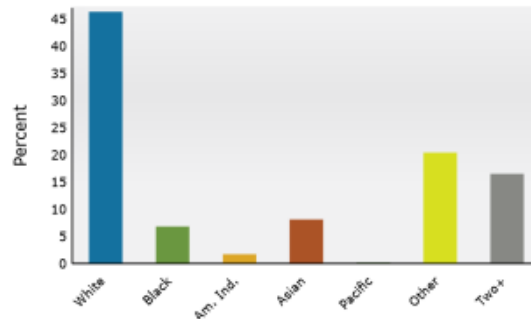
### Population by Age



### 2025 Household Income



### 2025 Population by Race



2025 Percent Hispanic Origin: 43.8%

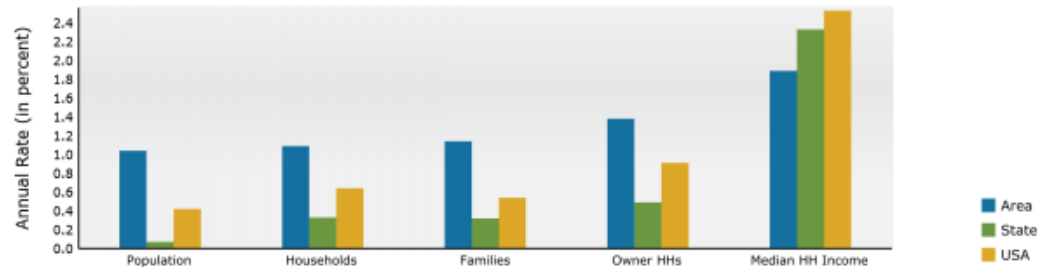
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



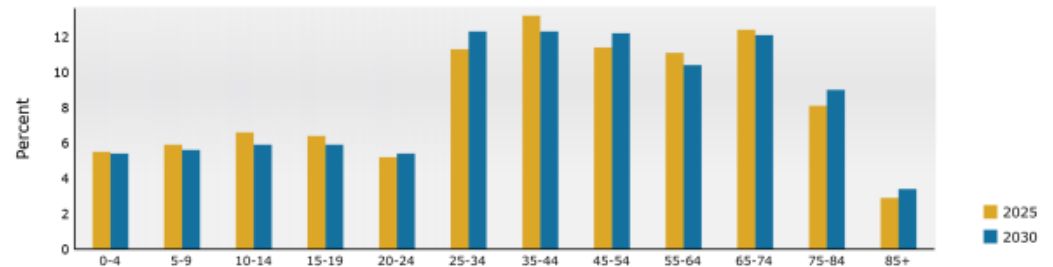
# DEMOGRAPHIC AND INCOME (5 Mile Radius)

Demographic and Income (Ring: 5 mile radius)

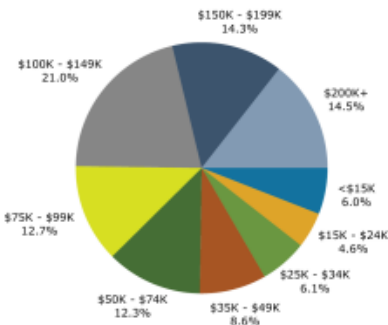
Trends 2025-2030



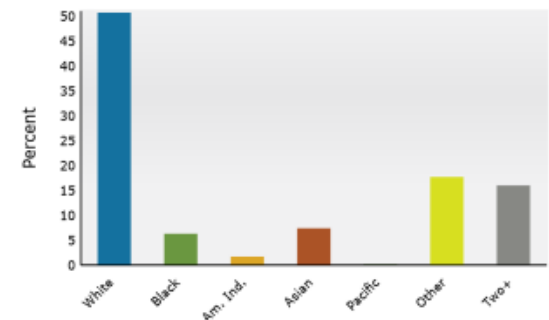
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 39.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# HOUSING PROFILE (5 Mile Radius)

## Housing Profile (Ring: 5 mile radius)

Population		Households	
2020 Total Population	92,929	2025 Median Household Income	\$99,415
2025 Total Population	105,147	2030 Median Household Income	\$109,149
2030 Total Population	110,713	2025-2030 Annual Rate	1.89%
2025-2030 Annual Rate	1.04%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,490	100.0%	38,793	100.0%	40,903	100.0%
Occupied	33,113	96.0%	37,290	96.1%	39,376	96.3%
Owner	26,426	76.6%	30,601	78.9%	32,770	80.1%
Renter	6,687	19.4%	6,689	17.2%	6,606	16.2%
Vacant	1,370	4.0%	1,503	3.9%	1,527	3.7%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	30,604	100.0%	32,770	100.0%
<\$50,000	1,147	3.7%	1,005	3.1%
\$50,000-\$99,999	678	2.2%	633	1.9%
\$100,000-\$149,999	310	1.0%	204	0.6%
\$150,000-\$199,999	361	1.2%	154	0.5%
\$200,000-\$249,999	538	1.8%	229	0.7%
\$250,000-\$299,999	703	2.3%	212	0.6%
\$300,000-\$399,999	2,824	9.2%	1,138	3.5%
\$400,000-\$499,999	5,065	16.6%	3,411	10.4%
\$500,000-\$749,999	14,914	48.7%	18,098	55.2%
\$750,000-\$999,999	2,736	8.9%	4,850	14.8%
\$1,000,000-\$1,499,999	755	2.5%	1,627	5.0%
\$1,500,000-\$1,999,999	103	0.3%	206	0.6%
\$2,000,000+	470	1.5%	1,003	3.1%
Median Value	\$561,612		\$629,849	
Average Value	\$576,750		\$682,556	

Census 2020 Housing Units	Number	Percent
Total	34,490	100.0%
Housing Units In Urbanized Areas	32,568	94.4%
Rural Housing Units	1,922	5.6%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	26,426	100.0%
Owned with a Mortgage/Loan	19,331	73.2%
Owned Free and Clear	7,095	26.8%



# INFORGRAPHIC: LIFESTYLE / TAPESTRY (5 Mile Radius)

Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



141,779,531  
Meals at  
Restaurants



85,784,871  
Apparel & Services



155,251,238  
Entertainment/  
Recreation



83,464,346  
Home Services



1,219,412,730  
Retail Goods

### ANNUAL LIFESTYLE SPENDING



\$115,939,133  
Travel



\$2,980,732  
Theatre/Operas/Concerts



\$2,496,721  
Movies/Museums/Parks



\$3,837,537  
Sports Events



\$38,457,705  
Pets



\$321,024  
Online Gaming



\$29,398,342  
Cash Gifts to Charities



\$25,525,761  
Life/Other Insurance



\$59,046,304  
Education



\$7,616,070  
RV (Recreational Vehicles)

### TAPESTRY SEGMENTS



9C

LifeMode Group: Senior Styles  
**The Elders**  
7,634 Households  
Household Percentage: 21.13%  
Average Household Size: 1.68  
Median Age: 72.3  
Median Household Income: \$42,800



7A

LifeMode Group: Sprouting Explorers  
**Up and Coming Families**  
4,370 Households  
Household Percentage: 12.10%  
Average Household Size: 3.12  
Median Age: 31.4  
Median Household Income: \$72,000



1C

LifeMode Group: Affluent Estates  
**Boomburbs**  
3,900 Households  
Household Percentage: 10.80%  
Average Household Size: 3.25  
Median Age: 34  
Median Household Income: \$113,400

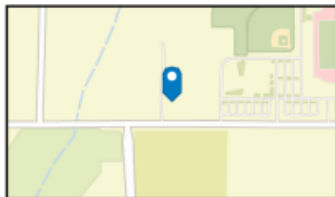
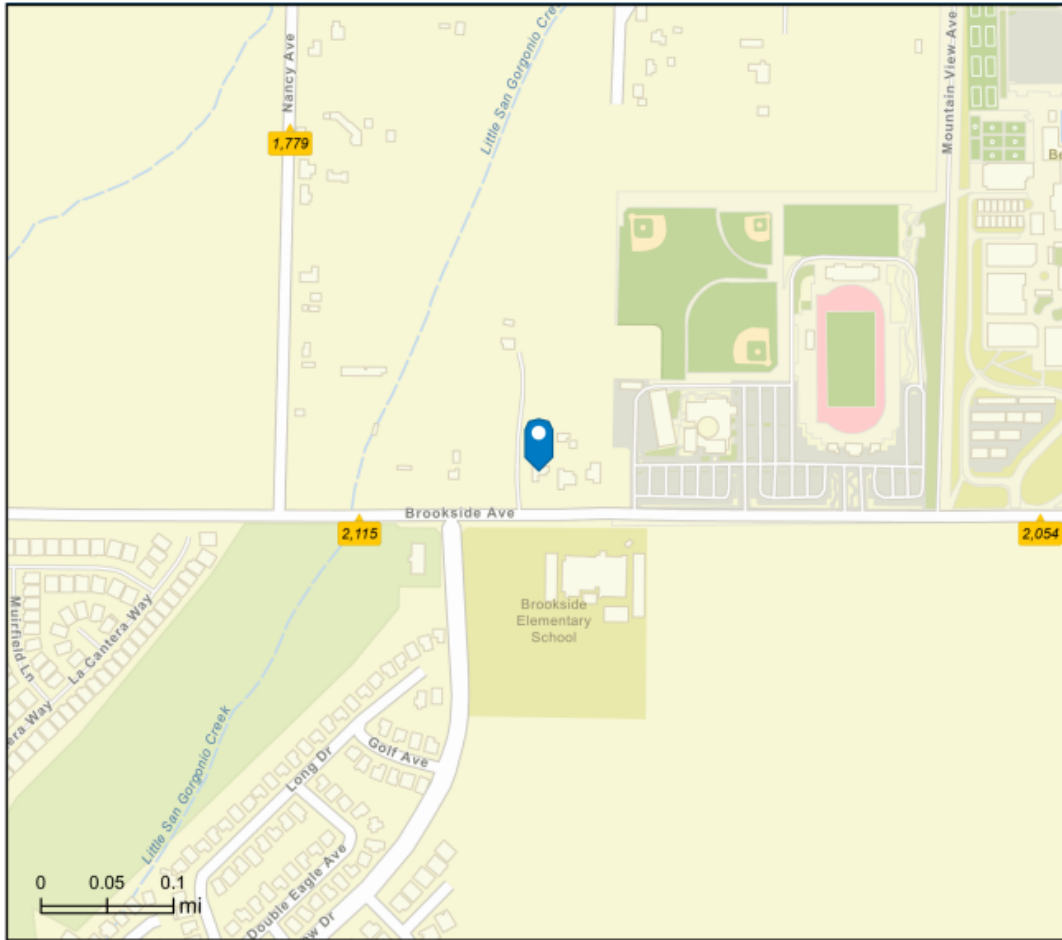


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# TRAFFIC COUNT

Traffic Count Map - Close-up



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).





## RENDERINGS





## PROPERTY PHOTOS

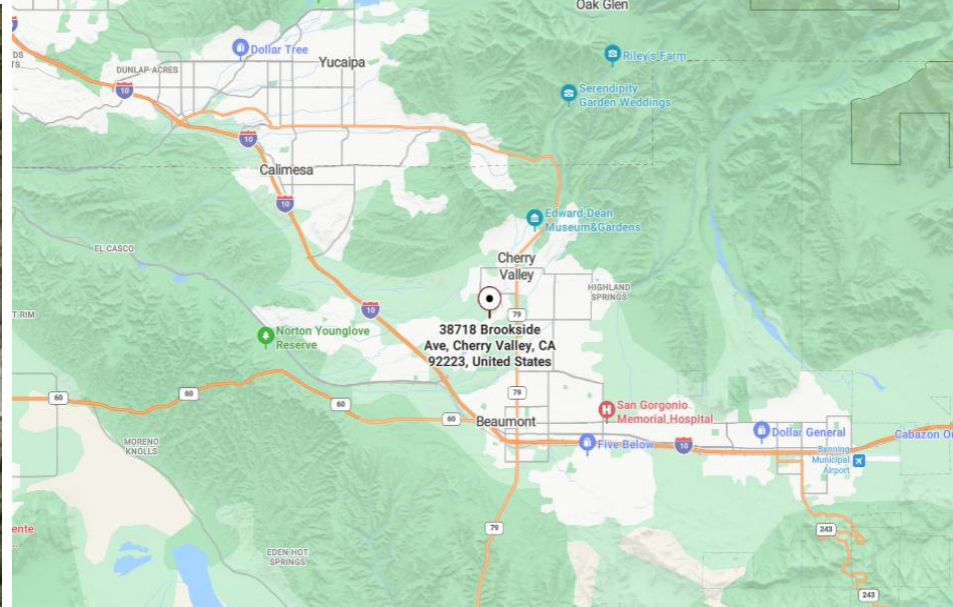
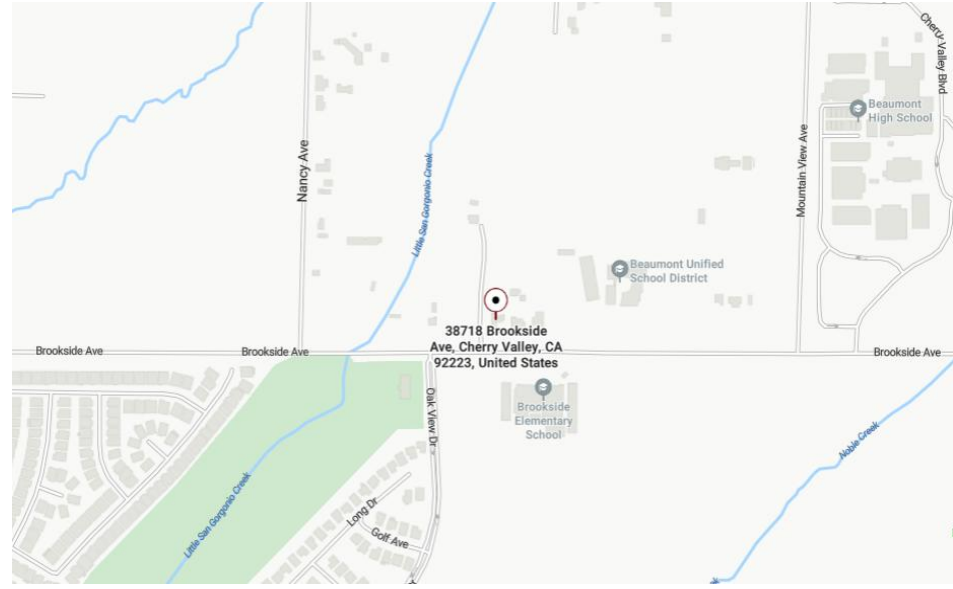




## AERIAL PHOTOS



## LOCATION MAPS



# MARKET SNAPSHOT (1-, 3- and 5-Mile Radius)

## Market Summary

Market Coverage  
Comparisons are made with  
38718 Brookside Ave, Cherry Valley, CA 92223  
5 mile radius  
National Totals and Averages, California State Total and Averages

### Market Snapshot

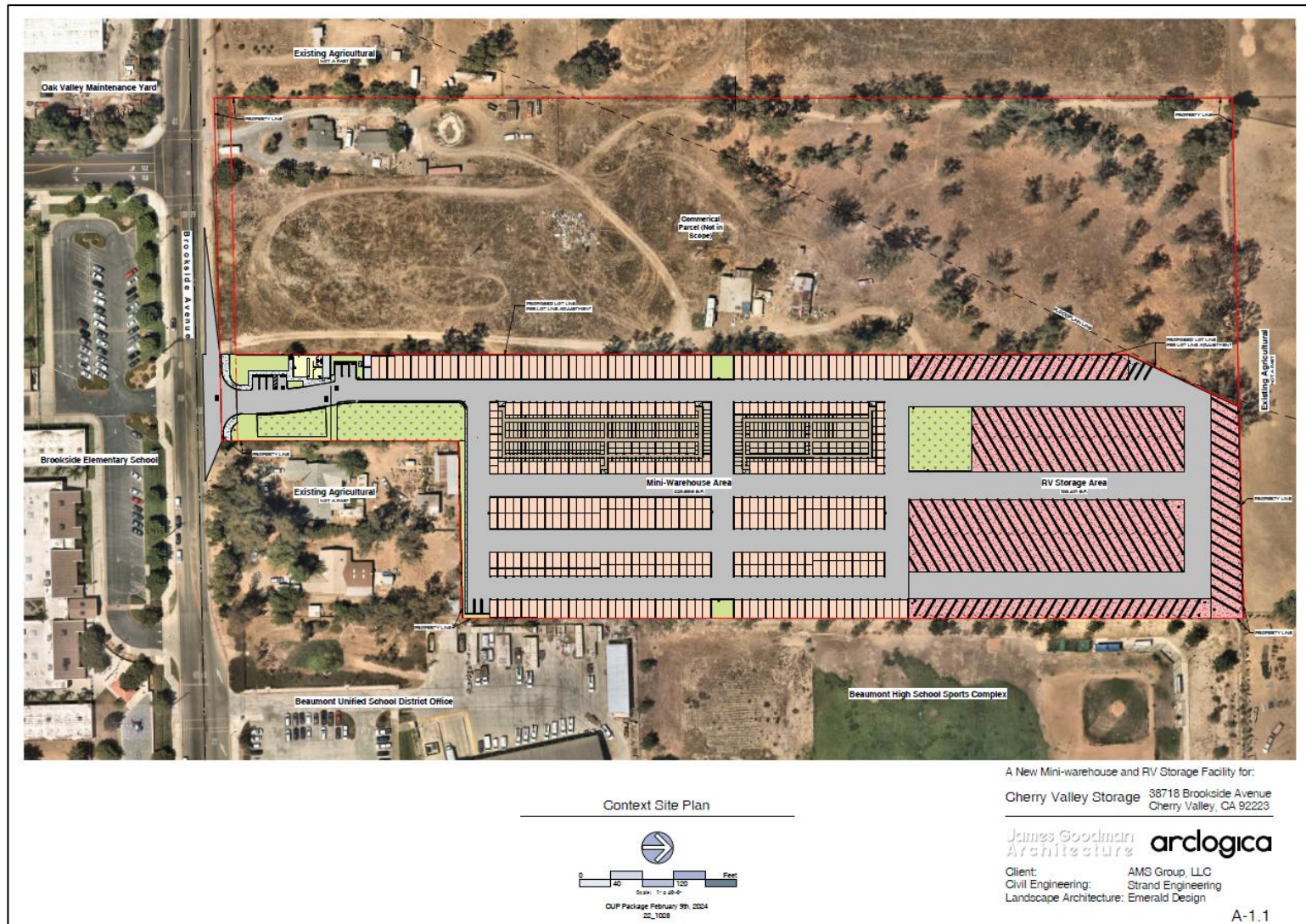
	This Market	1 Mile	3 Miles
Self Storage Only Facilities Net Rentable SQ FT	220,781	N/A	N/A
Hybrid Facility Self Storage Net Rentable SQ FT	678,733 N/A		543,278
<b>Total Net Self Storage Rentable SQ FT</b>	<b>899,514.00</b>	<b>N/A</b>	<b>543,278.00</b>
Parking Net Rentable SQ FT	311,009.00	N/A	268,634.00
<b>Sq Ft per Capita</b>			
2023 Sq Ft per Capita	9.38 N/A		10.58
2025 Sq Ft per Capita	9.18	N/A	10.33
2027 Sq Ft per Capita	9	N/A	10
Sq Ft per Household	27	0	33
Total Stores	12	N/A	7
REITS	2	0	2
Large Ops	5	0	3
Mid Ops	1	0	1
Small Ops	1	0	0
Single Ops	3	0	1
New Developments			
Estimated Net Rentable Sq Ft of Development	212,127	85,996	184,127
Stores opened within the last year	0	0	0
<b>Demographics</b>			
2023 Population	95848	6403	51362
2025 Population	98016 (+2.26% change)	6554 (+2.36% change)	52587 (+2.39% change)
2027 Population	100236 (+4.58% change)	6710 (+4.79% change)	53837 (+4.82% change)
Population Density(per sq mi)	1348	1934	1840
Region Type	Suburban	Suburban	Suburban
Households			
Rental Households	\$ 5,580.00	\$ 461.00	\$ 3,573.00
Rental Households Percentage	16.96%	21.65%	21.79%
Median Household Income	\$ 102,391.00	\$ 77,560.00	\$ 100,699.00
<b>Walk In Average Rate Per Square Feet</b>			
All Units without Parking	\$ 1.76	N/A	\$ 1.68
All Units with Parking	1.47	N/A	1.33
Regular Units			
Climate Controlled Units	\$ 2.34	N/A	N/A
Only Parking	\$ 0.49	N/A	\$ 0.49
Rate Trend (12 months)	3.85%	N/A	0.75%
<b>Online Average Rate Per Square Feet</b>			
All Units without Parking	\$ 1.46	N/A	\$ 1.39
All Units with Parking	1.22	N/A	1.09
Regular Units	1.46 N/A		1.39
Climate Controlled Units	1.63	N/A	N/A
Only Parking	0.39 N/A		0.38
Rate Trend (12 months)	-8.14%	N/A	-7.89%
Units Not Advertised	17%	0%	14%

### Market including known developments

	This Market	1 Mile	3 Miles
Market including known developments	220,781 N/A		N/A
Self Storage Only Facilities Net Rentable SQ FT			
<b>Hybrid Facility Self Storage Net Rentable SQ FT</b>	<b>890,860.00</b>	<b>85,996.00</b>	<b>727,405.00</b>
Total Net Self Storage Rentable SQ FT	1,111,641.00	85,996.00	727,405.00
<b>Parking Net Rentable SQ FT</b>	<b>413,198.00</b>	<b>73,201.00</b>	<b>356,329.00</b>
<b>Sq Ft per Capita</b>			
2023 Sq Ft per Capita	11.6	13.43	14.16
2025 Sq Ft per Capita	11	13	14
2027 Sq Ft per Capita	11	13	14
Sq Ft Under Construction per Capita	N/A	N/A	N/A
Sq Ft per Household	34	40	44
Total Stores	15	1	9
REITS	2	0	2
Large Ops	5	0	3
Mid Ops	1	0	1
Small Ops	1	0	0
Single Ops	3	0	1
New Supply Ratio	23.58%	N/A	33.89%



# SITE PLAN





# DEMOLITION PLAN



### Demolition Notes

5. REGULATORY REQUIREMENTS:
- 5.1. CONFORM TO APPLICABLE CODES FOR DESIGN OF STRUCTURAL SAFETY OF ADJACENT STRUCTURES (SUST. CONTROL).
  - 5.2. OBTAIN REQUIRED PERMITS FROM AUTHORITY.
  - 5.3. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
  - 5.4. CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN WAREHOUSE OR CONCENTRATION MATERIALS ARE DISCOVERED.
  - 5.5. TESTS FOR AND REGULATION OF AFFECTED MATERIAL AND LAND BASED RISK SHALL BE GOVERNED BY THE STATUS CODES OF ALL REPORTS AND CERTIFICATES OF COMPLETION ARE PART OF THE BID REQUIREMENTS.

- 3.1 COORDINATE ALL DISMISAL ACTIVITIES WITH CHAIRS PRIOR TO  
3.2 DEPENDENCY OF ANY DISMISAL ACTIVITIES.  
3.3 CHAIRS NOTED BY CHAIRS, DISMISAL MATERIALS  
3.4 EQUIPMENT IS TO BE THE PROPERTY OF THE CONTRACTOR AND  
3.5 SHALL BE RECEIVED FROM THE SITE IN A SAFE AND LIFTABLE MANNER.  
3.6 ON THE SALE OF THE CONTRACTOR SHALL BE THE RESPONSIBILITY  
3.7 THE FEDERAL CONTRACTOR SHALL VET THE SITE AND VERIFY THE  
3.8 SCORE OF VARIOUS CHAIRS TO BE DISMISAL AND ANCHORING  
3.9 FAILURE TO REASONABLY DETERMINE AND/OR ANTICIPATE THE  
3.10 IMPACT OF THE SCORE OF WORK ON EXISTING CONDITIONS SHALL  
3.11 NOT BE JUSTIFICATION FOR DISMISAL OF ANY CHAIRS.  
3.12 DISMISAL OF CHAIRS DISCOVERED IN THE CONTRACT DOCUMENTS SHALL  
3.13 BE IMMEDIATELY REPORTED TO THE OFFICE OF THE DIRECTOR OF  
3.14 RECORDS.

- 2.4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHOD OF ALL SPECIAL WORKS, AND FOR PROVIDING ALL NECESSARY TEMPORARY BRACING, SHORING AND PROTECTION, AND NECESSARY FOR SAFETY, STABILITY AND PROTECTION OF ALL EXISTING ELEMENTS AND STRUCTURES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING, SHORING AND PROTECTION TO RESIST ALL APPLIED LOADS INCLUDING DEAD LOADS, LIVE LOADS & CONSTRUCTION LOADS, TO PROVIDE STABILITY, AND TO PROVIDE FOR RESISTANCE TO WIND AND OTHER FORCE FACTORS. THE REQUIRED PROVISIONS FOR THE STRUCTURE ARE COMPLETE.
- 2.8. FIRM LOCATION OF UTILITY.

- [illegible]

- 3.8. OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHERE NECESSARY TO INSTALL EQUIPMENT OR TREATMENT UNITS AND/OR LIMIT ACCESS TO THEIR PROPERTY.
- 3.9. PROVIDE LOCKED STORAGE AREAS WITH WATER TO PREVENT SURFACE EROSION OF EXPOSED SOILS.
- 3.10. GENERAL CONTRACTOR SHALL MAINTAIN NECESSARY PROTECTION FOR THE BUILDING OR LEFT IN A SECURE MANNER AT ALL TIMES.
- 3.11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TO ADJACENT PROPERTY OWNERS AND WATER UTILITIES TO PREVENT FLOODING DURING DOWNFLOUT AND BACKFLOW PROTECTION WORK.
- 3.12. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING CONSTRUCTION DURING THE DESIGN AND CONSTRUCTION PERIODS TO PREVENT DAMAGE TO EXISTING PUBLIC UTILITY LINES.
- 3.13. GENERAL CONTRACTOR SHALL COORDINATE THE EXTENT OF ALL DISBURSEMENTS TO THE CITY OF DENVER DURING CONSTRUCTION AND REPORT ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT OF RECORD.

- DEHOLITION:
- 4.1 DISCONNECT AND CAP DISCONNECTED UTILITIES WITHIN DEHOLITION AREA. REMOVE DISCONNECTED UTILITIES.
  - 4.2 DO NOT BURN OR USE HAZARDOUS MATERIALS ON SITE LEAVE SITE IN CLEAN CONDITION.
  - 4.3 REMOVE ALL CHASES AND TIE-INS.
  - 4.4 EXISTING PILES REMAIN AND ALL APPROXIMATE LINES TO BE RECONSTRUCTED IN PLACE.

- [illegible]

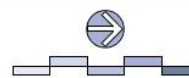
A New Mini-warehouse and RV Storage Facility for:  
Cherry Valley Storage 38718 Brookside Avenue  
Cherry Valley, CA 92223

James Goodman  
Architecture **arclogica**

Client: AMS Group, LLC  
Civil Engineering: Strand Engineering  
Landscape Architecture: Emerald Design

A-1.4

### Demolition Plan



CUP Package February 9th, 2024  
22 1028

# RENTAL SURVEY SUMMARY

Property Name	Address	Lot Size	Sq. Ft.	Year Built	5x5	5x10	10x10	10x15	10x20	10x30
<b>SUBJECT PROPERTY</b>	<b>38632, 38692, 38718 Brookside Ave, Cherry Valley, CA 92223</b>	<b>360,241</b>	<b>102,100</b>	<b>*2027</b>	<b>\$46.00</b>	<b>\$93.00</b>	<b>\$175.00</b>	<b>\$240.00</b>	<b>\$300.00</b>	<b>\$250.00</b>
Yankee Mini Storage	1020 Western Knolls Ave, Beaumont, CA 92223	300,564	78,314	2005	\$35.00	\$65.00	\$86.00	\$136.00	\$225.00	\$329.00
Extra Space	1340 E 6th St, Beaumont, CA 92223	209,524	79,438	1992	\$53.00	N/A	N/A	\$131.00	\$153.00	N/A
First Street Storage	1422 E. First Street, Beaumont, CA 92223	229,997	105,840	2007	\$30.00	N/A	\$160.00	\$100.00	\$115.00	N/A
Beaumont Self Storage	190 East First Street, Beaumont, CA 92223	142,005	67,682	2004	\$94.00	\$124.00	\$201.00	\$259.00	\$309.00	N/A
Beaumont RV & Boat Storage	251 W 1st St, Beaumont, CA 92223	371,131	97,965	2021	\$79.00	\$92.00	\$218.00	N/A	N/A	N/A
A Storage Place - Yucaipa	35056 County Line Rd, Yucaipa, CA 92399	106,358	51,890	2004	\$40.00	\$65.00	N/A	\$130.00	\$150.00	N/A
Aware Self Storage	5021 W Ramsey St, Banning, CA 92220	289,674	114,941	2005	\$57.00	\$140.00	\$229.00	\$225.00	N/A	\$460.00
StorWise Beaumont	525 Xenia Ave, Beaumont, CA 92223	78,844	35,631	1981	N/A	\$60.00	N/A	N/A	N/A	N/A
Handi Storage	540 W. Ave., Calimesa, CA 92320	131,987	39,748	1975	N/A	\$95.00	\$169.00	N/A	\$259.00	N/A
Extra Space	859 Desert Lawn Dr, Beaumont, CA 92223	482,645	135,718	2008	\$42.00	N/A	\$107.00	\$147.00	\$165.00	\$224.00
<b>Averages</b>		<b>234,273</b>	<b>80,717</b>	<b>2000</b>	<b>\$54</b>	<b>\$92</b>	<b>\$167</b>	<b>\$161</b>	<b>\$197</b>	<b>\$338</b>



## \* POTENTIAL UNIT MIX

Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
<b>Storage Units</b>							
5x5	25	186	4,650	\$46.00	\$1.84	\$8,556	\$102,672
5x10	50	207	10,350	\$93.00	\$1.86	\$19,251	\$231,012
7.5x10	75	50	3,750	\$135.00	\$1.80	\$6,750	\$81,000
10x10	100	53	5,300	\$175.00	\$1.75	\$9,275	\$111,300
10x15	150	156	23,400	\$240.00	\$1.60	\$37,440	\$449,280
10x20	200	67	13,400	\$300.00	\$1.50	\$20,100	\$241,200
10x25	250	75	18,750	\$338.00	\$1.35	\$25,350	\$304,200
10x30	300	75	22,500	\$250.00	\$0.83	\$18,750	\$225,000
<b>Parking Spaces</b>							
RV Parking (Covered)	600	103	61,800	\$250.00	\$0.42	\$25,750	\$309,000
RV Parking (Uncovered)	600	0	0	\$240.00	\$0.40	\$0	\$0
Boat & Car Parking (Uncovered)	300	4	1,200	\$100.00	\$0.33	\$400	\$4,800
Boat & Car Parking (Covered)	369	47	17,343	\$200.00	\$0.54	\$9,400	\$112,800
		<b>1023</b>	<b>182,443</b>			<b>\$181,022</b>	<b>\$2,172,264</b>
		<u>Units</u>	<u>Sq. Ft.</u>			<b>Average rate / sq. ft.</b>	\$0.99
<b>Enclosed Storage</b>		869	102,100			<b>Average size</b>	178.34
<b>Parking Spaces</b>		154	80,343			<b>Total Units</b>	1023

# CONSTRUCTION COSTS & STABILIZED RETURNS

Seller is a licensed General Contractor who has built multiple storages in California and Arizona. Seller is willing to act as the GC for the potential buyer or partner on this project.

Seller estimates "All In" construction costs to range between \$11M to \$12M.

<b>SITE ACQUISITION</b>	\$7,000,000
<b>CONSTRUCTION COSTS</b>	\$12,188,575

<b>CONSTRUCTION COSTS</b>	<b>\$19,188,575</b>
Enclosed Cost Per Sq. Ft.	\$100.00
Parking Cost Per Sq. Ft.	\$25.00
Costs per sq. ft. (Enclosed Only)	\$10,210,000
Costs per sq. ft. (Covered RV Parking)	\$1,978,575
Enclosed Sq. Ft.	102,100
Covered RV Sq. Ft.	79,143

<b>STABILIZED PROJECTIONS</b>	
Stabilized Gross Revenue	\$2,114,679
Gross Revenue Multiple	9.07
Net Income	\$1,642,329
Stabilized Return on Capital	8.56%

<b>*STABILIZED VALUE (Year 3)</b>	<b>\$29,860,532</b>
Equity at Stabilization	\$10,671,957
Stabilized Cap Rate	5.50%
Price Per Enclosed Sq. Ft.	\$292.46
Gross Revenue Multiple	14.12



# INCOME & EXPENSES

INCOME	Year 1	Year 2	Year 3
Gross Potential Income:	\$ 2,172,264.00	\$ 2,172,264.00	\$ 2,172,264.00
Vacancy:	\$ 1,737,811.20 80%	\$ 868,905.60 40%	\$ 173,781.12 8%
Rental Income:	\$ 434,452.80	\$ 1,303,358.40	\$ 1,998,482.88
Tenant Insurance:	\$ 14,599.20	\$ 43,797.60	\$ 65,696.40
Truck Rental:	\$ 5,000.00	\$ 10,000.00	\$ 20,000.00
Merchandise Sales:	\$ 1,200.00	\$ 3,000.00	\$ 5,500.00
Late & Admin Fees:	\$ 5,000.00	\$ 20,000.00	\$ 25,000.00
<b>Total</b>	<b>\$ 460,252.00</b>	<b>\$ 1,380,156.00</b>	<b>\$ 2,114,679.28</b>
EXPENSES			
Property Taxes:	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Insurance:	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
On-site Management:	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
Supervisor Payroll:	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Repair & Maintenance:	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Utilities:	\$ 45,500.00	\$ 45,000.00	\$ 46,350.00
Marketing:	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Other Direct Property Costs:	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Allocated Overhead:	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Legal and Miscellaneous:	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
*Pest Control:	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
<b>Total Expenses</b>	<b>\$ 471,500.00 102%</b>	<b>\$ 471,000.00 34%</b>	<b>\$ 472,350.00 22%</b>
<b>NET INCOME</b>	<b>\$ (11,248.00)</b>	<b>\$ 909,156.00</b>	<b>\$ 1,642,329.28</b>

Project is expected to stabilize by year 3.

With the lack of storage, high growth, and high traffic in the area, project could stabilize sooner.

# FINANCING & RETURNS (Post Stabilization With Long Term Debt)

<b>Costs</b>	<b>\$</b>	<b>19,188,575</b>
Enclosed Sq. Ft.		102,100
Price Per Sq. Ft.		\$187.94

Permanent Financing		
Down Payment	\$	-
Loan Amount	\$	19,188,575
Loan to Value		100%
Interest Rate		6.25%
Amortization		25
Monthly Payments	\$	126,581.15
Annual Payments	\$	1,518,973.84

Year	Year 3	Year 4	Year 5	Year 6	Year 7
<b>Gross Potential Income:</b>	\$ 2,172,264.00	\$ 2,389,490.40	\$ 2,628,439.44	\$ 2,891,283.38	\$ 3,180,411.72
<b>Vacancy:</b>	\$ 173,781.12	\$ 238,949.04	\$ 262,843.94	\$ 289,128.34	\$ 318,041.17
Rental Income:	\$ 1,998,482.88	\$ 2,150,541.36	\$ 2,365,595.50	\$ 2,602,155.05	\$ 2,862,370.55
Tenant Insurance:	\$ 65,696.40	\$ 72,266.04	\$ 79,492.64	\$ 87,441.91	\$ 96,186.10
Truck Rental:	\$ 20,000.00	\$ 22,000.00	\$ 24,200.00	\$ 26,620.00	\$ 29,282.00
Merchandise Sales:	\$ 5,500.00	\$ 6,050.00	\$ 6,655.00	\$ 7,320.50	\$ 8,052.55
Late & Admin Fees:	\$ 25,000.00	\$ 27,500.00	\$ 30,250.00	\$ 33,275.00	\$ 36,602.50
<b>Total</b>	<b>\$ 2,114,679.28</b>	<b>\$ 2,278,357.40</b>	<b>\$ 2,506,193.14</b>	<b>\$ 2,756,812.45</b>	<b>\$ 3,032,493.70</b>

Operating Expenses					
Property Taxes:	\$ 200,000.00	\$ 206,000.00	\$ 206,000.00	\$ 206,000.00	\$ 206,000.00
Insurance:	\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18
On-site Management:	\$ 75,000.00	\$ 77,250.00	\$ 79,567.50	\$ 81,954.53	\$ 84,413.16
Supervisor Payroll:	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72
Repair & Maintenance:	\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18
Utilities:	\$ 46,350.00	\$ 47,740.50	\$ 49,172.72	\$ 50,647.90	\$ 52,167.33
Marketing:	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72
Other Direct Property Costs:	\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18
Allocated Overhead:	\$ 15,000.00	\$ 15,450.00	\$ 15,913.50	\$ 16,390.91	\$ 16,882.63
Legal and Miscellaneous:	\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18
*Pest Control:	\$ 6,000.00	\$ 6,180.00	\$ 6,365.40	\$ 6,556.36	\$ 6,753.05
<b>Total Expenses</b>	<b>\$472,350</b>	<b>\$486,521</b>	<b>\$494,936</b>	<b>\$503,604</b>	<b>\$512,532</b>
<b>Expense % of Revenue</b>	22.34%	21.35%	19.75%	18.27%	16.90%
<b>Expense Per Sq. Ft.</b>					
<b>Net Income</b>	<b>\$ 1,642,329</b>	<b>\$ 1,791,837</b>	<b>\$ 2,011,257</b>	<b>\$ 2,253,208</b>	<b>\$ 2,519,961</b>

<b>Loan Payments</b>	<b>\$1,518,974</b>	<b>\$1,518,974</b>	<b>\$1,518,974</b>	<b>\$1,518,974</b>	<b>\$1,518,974</b>
<b>Debt Service Coverage Ratio</b>	1.08	1.18	1.32	1.48	1.66
<b>Cash Flow</b>	\$123,355	\$272,863	\$492,283	\$734,234	\$1,000,988
<b>Return on Capital</b>	8.56%	9.34%	10.48%	11.74%	13.13%



## BROKER REMARKS

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- Asking price for just the land is \$7,000,000.
- Land will be shovel ready in January of 2026 and will be delivered to buyer shovel ready.
- City of Beaumont is one of the fastest growing cities in California!
- There are 5 new housing developments within a 3-mile radius and 11 developments within a 5-mile radius.
- Population within a 1,3, and 5 mile radius is estimated to increase nearly 5% annually due to new housing.
- Owner is open to an outright sale or a joint venture where ownership contributes the land and brings in a capital partner to fund the construction.
- Owner is a licensed and willing to act as General Contractor for this project.
- Site has great visibility to residential customers as it's across the street from an Elementary School, next door to Beaumont Unified School District, down the street from Beaumont High School, walking distance to existing and new housing, and adjacent to Oak Valley Golf Course.
- Estimated value of nearly \$30M upon stabilization creating \$10M in equity.
- City of Beaumont has a moratorium on new development of Self-Storage facilities.
- Very low supply with no competitors within a 1-mile radius.

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