



VERSAL

COASTLINE BOAT & RV STORAGE

7030 BREZINA RD, CORPUS CHRISTI, TX 78413

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THE OPPORTUNITY



Coastline Boat & RV Storage is located in Corpus Christi, Texas along the Texas Gulf Coast. Corpus Christi is a major coastal metro area with a diverse economic base driven by the Port of Corpus Christi, energy, tourism, and a strong military presence.

The facility consists of 320 enclosed boat & RV units totaling 115,640 NRSF. The average unit size is 361 NRSF. Occupancy is currently 65%, giving a future owner the opportunity to raise occupancy and increase revenue.

The property includes +/- 5 acres of expansion land.

Coastline Boat & RV Storage is well located within its trade area, being under a mile from major retailers like Starbucks, Whataburger, and Subway. It is also only 1.8 miles from TX-286, and 7.4 miles from downtown Corpus Christi. Texas A&M Corpus Christi (10,700 student population) is 6 miles away, and Naval Air Station Corpus Christi is only 8.1 miles from the property. A 5-mile radius around the property includes a population of 191,355

with an average household income of \$91,653.

The property was mostly constructed between 1955 and 2004, with the most recent addition added in 2022. Construction highlights include metal and steel construction, gravel drives, an on-site office, and perimeter fencing.

Coastline Boat & RV Storage is being listed for sale at \$2,700,000.



THE PROPERTY



LOCATION

- Corpus Christi, TX
- 191,355 Population Within 5 Miles
- \$91,653 Average Household Income Within 5 Miles
- 0.8 Miles from Major Retailers (Starbucks, Whataburger, Subway)
- 1.8 Miles from TX-286
- 7.4 Miles from Downtown Corpus Christi

FEATURES

- \$2,700,000 (\$23/NRSF)
- 320 Enclosed Units
- 115,640 NRSF
- Expansion Potential
- On-Site Office
- Management & Occupancy Upside



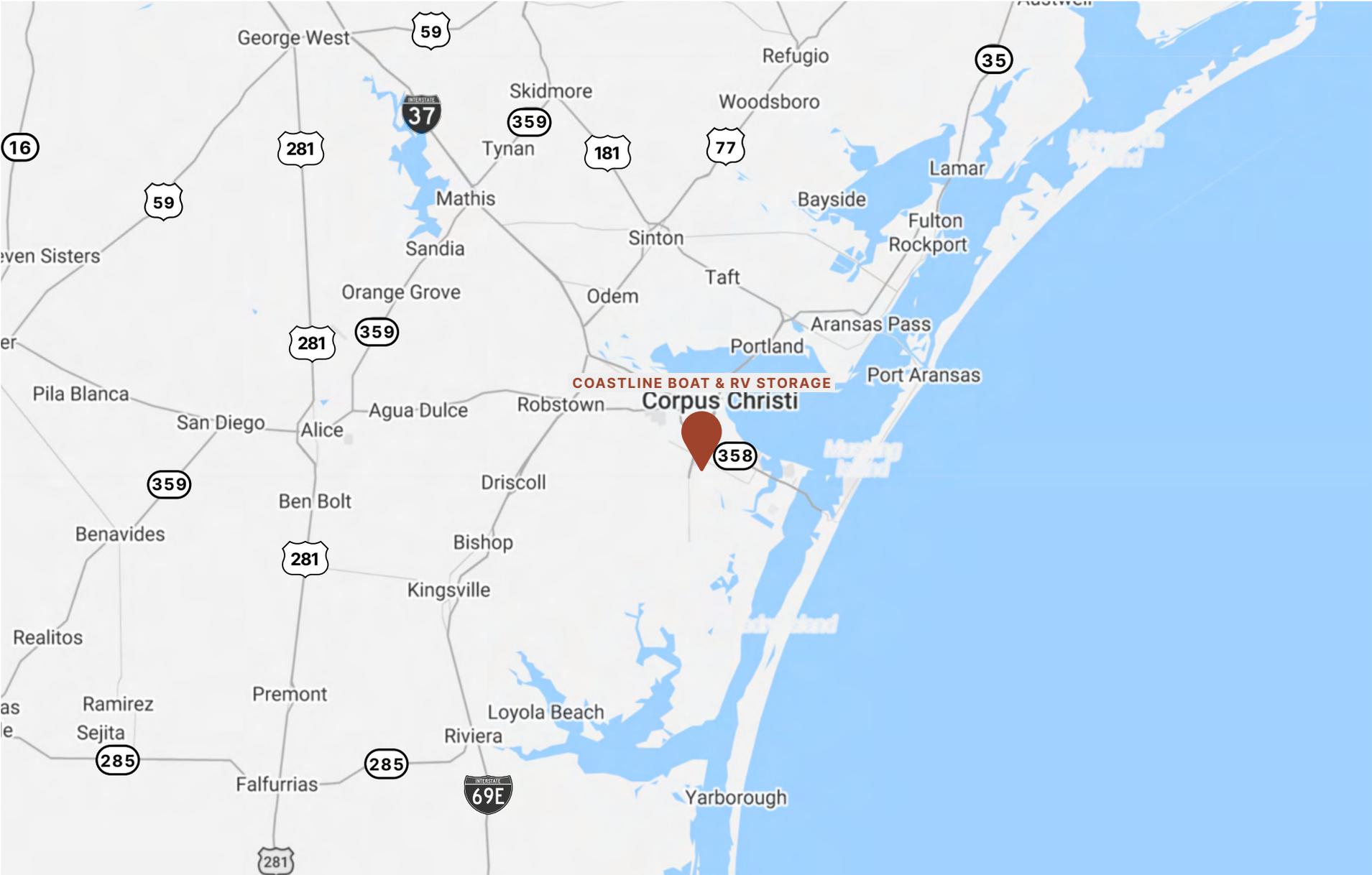
EXECUTIVE SUMMARY



PROPERTY NAME	COASTLINE BOAT & RV STORAGE
OFFERING PRICE:	\$2,700,000
ADDRESS:	7030 BREZINA RD
CITY / STATE / ZIP:	CORPUS CHRISTI, TX 78413
COUNTY:	NUECES
PARCEL:	198085, 198091, 199970, 200110218
YEAR BUILT:	1955, 1987, 2004, 2022
NRSF:	115,640
TOTAL UNITS:	320
BUILDINGS:	19
AVG. UNIT SIZE NC:	361 SF
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	63%
PHYSICAL OCCUPANCY (SQ. FT.):	65%
PHYSICAL OCCUPANCY (UNITS):	63%
ACRES:	16.22
CONSTRUCTION MATERIALS:	METAL, STEEL, GRAVEL
EXPANSION ROOM:	YES
OFFICE:	YES
APARTMENT:	NONE
PERSONNEL:	OWNER-MANAGED
SPAREFOOT:	NONE
1 MILE POPULATION:	6,902
1 MILE MEDIAN HHI:	\$97,814
1 MILE AVERAGE HHI:	\$119,219
3 MILE POPULATION:	76,764
3 MILE MEDIAN HHI:	\$71,880
3 MILE AVERAGE HHI:	\$92,821
5 MILE POPULATION:	191,355
5 MILE MEDIAN HHI:	\$68,862
5 MILE AVERAGE HHI:	\$91,653



AREA MAP



RETAILER MAP



PHOTOS



PHOTOS



AERIAL PHOTO



AERIAL PHOTO



AERIAL PHOTO



UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5 X 10	BUILDING 500	\$45	50	\$0.90	6	300	0	6	0%	0	0%	\$270	\$3,240
9 X 10	BUILDING 500	\$50	90	\$0.56	3	270	0	3	0%	0	0%	\$150	\$1,800
10 X 19	BUILDING 500	\$95	190	\$0.50	3	570	0	3	0%	0	0%	\$285	\$3,420
11 X 30	BUILDING 15	\$150	330	\$0.45	8	2,640	3	5	38%	990	38%	\$1,200	\$14,400
11 X 28	DOUBLE BARN DOOR	\$95	308	\$0.31	52	16,016	21	31	40%	6,468	40%	\$4,940	\$59,280
11 X 30	DOUBLE BARN DOOR	\$115	330	\$0.35	8	2,640	5	3	63%	1,650	63%	\$920	\$11,040
12 X 30	DOUBLE BARN DOOR	\$115	360	\$0.32	187	67,320	127	60	68%	45,720	68%	\$21,505	\$258,060
12 X 33	ROLLUP DOOR	\$200	396	\$0.51	13	5,148	13	0	100%	5,148	100%	\$2,600	\$31,200
12 X 36	ROLLUP DOOR	\$225	432	\$0.52	13	5,616	13	0	100%	5,616	100%	\$2,925	\$35,100
12 X 44	ROLLUP DOOR	\$325	528	\$0.62	15	7,920	15	0	100%	7,920	100%	\$4,875	\$58,500
12 X 50	ROLLUP DOOR	\$400	600	\$0.67	12	7,200	3	9	25%	1,800	25%	\$4,800	\$57,600



UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
BUILDING 500	12	1,140	0	12	0%	0	0%	\$705	\$8,460	\$7.42	95
BUILDING 15	8	2,640	3	5	38%	990	38%	\$1,200	\$14,400	\$5.45	330
DOUBLE BARN DOOR	247	85,976	153	94	62%	53,838	63%	\$27,365	\$328,380	\$3.82	348
ROLLUP DOOR	53	25,884	44	9	83%	20,484	79%	\$15,200	\$182,400	\$7.05	488
TOTAL	320	115,640	200	120	63%	75,312	65%	\$44,470	\$533,640	\$4.61	361



INCOME & EXPENSES

COASTLINE BOAT & RV STORAGE	2025 ACTUAL	MARKET ADJUSTED	PRO FORMA
GPR/NRSF	\$4.61	\$4.61	\$4.61
RENTAL INCOME/NRSF	\$2.89	\$2.89	\$3.69
EGI/NRSF	\$2.89	\$2.89	\$3.78
ACHIEVED RENT / NRSF	\$0.24	\$0.24	\$0.31
REVENUE			
GROSS POTENTIAL RENT	\$533,640	\$533,640	\$533,640
GPR %	0%	0%	0%
ECONOMIC VACANCY %	37%	37%	20%
ECONOMIC VACANCY	(\$199,635)	(\$199,635)	(\$106,728)
TOTAL RENTAL INCOME	\$334,005	\$334,005	\$426,912
LATE FEES	2.0%	\$0	\$8,538
ADMIN FEES	0.5%	\$0	\$2,135
OTHER INCOME	\$0	\$0	\$10,673
EFFECTIVE GROSS INCOME	\$334,005	\$334,005	\$437,585
MONTHLY AVERAGE EGI	\$27,834	\$27,834	\$36,465
EGI GROWTH			31%
EXPENSES			
INSURANCE (\$ / NRSF)	\$0.50	\$6,032	\$57,820
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$37,095	\$41,301
SALES TAX	6.6%	\$21,997	\$28,115
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$5,491	\$17,346
MANAGEMENT FEE (% OF EGI)	5.0%	\$0	\$21,879
PAYROLL		\$6,550	\$15,000
UTILITIES		\$13,858	\$13,858
CREDIT CARD FEES (% OF EGI)	2.3%	\$0	\$7,682
ADVERTISING		\$250	\$6,000
COMPUTER HARDWARE & SOFTWARE		\$5,791	\$3,360
TELEPHONE & INTERNET		\$0	\$2,400
TRASH		\$1,909	\$1,909
LANDSCAPING		\$0	\$1,000
PEST CONTROL		\$0	\$1,000
PROFESSIONAL FEES		\$3,933	\$500
OFFICE SUPPLIES		\$0	\$200
POSTAGE & DELIVERY		\$0	\$200
DUES & SUBSCRIPTIONS		\$0	\$200
RENT & LEASE		\$5,996	\$0
OTHER		\$3,562	\$0
TOTAL EXPENSES	\$112,464	\$208,473	\$222,153
NOI	\$221,542	\$125,532	\$215,432



7 YEAR ANALYSIS

COASTLINE BOAT & RV STORAGE	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	\$4.61	\$4.75	\$4.90	\$5.04	\$5.19	\$5.35	\$5.51	\$5.68
RENTAL INCOME/NRSF	\$2.89	\$3.33	\$3.92	\$4.03	\$4.16	\$4.28	\$4.41	\$4.54
EGI/NRSF	\$2.89	\$3.41	\$4.01	\$4.13	\$4.26	\$4.39	\$4.52	\$4.65
YOY GPR GROWTH	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

REVENUE

GROSS POTENTIAL RENT	\$533,640	\$549,649	\$566,139	\$583,123	\$600,617	\$618,635	\$637,194	\$656,310
ECONOMIC VACANCY	(\$199,635)	(\$164,895)	(\$113,228)	(\$116,625)	(\$120,123)	(\$123,727)	(\$127,439)	(\$131,262)
TOTAL RENTAL INCOME	\$334,005	\$384,754	\$452,911	\$466,498	\$480,493	\$494,908	\$509,755	\$525,048
LATE FEES	2.0%	\$0	\$7,695	\$9,058	\$9,330	\$9,610	\$9,898	\$10,195
ADMIN FEES	0.5%	\$0	\$1,924	\$2,265	\$2,332	\$2,402	\$2,475	\$2,549
OTHER INCOME		\$0	\$9,619	\$11,323	\$11,662	\$12,012	\$12,373	\$12,744
EFFECTIVE GROSS INCOME		\$334,005	\$394,373	\$464,234	\$478,161	\$492,506	\$507,281	\$522,499
MONTHLY AVERAGE EGI		\$27,834	\$32,864	\$38,686	\$39,847	\$41,042	\$42,273	\$43,542

EXPENSES

	3% ← INFLATION FACTOR							
INSURANCE (\$ / NRSF)	\$0.50	\$57,820	\$59,555	\$61,341	\$63,181	\$65,077	\$67,029	\$69,040
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$41,301	\$42,540	\$43,816	\$45,130	\$46,484	\$47,879	\$49,315
SALES TAX	6.6%	\$21,997	\$25,972	\$30,573	\$31,490	\$32,435	\$33,408	\$34,410
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$17,346	\$17,866	\$18,402	\$18,954	\$19,523	\$20,109	\$20,712
MANAGEMENT FEE (% OF EGI)	5.0%	\$16,700	\$19,719	\$23,212	\$23,908	\$24,625	\$25,364	\$26,125
PAYROLL		\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911
UTILITIES		\$13,858	\$14,274	\$14,702	\$15,143	\$15,598	\$16,066	\$16,547
CREDIT CARD FEES (% OF EGI)	2.3%	\$7,682	\$9,071	\$10,677	\$10,998	\$11,328	\$11,667	\$12,017
ADVERTISING		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866
TRASH		\$1,909	\$1,966	\$2,025	\$2,086	\$2,149	\$2,213	\$2,280
LANDSCAPING		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194
PEST CONTROL		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597
OFFICE SUPPLIES		\$200	\$206	\$212	\$219	\$225	\$232	\$239
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239
TOTAL EXPENSES		\$208,473	\$221,718	\$236,428	\$243,521	\$250,826	\$258,351	\$266,102
NOI		\$125,532	\$172,655	\$227,806	\$234,640	\$241,679	\$248,930	\$264,089



COMPETITIVE SET ANALYSIS

PROPERTY #	PROPERTY NAME	ADDRESS	ESTIMATED RENTABLE SQ. FT.	DISTANCE (MILES)	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
1	COASTLINE BOAT & RV STORAGE	7030 BREZINA ROAD	115,640	0.0 MILES	115,640	115,640	115,640
2	MOVE IT STORAGE	7649 WEBER ROAD	20,729	0.7 MILES	20,729	20,729	20,729
3	BOAT & RV SELF STORAGE	2801 HOLLY ROAD	61,702	1.9 MILES		61,702	61,702
TOTAL					136,369	198,071	198,071

	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
TOTAL SUPPLY	136,369	198,071	198,071
POPULATION	6,902	76,764	191,355
NRSF/CAPITA	19.76	2.58	1.04



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