



PROPERTY STATUS



Apple House Self Storage

Cash Flowing Mature Opportunity

OFFERING MEMORANDUM | 2915 DISMAL HOLLOW ROAD | LINDEN, VA

Exclusively Listed by

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KELLER WILLIAMS SOLUTIONS

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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Executive Summary



Property Overview

19,200 Finished SF of 167 Self Storage Units secured behind a self service, combination gate. 16 10'x20' units, 20 5'x10' units, 38 10'x15' units, 93 10'x10' units. Secured and clean with asphalt drive and egress and lighting. Minutes from I-66 in Linden, and easy access to Front Royal. Price Sheet, Recent P&L, Rent Roll, and Sample Rental Contract all provided under Signed NDA by Verified Signer.

Property Highlights

- Calling all Investors. Looking for a low touch, cash-flowing asset? Look no more. This established, clean, secure, self storage property is minutes of I-66 at the Linden exit. Over half of the paying tenants have been continuous for over four years.
- 167 Self Storage units ranging from 10'x20' to 5'x10'. Recent Financials provided under NDA signed by verified signer.
- Why build your own self storage when someone has already put in the site work, utilities, construction, marketing and operations processes to deliver an asset that produces reliable cash flow?

Price:	\$2,500,000
Building SF:	19,200
Price / SF:	\$130.21
NOI:	\$129,821.57
CAP Rate:	5.19%
Occupancy:	97%
Lot Size:	4.58 Acres
Frontage:	Dismal Hollow Rd
Year Built:	2004
Zoning:	Commercial

Property Photos





Property Photos









PREPARED BY:
JOSEPH G. BROGAN, SR.
PROFESSIONAL LAND SURVEYOR
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FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
OCTOBER 3, 2008

L1	S 83°06'54" W	378.10'
L2	N 11°16'08" E	266.48'
L3	S 78°43'22" E	509.83'
L4	S 69°41'27" E	500.00'

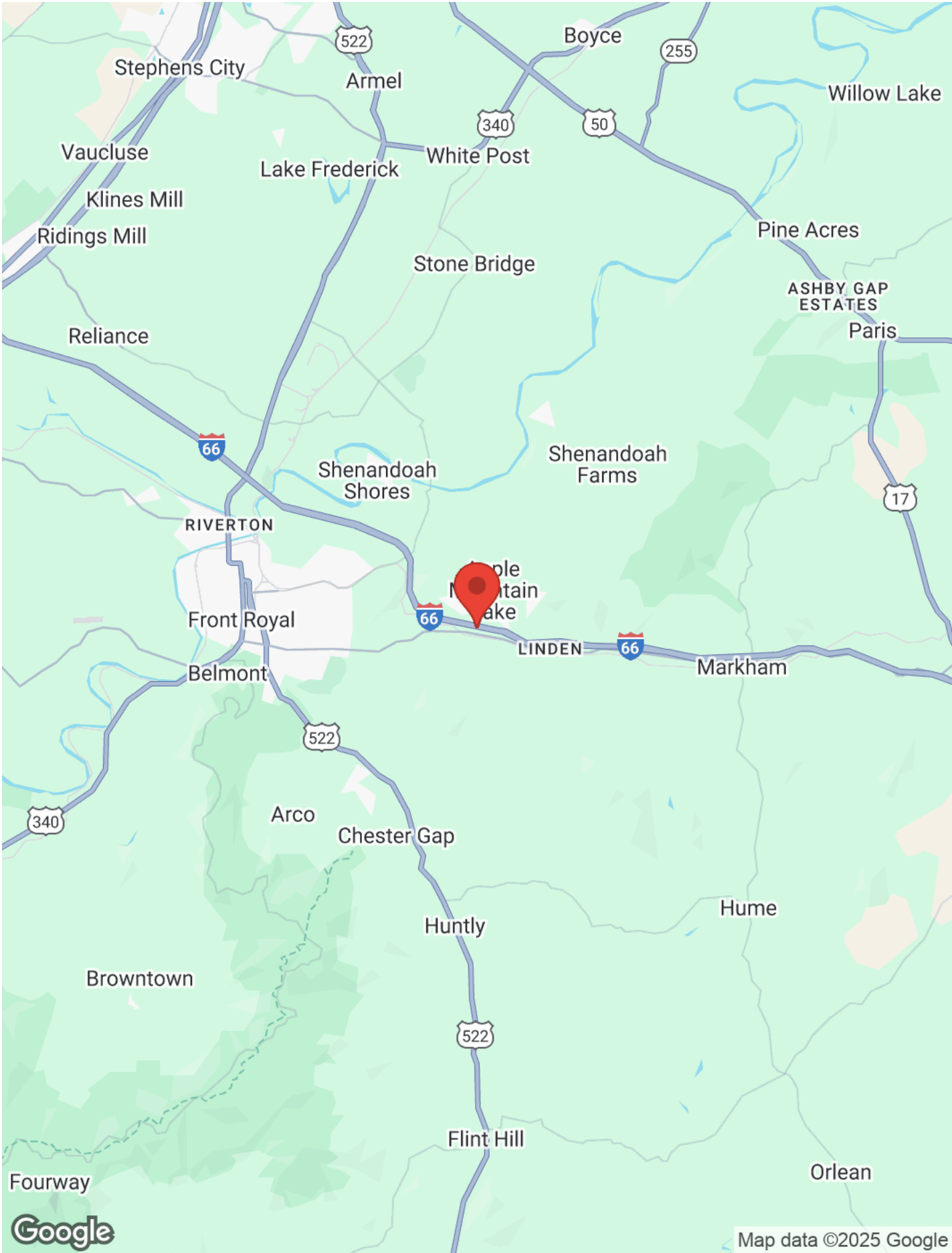
C1	545.00'	247.11'	245.00'	25°58'44"
C2	351.97'	82.16'	81.98'	13°22'30"

NOTE: PER PLAT OF BOUNDARY LINE ADJUSTMENT AND CLASS A SUBDIVISION RECORDED IN SLIDE 239-K THIS PARCEL WAS DESIGNATED AS NEW LOT 39 B. PURSUANT TO RECORDING OF PLAT IN SLIDE 239-K IT WAS FOUND THAT TAX MAP PARCEL 39 B WAS ALREADY USED BY ANOTHER PARCEL; THEREFORE THE PURPOSE OF THIS PLAT IS TO CORRECT THE TAX MAP DESIGNATION FROM 39 B TO 39 C.

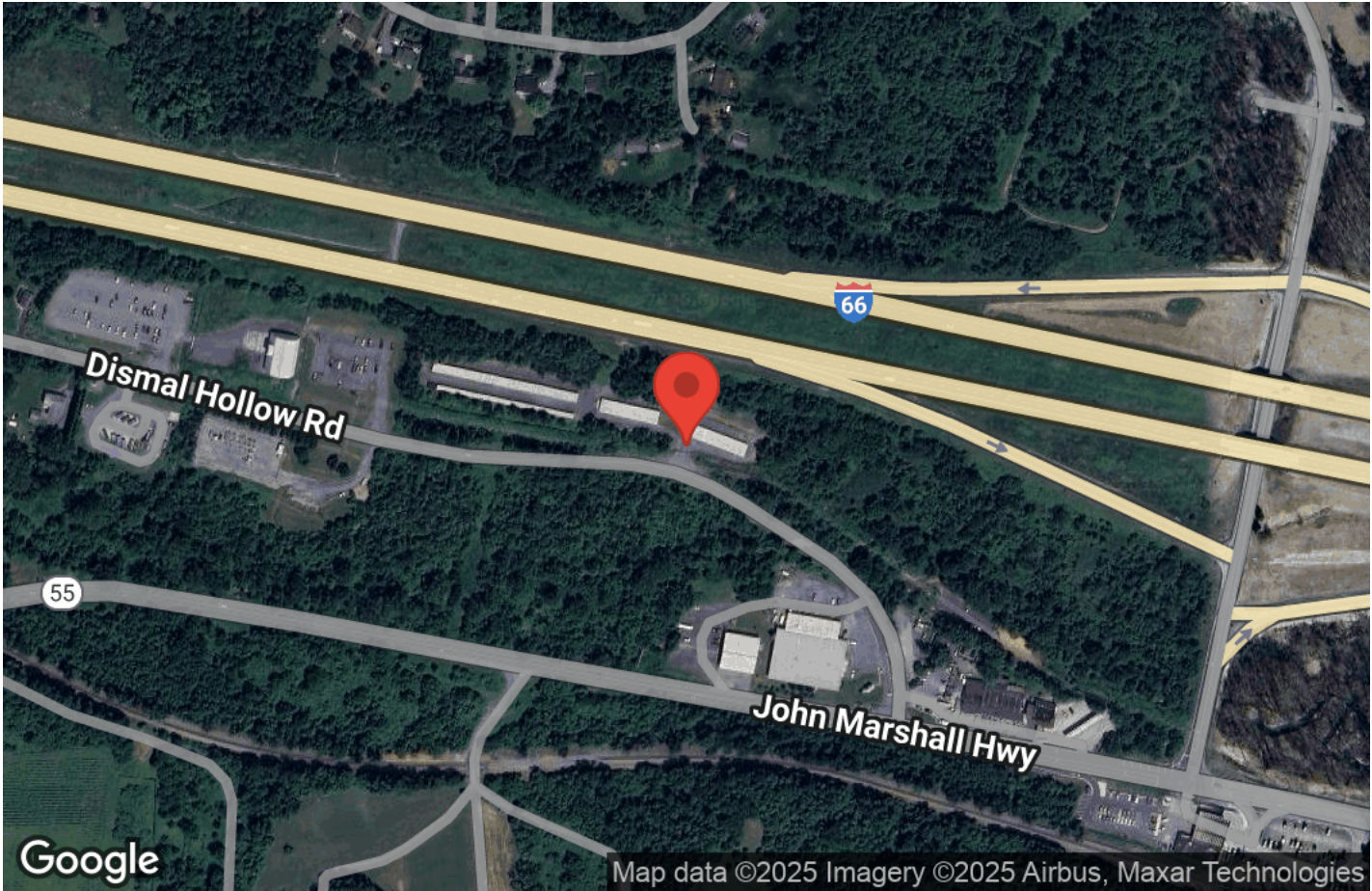
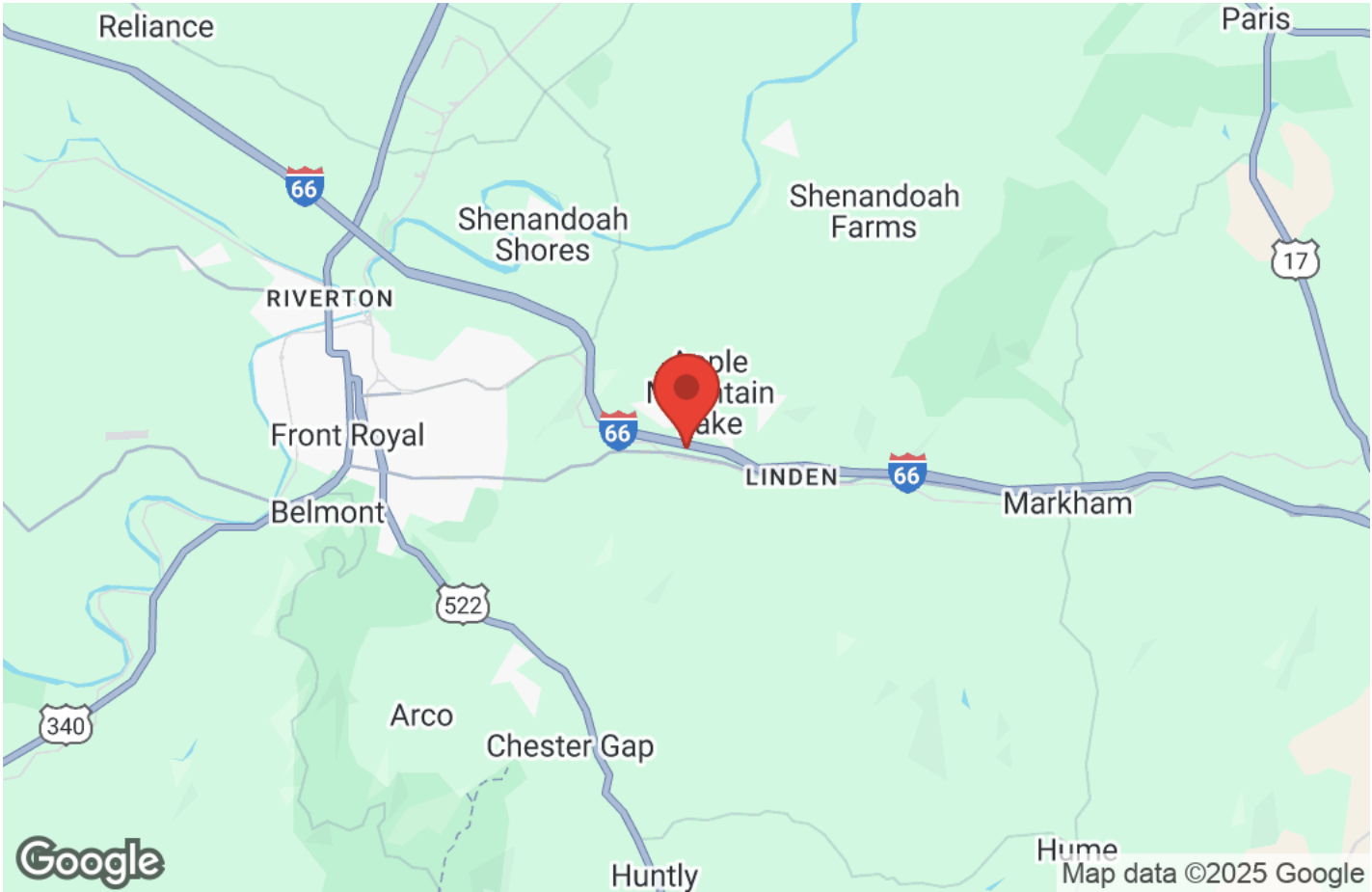
NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: THE APPLE HOUSE LLC
DEED INSTRUMENT #980000531.
PROPERTY ZONED COMMERCIAL.

PLAT OF CORRECTION TO CHANGE THE TAX MAP DESIGNATION FROM
PARCEL 39 B TO PARCEL 39 C OF THE APPLE HOUSE LLC
PROPERTY PER SLIDE 239 K
HAPPY CREEK MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

Regional Map



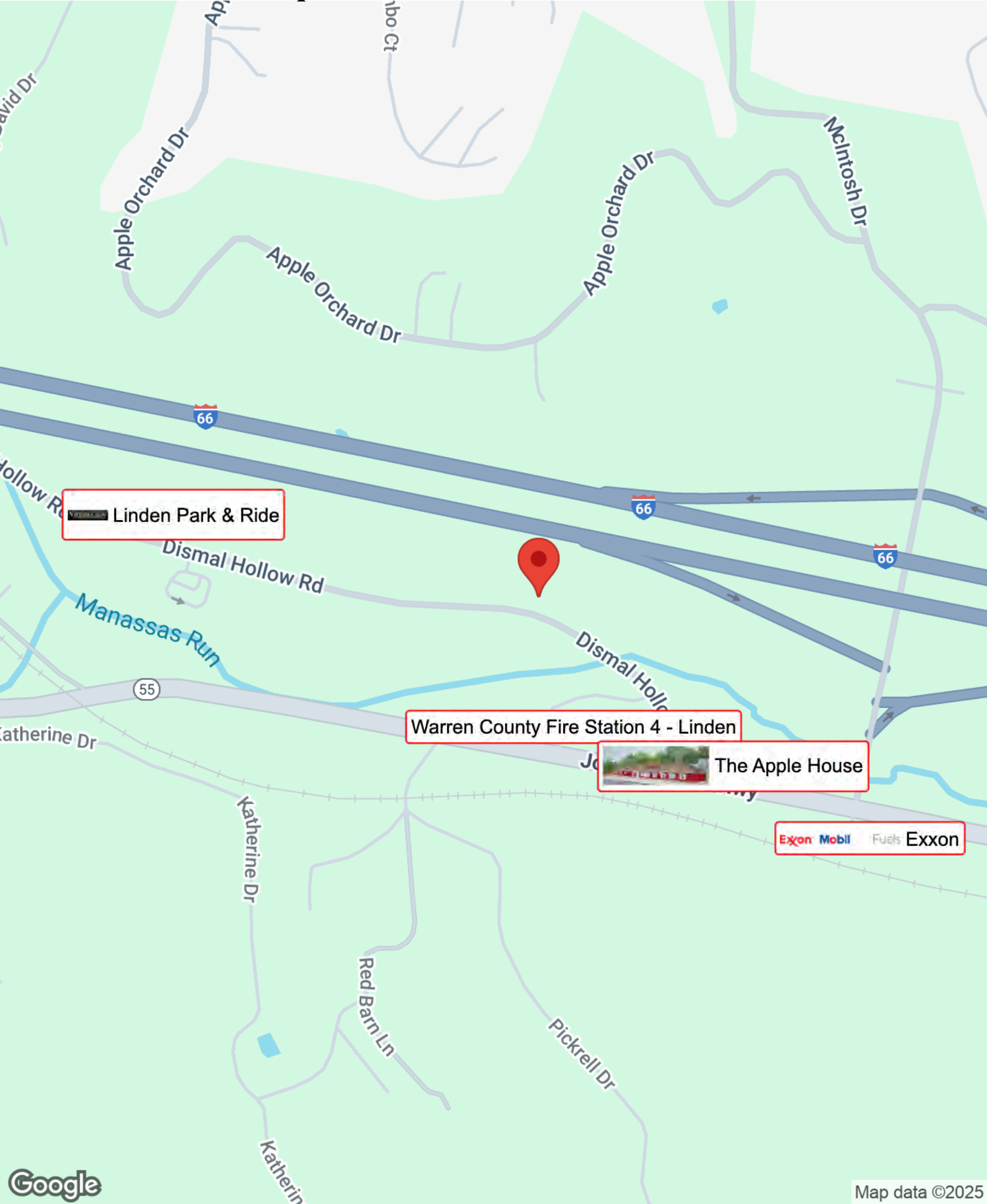
Location Maps



Aerial Map



Business Map



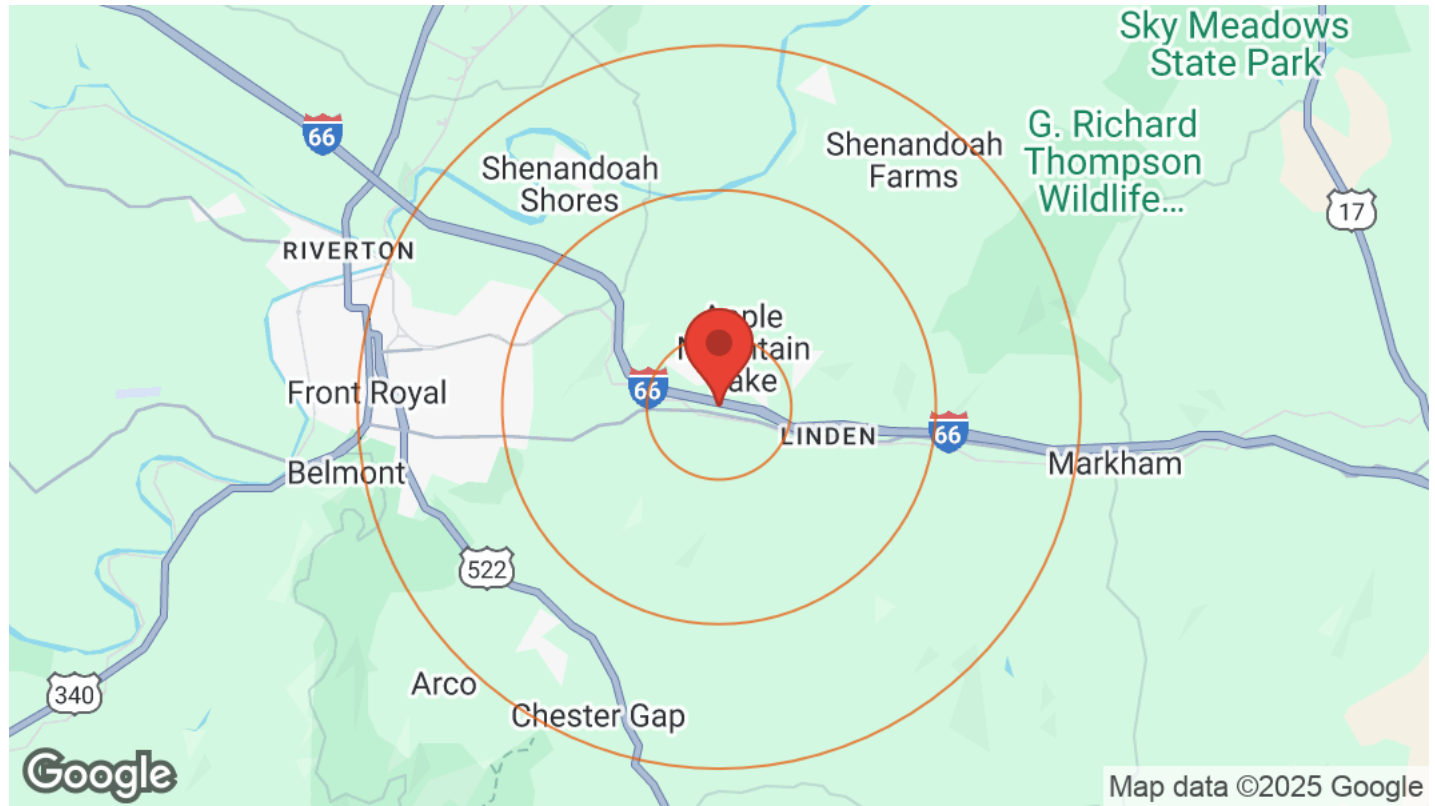
 Linden Park & Ride

Warren County Fire Station 4 - Linden

 The Apple House

Exxon Mobil Fuels Exxon

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	799	3,047	11,150
	Female	727	2,791	10,500
	Total Population	1,526	5,838	21,650
Age	Ages 0-14	255	978	3,814
	Ages 15-24	170	630	2,782
	Ages 25-54	626	2,346	8,324
	Ages 55-64	261	997	3,215
	Ages 65+	215	887	3,516
Race	White	1,267	4,792	17,463
	Black	46	218	1,280
	Am In/AK Nat	2	11	43
	Hawaiian	1	3	4
	Hispanic	143	532	1,845
	Asian	30	131	381
	Multi-Racial	35	143	598
	Other	2	8	32
Income	Median	\$118,223	\$113,775	\$88,508
	< \$15,000	7	34	649
	\$15,000-\$24,999	17	48	318
	\$25,000-\$34,999	5	27	345
	\$35,000-\$49,999	59	176	733
	\$50,000-\$74,999	78	387	1,623
	\$75,000-\$99,999	51	242	953
	\$100,000-\$149,999	197	714	1,806
	\$150,000-\$199,999	88	304	913
	> \$200,000	89	370	1,026
Housing	Total Units	622	2,451	8,959
	Occupied	590	2,302	8,365
	Owner Occupied	523	2,004	6,103
	Renter Occupied	67	298	2,262
	Vacant	33	148	594

Professional Bio



Ed Martin, CCIM

Principal Broker

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0225075345, Virginia

Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

Professional Bio



Elizabeth Medved Waller

Associate Broker

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