

CASPER MINI STORAGE

1989 OIL DR | CASPER, WY, 82604



INTERACTIVE OFFERING MEMORANDUM





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INVESTMENT SUMMARY

1989 OIL DR | CASPER, WY, 82604



INVESTMENT SUMMARY



\$2,300,618
LIST PRICE



6.23%
CAP RATE



\$143,435
CURRENT NOI



236
TOTAL UNITS



\$191,456
STABILIZED NOI



±3.89 AC
LOT SIZE



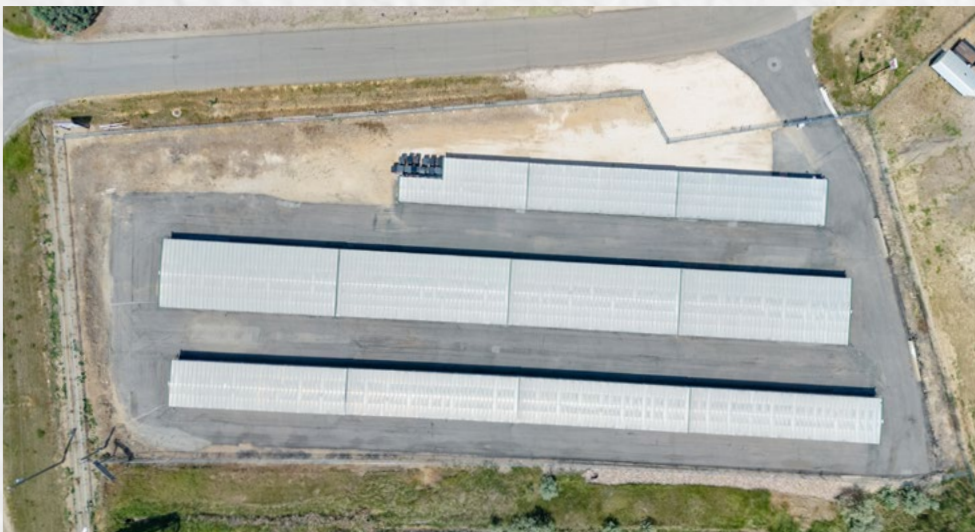
80.25%
PHYSICAL OCCUPANCY



71.30%
ECONOMIC OCCUPANCY



2008
YEAR BUILT





INVESTMENT HIGHLIGHTS

High Demand: Casper's growing population and expanding commercial sector create a continuous need for storage solutions, ensuring a stable and increasing customer base.

Strategic Location: Casper's central location in Wyoming makes it a convenient hub for both residential and commercial storage needs, attracting a broad range of customers from the surrounding areas.

Stable Revenue: Storage facilities offer a steady income stream with minimal seasonal fluctuations, providing consistent cash flow throughout the year.

Low Maintenance Costs: Storage units typically require minimal upkeep compared to other types of real estate, leading to lower operational expenses and higher profit margins.

Favorable Economic Indicators: Casper's economic indicators, including employment rates and median income levels, support a strong local economy, which bodes well for sustained demand for storage solutions.



UNIT MIX

Unit Size	Total Units	Occupied	Vacant	SF	NRSF	Current Rates	Pro Forma Rates	Monthly Total	Pro Forma Monthly	Annual Total	Pro Forma Annual
5x10	24	17	7	±50	±1,200	\$55	\$66	\$1,320	\$1,584	\$15,840	\$19,008
10x10	63	50	13	±100	±6,300	\$70	\$84	\$4,410	\$5,292	\$52,920	\$63,504
10x15	40	37	3	±150	±6,000	\$90	\$108	\$3,600	\$4,320	\$43,200	\$51,840
10x20	27	26	1	±200	±5,400	\$110	\$132	\$2,970	\$3,564	\$35,640	\$42,768
10x30	4	3	1	±300	±1,200	\$160	\$192	\$640	\$768	\$7,680	\$9,216
Billboard	8	7	1	-	-	\$400	\$480	\$3,200	\$3,840	\$38,400	\$46,080
Parking	72	51	21	-	-	\$45	\$54	\$3,240	\$3,888	\$38,880	\$46,656
Totals	238	191	47		±20,100			\$19,380	\$23,256	\$232,560	\$279,072



FINANCIAL OVERVIEW

	Current (T-12)		Year 1		Stabilized	
	Total	\$/SF	Total	\$/SF	Total	\$/SF
INCOME						
Gross Potential Rent	\$232,560	\$11.57	\$244,188	\$12.15	\$279,072	\$13.88
Economic Vacancy	-26.01% -\$60,480	-\$3.01	-17.50% -\$42,733	-\$2.13	-10.00% -\$27,907	-\$1.39
Effective Gross Income	\$172,080	\$8.56	\$201,455	\$10.02	\$251,165	\$12.50
EXPENSES						
Property Taxes	\$6,980	\$0.35	\$7,329	\$0.36	\$7,818	\$0.39
Insurance	\$2,817	\$0.14	\$2,873	\$0.14	\$3,155	\$0.16
Repairs & Maintenance	\$1,334	\$0.07	\$1,400	\$0.07	\$2,334	\$0.12
Utilities	\$3,635	\$0.18	\$3,816	\$0.19	\$4,071	\$0.20
Processing Fees	\$4,239	\$0.21	\$5,540	\$0.28	\$6,907	\$0.34
Advertising & Promotion	\$550	\$0.03	\$1,500	\$0.07	\$1,800	\$0.09
Payroll	\$2,000	\$0.10	\$10,073	\$0.50	\$12,558	\$0.62
Management Fees	\$0	\$0.00	\$10,073	\$0.50	\$12,558	\$0.62
Computer & Internet	\$7,090	\$0.35	\$8,508	\$0.42	\$8,508	\$0.42
Total Operating Expenses	\$28,645	\$1.43	\$51,113	\$2.54	\$59,709	\$2.97
<i>Operating Expense Ratio</i>	16.65%	-	25.37%	-	23.77%	-
NET OPERATING INCOME	\$143,435	\$7.14	\$150,342	\$7.48	\$191,456	\$9.53



CATHEDRAL

BICO
DRILLING TOOLS

Iron Horse Tools

TRK casing

**SUBJECT
PROPERTY**

OAK REALTY
RIGHT-WAY AUCTION SERVICE

SWi
— FENCE AND SUPPLY —
Wyoming's Fence Company

TURBO & DIESEL SERVICE, INC.

W YELLOWSTONE HWY
± 8,400 VPD

SERVICE RD

OIL DR





FRANK'S WESTATES SERVICES

ROCKY MOUNTAIN ROD



SUBJECT PROPERTY

OIL DR

SERVICE RD



AREA OVERVIEW

CASPER, WYOMING

Casper, situated in Natrona County, Wyoming, is a city that harmonizes urban convenience with the rugged charm of the American West. Nestled along the scenic North Platte River and flanked by Casper Mountain, the city offers a unique blend of natural beauty and outdoor recreational opportunities. Residents and visitors enjoy activities such as fishing, boating, hiking in the Casper Mountain Recreation Area, and skiing during the winter months. The city experiences a semi-arid climate characterized by cold winters and relatively mild summers, ideal for year-round outdoor pursuits.

ECONOMY

Casper's economy is historically rooted in natural resource extraction, particularly energy production from the nearby Powder River Basin. The city's strategic location has made it a hub for industries such as oil, natural gas, and coal, attracting businesses and workers to the area. Despite its energy-centric beginnings, Casper has diversified its economic base over the years.

Healthcare is a growing sector, with facilities like the Wyoming Medical Center serving not just Casper but also the surrounding region. Retail thrives, supported by the Eastridge Mall and various commercial districts catering to both local residents and visitors from nearby rural areas. The tourism industry benefits from Casper's proximity to outdoor recreational opportunities and its role as a gateway to national parks like Yellowstone and Grand Teton, boosting hospitality services, restaurants, and outdoor gear shops.

Casper College, a prominent institution in the city, offers a wide array of academic and vocational programs, contributing to workforce development and educational opportunities. Government services provided by Natrona County and the City of Casper also play a significant role in the local economy.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2010 Census	4,585	23,631	71,621
2023 Estimate	5,166	24,908	75,947
2028 Projection	5,255	25,063	76,498
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2010 Census	1,799	9,346	29,111
2023 Estimate	2,047	9,888	31,001
2028 Projection	2,085	9,951	31,235
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$77,859	\$78,639	\$82,054

CONFIDENTIALITY & DISCLOSURE AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1989 Oil Dr, Casper, WY, 82604** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Bang Realty, Inc., Inc. The material and information in the Offering Memorandum is unverified. Bang Realty, Inc., Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Bang Realty, Inc., Inc. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

EXCLUSIVELY LISTED BY:



BRIAN BROCKMAN

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