SELF-STORAFE OPTION | Iowa West Area



PROPERTY SPECIFICATIONS

- o Turn Key Storage
- o 300 East Iowa Avenue, Onawa, IA 51040
- Mini-storage facility
- o Class B (2004/2015/2019)/★★★☆☆
- Unit mix: (5) 10x40 Roll Up, (62) 10x20 RU,
 (20) 10x10 RU + (11) outdoor stalls
- o Rentable building area (RBA): 16,400 SF
- New driveway
- Space for further development/gross potential RBA: 26,800 SF

For a complimentary real estate consultation, call (402) 213-1936





FINANCIAL METRICS

Capitalization rate: 7.13%
Gross rent multiplier: 11.83
Income/expense ratio: 37.85%
Return-on-equity: 8.89%

Near-term monthly gross revenue: \$6,397



7602 PACIFIC STREET, SUITE 201 OMAHA, NE 68114. 402.213.1936 EXCEPTIONAL PROPERTIES GROUP. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.