

SELF-STORAGE OPTION | Iowa West Area



PROPERTY SPECIFICATIONS

- Turn Key Storage
- 300 East Iowa Avenue, Onawa, IA 51040
- Mini-storage facility
- Class B (2004/2015/2019)/★★★★☆☆
- Unit mix: (5) 10x40 Roll Up, (62) 10x20 RU, (20) 10x10 RU + (11) outdoor stalls
- 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

