

CLASSIC STORAGE

2087 N Main St Sunset, UT 84015



Investment Realty
ADVISORS

JOSEPH MILLS

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For Sale | \$1,500,000

PROPERTY SUMMARY



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PROPERTY DESCRIPTION

Classic Storage is a secure, well-positioned 127-unit self-storage facility located at 2087 N Main St in Sunset, Utah—just minutes from I-15. Currently 82% occupied, the property offers immediate upside. 20 units were recently restored after door repairs and trash-out were completed this week. With nearly all units now rent-ready, leasing velocity is expected to increase rapidly. There is great future development potential as well.

The site is fully fenced with an electric gate and security cameras, ensuring a safe and professional environment. Neighboring two new developments, this asset benefits from growing demand and strong visibility. Managed by Investment Realty Advisors, Classic Storage also features 24/7 online rentals and payment, making this a turnkey investment with solid in-place income and additional lease-up potential. Information deeded accurate but not guaranteed. Owner Agent.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	127
Lot Size:	.857 Acres
Building Square Footage:	16,731 SF
Price Per Square Foot:	\$89.65
Property Type:	Commercial/Storage
Zoning:	C2
Number of Vacant Units:	26
Occupancy:	82%
Proforma NOI:	\$90,188
Current NOI:	\$80,959
Proforma CAP Rate:	6.01%
Current CAP Rate:	5.40%
Year Built:	1975
AADT:	24,506

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PARCEL 13-077-0194



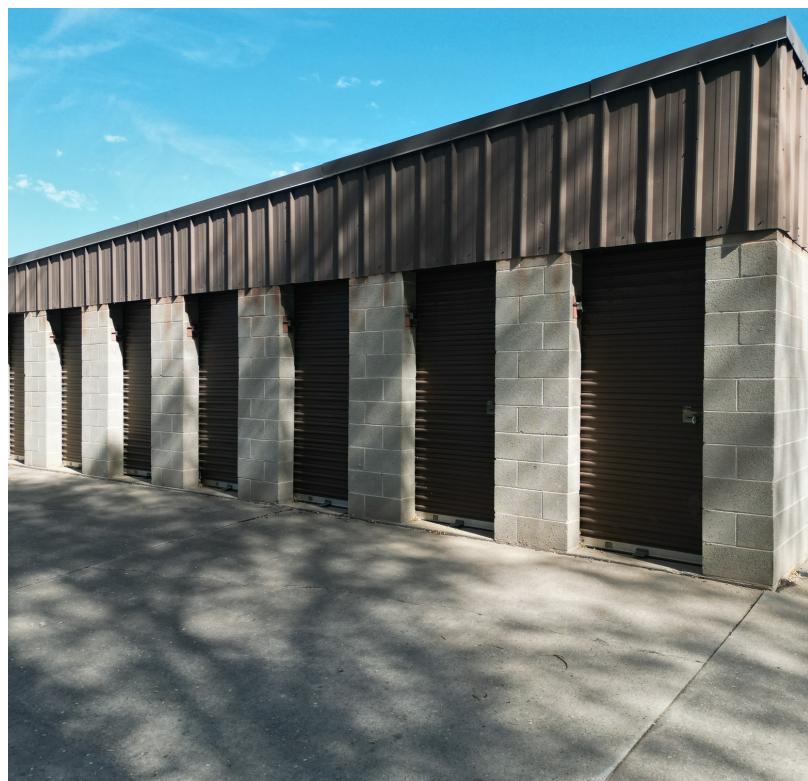
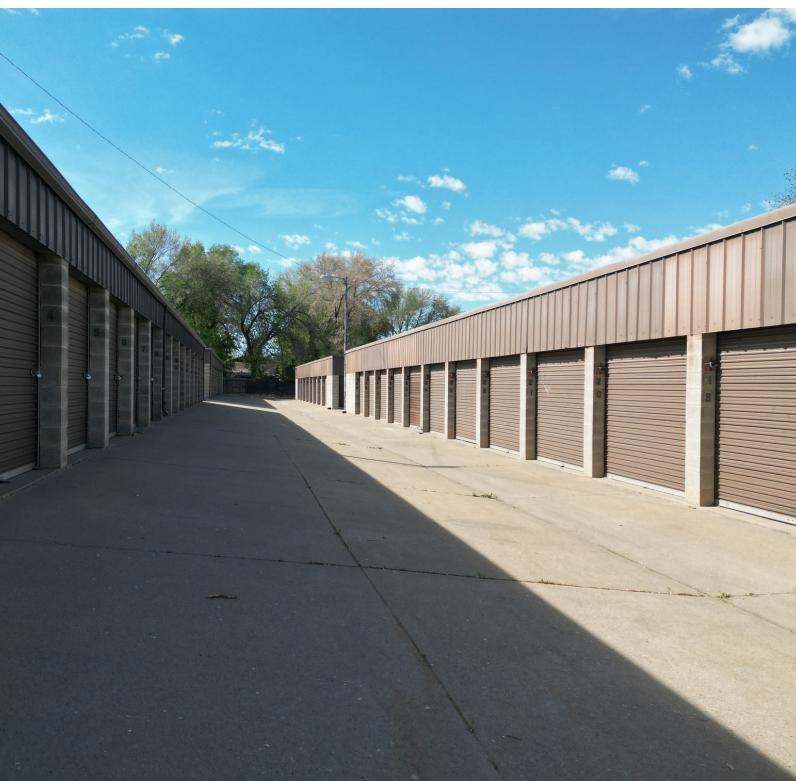
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ADDITIONAL PHOTOS



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FINANCIALS

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Address: Classic Storage

DIRECT CAPITALIZATION ANALYSIS

Unit Size	Unit Count	Unit Rent	Current Monthly Rent	Current Annual Rent	Proforma Unit Rent	Proforma Monthly Rent	Proforma Annual Rent
12 x 8	16	\$80	\$1,280	\$15,360	\$85	\$1,360	\$16,320
20 x 9	30	\$124	\$3,720	\$44,640	\$130	\$3,900	\$46,800
28 x 9	5	\$145	\$725	\$8,700	\$165	\$825	\$9,900
9 x 5	38	\$40	\$1,520	\$18,240	\$50	\$1,900	\$22,800
12 x 9	5	\$95	\$475	\$5,700	\$100	\$500	\$6,000
20 x 10	17	\$129	\$2,193	\$26,316	\$145	\$2,465	\$29,580
10 x 10	8	\$89	\$712	\$8,544	\$100	\$800	\$9,600
25 x 10	8	\$145	\$1,160	\$13,920	\$165	\$1,320	\$15,840
Potential Gross Income:	127		\$11,785	\$141,420		\$13,070	\$156,840

Vacancy & Collection Loss Assumption: 10.00% (\$14,142) (\$15,684)

Other Income (pet rent, utility fee, etc.) \$0 \$0

Effective Gross Income (EGI): \$127,278 \$141,156

Expense	2024 Actual Exp	40% RATIO (conservative)	Proforma Exp
Real Estate Taxes	\$10,158.52		\$10,159
Insurance	\$3,528.47		\$3,528
Utilities	\$2,328.91		\$2,500
Repairs/Maintenance	\$4,762.95		\$5,500
Management (7%)	\$7,137.79		\$9,881
Lawn and snow	\$4,251.60		\$5,000
General/Administrative	\$1,265.33		\$1,400
Easy Storage Software	\$12,885.43	Current Rents W/ 40% Ratio	\$13,000
Total Expenses:	\$46,319.00	\$50,911	\$50,967.91
Net Operating Income (NOI):	Expense Ratio (Expenses/EGI): 36.39%	40.00%	36.11%
Capitalization Rate:	\$80,959	\$76,367	\$90,188
Stabilized Value Indication	5.40%	5.09%	6.01%
Total Value	\$1,500,000	\$1,500,000	\$1,500,000
	\$1,500,000	\$1,500,000	\$1,500,000

Down Payment %	50.00%	42.00%	Unit Mix	Current PSF Rents	Total Unit SF
Down Payment \$	\$750,000	\$630,000	12 x 8	\$	0.83
Debt	\$750,000	\$870,000	20 x 9	\$	0.69
Rate	6.25%	6.25%	28 x 9	\$	0.58
Amortization	30	30	9 x 5	\$	0.89
Monthly Payment	\$4,617.88	\$5,356.74	12 x 9	\$	0.88
Annual Payment	\$55,414.55	\$64,280.88	20 x 10	\$	0.65
Current Cash Flow	\$80,959	\$80,959	10 x 10	\$	0.89
Net Cash Flow	\$25,544.45	\$16,678.12	25 x 10	\$	0.58
Cash on Cash Return	3.41%	2.65%			2000
Annual Principal Reduction	\$ (8,788.47)	\$ (10,194.62)			
Net Cash Flow with Principal	\$34,332.92	\$26,872.75			
Cash on Cash Return with Principal	4.58%	4.27%			
DSCR	1.46	1.26			

Buyer to verify all and do own analysis on property. These projections are for information purposes only and not guaranteed

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LOCATION MAP



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