



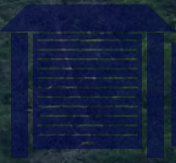
**CSD REALTY COMPANY**  
Self Storage Specialists



## Point Blank Storage Portfolio

**515 & 125 TX-156,  
Point Blank, TX 77364**

**3581 FM 224  
Coldspring, TX 77331**



**CSD REALTY COMPANY**  
Self Storage Specialists

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**Point Blank Storage Portfolio**

**515 & 125 TX-156,**

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**Coldspring, TX 77331**



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## PORTFOLIO DETAILS:

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Price: \$2,400,000

Price/NRSF: \$29.77

Gross Bldg Area: 80,595 SF

Net Rentable Area: 80,595 SF

Land Area: 6.6 AC

Year Built: 1983-2023

Construction: Metal-over-Steel  
Gravel Drives

Occupancy: 62% Physical

Units: 256

## UNITS BY PROPERTY:

Point Blank Storage: 95

Point Blank RV & Boat  
Storage: 79

Wolf Creek Storage: 82

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# POINT BLANK STORAGE

515 HWY 156, POINT BLANK, TX 77364

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**Net Rentable Area:** 28,440 SF

**Land Area:** 1.6 AC

**Year Built:** 1990

**Buildings:** 7

**Construction:** Metal-over-Steel/Wood  
Concrete Floors  
Gravel Drives

**Occupancy:** 66% Physical

**Units:** 95

## UNIT MIX:

10x20 NC: 2

10x25 NC: 38

10x30 NC: 2

12x25 NC: 22

12x30 NC: 29

15x30 NC: 2

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# BOUNDARY (APPROXIMATE)

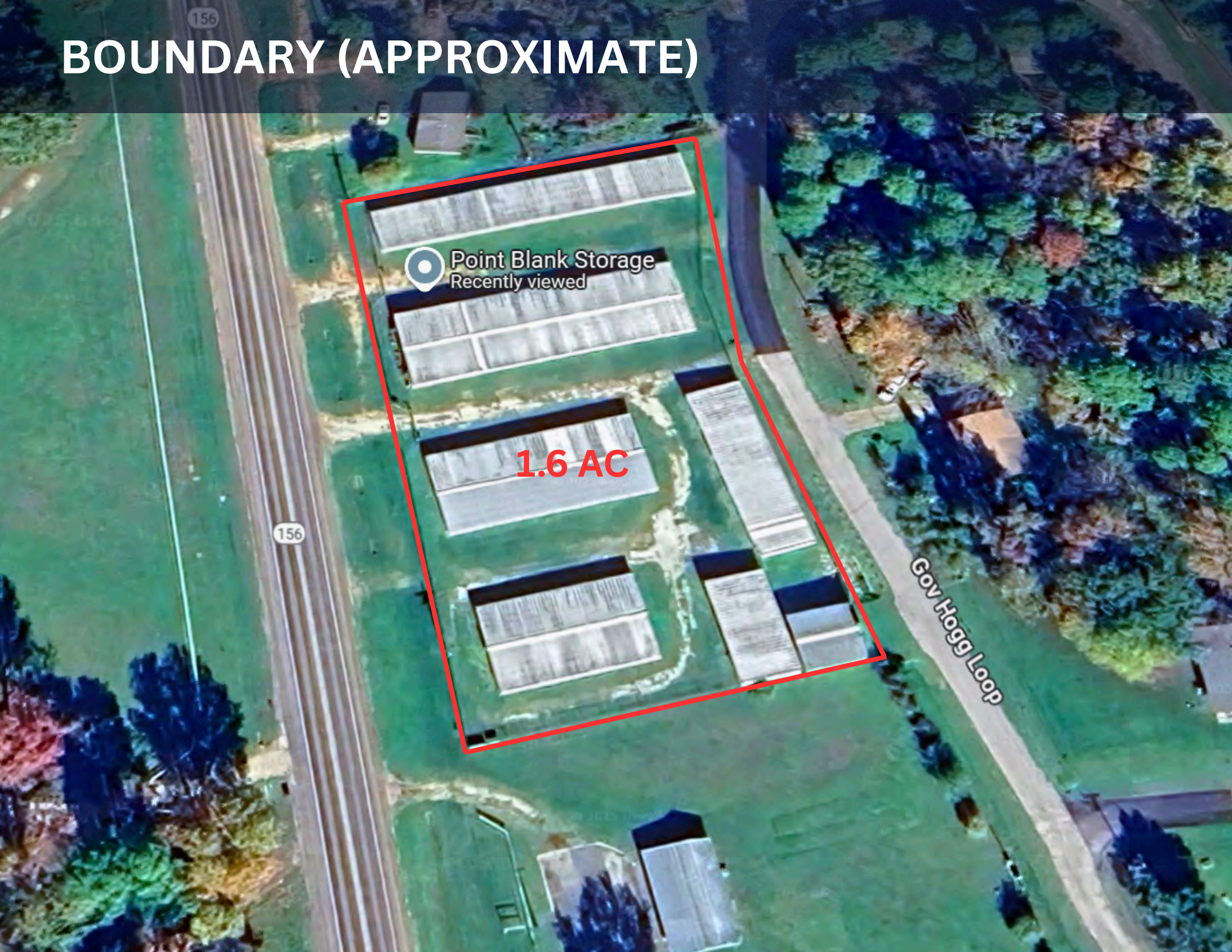


Point Blank Storage  
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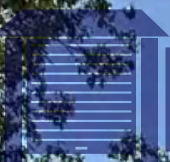
1.6 AC

156

Gov Hogg Loop







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# POINT BLANK RV & BOAT STORAGE

125 HWY 156, POINT BLANK, TX 77364

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**Net Rentable Area: 28,140 SF**

**Land Area: 2.32 AC**

**Year Built: 2018-2024**

**Buildings: 4**

**Construction: Metal-over-Steel  
Concrete Floors  
Gravel Drives**

**Occupancy: 55% Physical**

**Units: 79**

## UNIT MIX:

**5x10 NC: 6**

**10x10 NC: 9**

**10x15 NC: 10**

**12x30 COVERED: 1**

**12x40 ENCLOSED: 1**

**12x40 COVERED: 42**

**12X30 OPEN: 10**

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# BOUNDARY (APPROXIMATE)



156

156

2.32 AC







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# POINT BLANK STORAGE AT WOLF CREEK

3581 FM 224, COLDSRING, TX 77331

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**Net Rentable Area: 24,616 SF**

**Land Area: 2.67 AC**

**Buildings: 4**

**Year Built: 1983**

**Construction: Metal-over-Steel  
Concrete Floors  
Gravel Drives**

**Occupancy: 65% Physical**

**Units: 82**

## UNIT MIX:

**10.5x26 NC: 55**

**12x30 NC: 25**

**OPEN PARKING: 2**

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# BOUNDARY (APPROXIMATE)



2.67 AC

Old 224

Old 224

224

224

224

3581





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The Point Blank Storage Portfolio is a 3 property self-storage investment opportunity consisting of 256 units totaling 80,595 NRSF in Point Blank and Coldspring, Texas. The 3 sites total 6.6 acres and are each less than one mile from Lake Livingston which is the second largest lake in Texas. The area serves as a popular recreational destination for Texas residents of the Greater Houston area which is just a one hour drive via U.S. Highway 59 and TX-150. TX-150 & U.S. Highway 59 also provide convenient, 50-minute drive-times to Lake Conroe and Bush intercontinental Airport (IAH) from the Coldspring/Lake Livingston area.

Constructed separately from 1983 to 2024, each facility has been immaculately maintained by the current owner. The 15 metal-over-steel buildings feature a mix of non-climate self-storage, enclosed boat storage and canopy parking for boats and RV's. The facility's self-storage buildings feature concrete foundations, and a mix of swing-doors and garage style roll-up doors. The Boat & RV canopies feature a gravel parking surface and can accommodate a variety of vehicle sizes.

The Point Blank Storage Portfolio offers an attractive day-one return with several immediate value-add opportunities. Most notably, there is upside in the current physical occupancy which has fluctuated as the owner has constructed new buildings over the years. A new owner can attract new customers by implementing Website SEO, social media marketing, Google Ads, SpareFoot profile, and running move-in specials. Simultaneously, a new owner can boost revenue by gradually increasing rental rates for longstanding tenants who have few other suitable options for storage in the area. It is also recommended that a new owner offer tenant insurance to new and existing customers as an ancillary income stream.

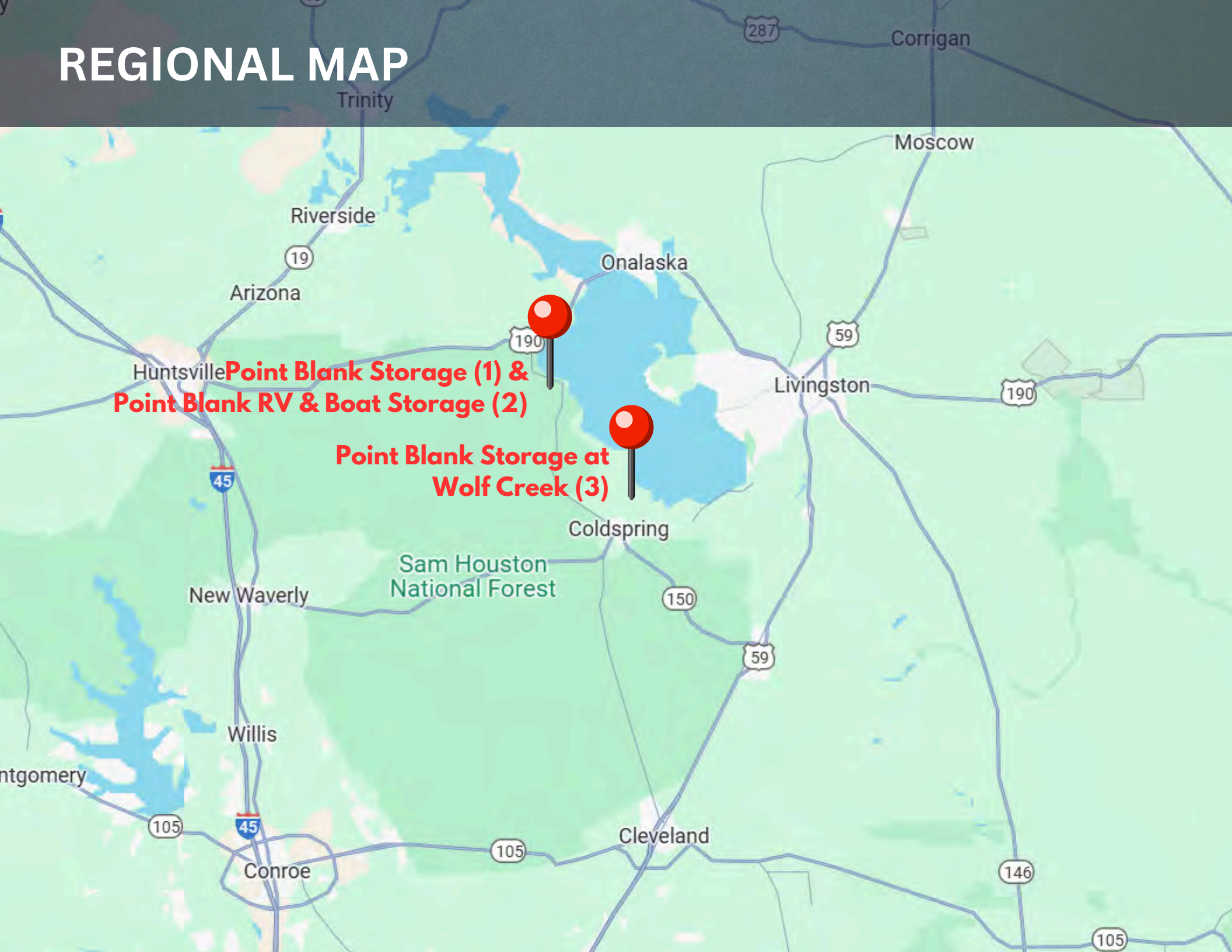


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- **65% Physical Occupancy (Cumulative)**
- **Owners Have Rarely Raised Rental Rates**
- **Concrete Foundations and Gravel Drives**
- **Metal-Over-Steel/Wood Building Construction**
- **Automatic Gates with Keypad Access**
- **24/7 Security Camera Surveillance**
- **Excellent Lighting Throughout Each Facility**
- **Security Gates for Covered Parking Spaces**
- **Strategic Location on Lake Livingston**
- **Each Facility is Within 1 Mile From a Public Boat Launch**
- **Very Few Competitors Nearby**
- **Variety of Attractive Unit Sizes**
- **Minimal Web Presence**
- **Zero Social Media Footprint**

# REGIONAL MAP



**Point Blank Storage (1) &  
Point Blank RV & Boat Storage (2)**

**Point Blank Storage at  
Wolf Creek (3)**

# OVERVIEW

	<b>2025 Financials</b>	<b>Year 1 Projected</b>	<b>Year 2 Projected</b>
<b>Asking Price</b>	<b>\$ 2,400,000</b>		
<b>Price Per Rentable Square Foot</b>	<b>\$ 29.78</b>		
<b>Cap Rate</b>	<b>5.17%</b>	<b>7.40%</b>	<b>9.77%</b>
<b>Year Built</b>	<b>1983-2024</b>		
<b>Land Area (per SJCAD)</b>	<b>6.6</b>		
<b>Gross Building Area (15 buildings)</b>	<b>80,595</b>	<b>SF</b>	
<b>Total Net Rentable Area</b>	<b>80,595</b>	<b>SF</b>	
<b>Physical Occupancy (% of Area)</b>	<b>62%</b>	<b>75%</b>	<b>90%</b>
<b>Economic Occupancy (% of potential rent)</b>	<b>58%</b>	<b>77%</b>	<b>92%</b>



# UNIT-MIX / OCCUPANCY

UNIT TYPE	Number Units	Unit Size	Unit SF	NRSF	Standard		Monthly Potential	Annual Potential	Occupancy Stats								
					Rent	PSF			Occupied Units				Vacant Units				
									#	Area	Avg/ Unit	Mthly Rent	Variance	#	Area	Rent	
Sign Rental PB1	9			-	\$45		\$ 405	\$ 4,860	2	-	\$45.00	\$90	\$ (315)	7	-	\$ 315	
10x20 PB1	2	10 x 20	200	400	\$95	\$ 0.48	\$ 190	\$ 2,280	2	400	\$95.00	\$190	\$ -	0	-	\$ -	
10x25 PB1	38	10 x 25	250	9,500	\$105	\$ 0.42	\$ 3,990	\$ 47,880	27	6,750	\$95.93	\$2,590	\$ (1,400)	11	2,750	\$ 1,155	
10x30 PB1	2	10 x 30	300	600	\$125	\$ 0.42	\$ 250	\$ 3,000	1	300	\$125.00	\$125	\$ (125)	1	300	\$ 125	
12x25 PB1	22	12 x 25	300	6,600	\$110	\$ 0.37	\$ 2,420	\$ 29,040	15	4,500	\$98.00	\$1,470	\$ (950)	7	2,100	\$ 770	
12x30 PB1	29	12 x 30	360	10,440	\$145	\$ 0.40	\$ 4,205	\$ 50,460	20	7,200	\$108.75	\$2,175	\$ (2,030)	9	3,240	\$ 1,305	
15x30 PB1	2	15 x 30	450	900	\$160	\$ 0.36	\$ 320	\$ 3,840	2	900	\$160.00	\$320	\$ -	0	-	\$ -	
Big Sign WC	1				\$300		\$ 300	\$ 3,600	0	-		\$0	\$ (300)	1	-	\$ 300	
Small Sign WC	1				\$65		\$ 65	\$ 780	1	-	\$45.00	\$45	\$ (20)	0	-	\$ -	
Open Parking WC	2			-	\$45		\$ 90	\$ 1,080	0	-		\$0	\$ (90)	2	-	\$ 90	
10.5x26 WC	55	11 x 26	273	15,015	\$90	\$ 0.33	\$ 4,950	\$ 59,400	31	8,463	\$82.00	\$2,542	\$ (2,408)	24	6,552	\$ 2,160	
12x30 WC	25	12 x 30	360	9,000	\$110	\$ 0.31	\$ 2,750	\$ 33,000	22	7,920	\$96.59	\$2,125	\$ (625)	3	1,080	\$ 330	
Sign Rental PB2	5				\$45		\$ 225	\$ 2,700	2	-	\$45.00	\$90	\$ (135)	3	-	\$ 135	
5x10 PB2	6	5 x 10	50	300	\$65	\$ 1.30	\$ 390	\$ 4,680	4	200	\$49.00	\$196	\$ (194)	2	100	\$ 130	
10x10 PB2	9	10 x 10	100	900	\$69	\$ 0.69	\$ 621	\$ 7,452	1	100	\$69.00	\$69	\$ (552)	8	800	\$ 552	
10x15 PB2	10	10 x 15	150	1,500	\$79	\$ 0.53	\$ 790	\$ 9,480	3	450	\$89.33	\$268	\$ (522)	7	1,050	\$ 553	
12x30 Covered PB2	1	12 x 30	360	360	\$80	\$ 0.22	\$ 80	\$ 960	1	360	\$80.00	\$80	\$ -	0	-	\$ -	
12x40 Enclosed PB2	1	12 x 40	480	480	\$145	\$ 0.30	\$ 145	\$ 1,740	1	480	\$110.00	\$110	\$ (35)	0	-	\$ -	
12.5x40 Covered PB2	42	13 x 40	500	21,000	\$110	\$ 0.22	\$ 4,620	\$ 55,440	29	14,500	\$110.00	\$3,190	\$ (1,430)	13	6,500	\$ 1,430	
12x30 Open PB2	10	12 x 30	360	3,600	\$50	\$ 0.14	\$ 500	\$ 6,000	5	1,800	\$44.00	\$220	\$ (280)	5	1,800	\$ 250	
<b>TOTAL/AVG PERCENT</b>	<b>272</b>		<b>296</b>	<b>80,595</b>	<b>\$ 100</b>	<b>\$ 0.34</b>	<b>\$ 27,306</b>	<b>\$ 327,672</b>	<b>169</b> 62%	<b>54,323</b> 67%	<b>\$94.05</b>	<b>\$15,895</b>	<b>\$ (11,411)</b> 58%	<b>-42%</b>	<b>103</b> 38%	<b>26,272</b> 33%	<b>\$ 9,600</b> 35%

PB1 Refers to Point Blank Storage at 515 Hwy 156, Point Blank, TX

PB2 Refers to Point Blank RV & Boat Storage at 125 Hwy 156, Point Blank, TX

WC Refers to Point Blank Storage at Wolf Creek at 3581 FM 224, Coldspring, TX

# INCOME & EXPENSE

Revenue	2025		Year 1 Projected		Year 2 Projected	
Annual Potential Rent		\$ 327,672		\$ 327,672		\$ 344,056 (1)
Average Economic Vacancy	-44%	\$ (144,157)	-25%	\$ (81,918)	-10%	\$ (34,406) (2)
Rental Revenue		\$ 183,515		\$ 245,754		\$ 309,650
Other Revenue (admin, late fees, etc.)	3%	\$ 4,993	3%	\$ 6,200	3%	\$ 7,800 (3)
<b>EFFECTIVE GROSS</b>	<b>58%</b>	<b>\$ 188,508</b>	<b>77%</b>	<b>\$ 251,954</b>	<b>92%</b>	<b>\$ 317,450</b>

Operating Expenses	2025		Estimated		Estimated	
Property Taxes	7.6%	\$ 14,408	7.0%	\$ 17,573	6.4%	\$ 20,208
Property Insurance	9.0%	\$ 17,002	6.8%	\$ 17,200	6.4%	\$ 20,200
Management	7.2%	\$ 13,500	5.4%	\$ 13,500	4.3%	\$ 13,500
Utilities	4.7%	\$ 8,787	3.0%	\$ 7,500	2.7%	\$ 8,500
Repairs/Maintenance/Mowing	1.4%	\$ 2,615	1.3%	\$ 3,200	1.4%	\$ 4,400
Security	1.4%	\$ 2,600	1.0%	\$ 2,600	1.0%	\$ 3,200
Professional Fees	2.3%	\$ 4,399	1.7%	\$ 4,399	1.4%	\$ 4,399
Advertising	0.6%	\$ 1,101	3.4%	\$ 8,500	2.7%	\$ 8,500
<b>Total Expenses</b>	<b>34%</b>	<b>\$ 64,412</b>	<b>30%</b>	<b>\$ 74,472</b>	<b>26%</b>	<b>\$ 82,907</b>

<b>NOI</b>		<b>\$ 124,096</b>		<b>\$ 177,482</b>		<b>\$ 234,543</b>
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(1) Projected annual revenue increase of 5% year 2

(2) Projected economic occupancy of 92% by year 2

(3) Other Income (admin & late fees, tenant insurance) projected at 3% of annual revenue

# PROPOSED THIRD PARTY LOAN

		<b>2024 Financials</b>	<b>Year 1 Projected</b>	<b>Year 2 Projected</b>
<b>Purchase Price</b>		\$ 2,400,000	\$ 2,400,000	\$ 2,400,000
<b>Downpayment</b>	50%	\$ (1,200,000)	\$ (1,200,000)	\$(1,200,000)
<b>Loan Balance</b>		\$ 1,200,000	\$ 1,200,000	\$ 1,200,000
<b>Interest Rate</b>		6.35%	6.35%	6.35%
<b>Term</b>		25	25	25
<b><i>Annual Debt Service 1st Lien</i></b>		<b>\$97,017</b>	<b>\$97,017</b>	<b>\$97,017</b>
<b>NOI</b>		\$ 124,096	\$ 177,482	\$ 234,543
<b>DEBT COVERAGE RATIO</b>		1.28	1.83	2.42
<b>CASH FLOW</b>		\$ 27,079	\$ 80,465	\$ 137,527
<b>CAP RATE</b>		5.17%	7.40%	9.77%
<b>CASH-ON-CASH</b>		2.26%	6.71%	11.46%



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- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

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**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sherry Rice</b>	<b>378993</b>	<b>sherryrice@csdrealty.com</b>	<b>(713)302-7273</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cole Rice</b>	<b>688975</b>	<b>colerice@csdrealty.com</b>	<b>(281)221-5542</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Craig Rice</b>	<b>398667</b>	<b>craigrice@csdrealty.com</b>	<b>(713)417-1626</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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