

101 H Street, Isleton CA 95641

River Storage, Isleton California (Sacramento County)

\$ 2,150,000 2025 NOI \$114,000

Income Statement (Profit and Loss)

SSBC - L043 - M. Yandow - River/Isleton

For the year ended December 31, 2025

	2025	2024	2023	2022	2021
Revenue					
Storage Rent	196,243	172,622	161,333	160,732	155,315
Storage Fees	3,983	5,273	5,179	4,867	7,525
Protection Plan Income	12,394	6,739	-	-	-
Insurance Income	-	1,745	4,943	4,770	3,928
Sales of inventory	96	235	99	2,014	78
Total Revenue	212,716	186,614	171,554	172,383	166,846
Total Operating Expenses	97,827	105,228	154,377	159,330	75,381
Net Operating Income / (Loss)	114,509	80,906	16,935	12,588	90,692
592,143					

- Sacramento River Front strip about 80' wide, pylons still in water
- 5,000 square foot warehouse with 3 phase power
- Income Upside - 2 Bd / 2 Ba River View Residence \$4K/Mo Airbnb
- Three storage buildings
- Room 50 more containers
- Facility Toolkit: Sitelink, OpenTech Call Center, Online rentals & payment
- 174,674 square foot lot



Management Summary

Wednesday, December 31, 2025

L043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641

	From	Daily	Month-To-Date	Fiscal YTD	As of Wednesday, December 31, 2025			
		Dec-31-2025	Dec-01-2025	Jan-01-2025	Occupancy	Units	% Units	Area
Deposits	To	Dec-31-2025	Dec-31-2025	Dec-31-2025	Occupied	189	85.1%	16,597
Cash		0.00	1,575.28	28,442.94	Vacant*	23	10.4%	1,610
Check		0.00	1,664.00	29,754.02	Unrentable	10	4.5%	988
ACH Debit		0.00	4,392.00	18,761.00	Complimentary	7		200
Debit Card		0.00	0.00	0.00	Total	222	100.0%	19,195
Charge Card		75.00	15,435.40	147,838.66	Waiting List	0	Autobilled**	81
	SubTotal	75.00	23,066.68	224,796.62	Overlocked**	17	Insurance**	70
	Misc Deposit	0.00	0.00	0.00	Gross Potential Rates ¹	26,506	100.0%	1.38
	Total	75.00	23,066.68	224,796.62	Gross Unrentable Unit Rates	1,355	5.1%	1.37
Payment Receipts								
(Note: Receipts will only match deposits made within the same period.)								
Deposits are based on fiscal dates. Receipts are calendar based.)								
Rent		371.77	21,834.83	208,690.57	Gross Vacant Unit Rates	2,185	8.2%	1.36
Recurring		0.00	0.00	0.00	Gross Occupied Unit Rates	22,966	86.6%	1.38
Late Fee		0.00	90.00	1,902.00	Gross Complimentary Unit Rates ²	620	2.3%	3.10
NSF Fee		0.00	0.00	295.00	Actual Occupied Unit Rates ²	19,313	72.9%	1.16
Admin Fee		20.00	40.00	400.00	Rent Last Change	Units	Rent Variances	Units
Insurance		50.03	1,429.65	12,394.35	0 - 6 Months	86	< 0%	12
Other		0.00	0.00	1,385.50	6 - 12 Months	55	0 - 15%	117
Misc Deposit		0.00	0.00	0.00	12 - 18 Months	27	15 - 30%	31
Security Deposit		0.00	0.00	0.00	18 - 24 Months	13	30 - 50%	20
Merchandise		0.00	39.00	96.00	> 24 Months	8	> 50%	9
Tax 1		0.00	0.00	0.00	Total	189	Total	189
Tax 2		0.00	0.00	0.00				
	Total	441.80	23,433.48	225,163.42				

30

Site Inspection

Wednesday, December 31, 2025

L043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641

Managers:

Receipts	Dec	Nov	Oct	Sep
	2025	2025	2025	2025
Cash	1,575.28	705.50	846.50	2,212.16
Check	1,664.00	1,913.00	2,428.00	1,795.48
ACH Debit	4,392.00	1,842.00	1,842.00	1,842.00
Debit Card	0.00	0.00	0.00	0.00
Charge Card	15,802.20	11,906.26	14,463.47	12,083.24
Misc Deposit	0.00	0.00	0.00	0.00
Total	23,433.48	16,366.76	19,579.97	17,932.88

Payment Receipts

Rent	21,834.83	15,075.05	18,066.89	16,412.27
Recurring	0.00	0.00	0.00	0.00
Late Fee	90.00	140.00	150.00	251.00
NSF Fee	0.00	0.00	0.00	0.00
Admin Fee	40.00	20.00	30.00	40.00
Insurance	1,429.65	1,041.71	1,151.74	1,035.95
Other	0.00	90.00	181.34	193.66
Misc Deposit	0.00	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00	0.00
Merchandise	39.00	0.00	0.00	0.00
Tax 1	0.00	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00	0.00
Total	23,433.48	16,366.76	19,579.97	17,932.88

STATE OF THE INVESTMENT

ISLETON RIVER STORAGE

Report Date: Sunday, January 11, 2026 at 12:39 PM

- ¹ Where applicable, displayed values are rounded to the nearest least significant figure, away from zero, and could lead to rounding errors of +/- 1 least significant figures in displayed calculations.
- ² A capitalization rate of 6.00% is used in valuations.
- ³ An expense ratio of 35.00% is used in valuations.
- ⁴ A millage rate of 1.00% and a current assessed value of \$2,800,000 are used in valuations.
- ⁵ Brokerage fees, financing fees, and closing costs are not considered in valuations.

INCOME

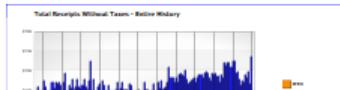
AT PRESENT

The investment has 100 active leases capitalizing a total of \$19,526 in rental income per month before considering expiring concessions (ACR) for an immediate market value of \$2,588M

LIFETIME

Over its entire lifetime, the investment...

- has charged **\$2.287M** in total receipts without taxes.
- has charged \$2,190M in rent.
- has charged \$41,384 in insurance.
- has charged \$2,826 in merchandise.



Printed on Sunday, January 11, 2026 5:05:30PM

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Management History

Wednesday, December 31, 2025

L043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Deposits														
Cash	1,575	706	847	2,212	1,425	1,595	2,080	891	2,688	3,428	4,841	6,156	5,379	5,435
Checks	1,664	1,913	2,428	1,795	2,909	1,896	2,601	2,288	2,530	4,707	2,404	2,619	2,917	2,358
ACH Debit	4,392	1,842	1,842	1,842	1,842	1,857	1,857	2,173	285	285	272	272	395	1,005
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	15,435	11,906	14,463	12,083	12,776	11,358	10,614	10,591	12,342	11,242	11,610	13,417	13,484	12,055
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	23,067	16,367	19,580	17,933	18,952	16,706	17,153	15,944	17,844	19,662	19,126	22,464	22,174	20,853

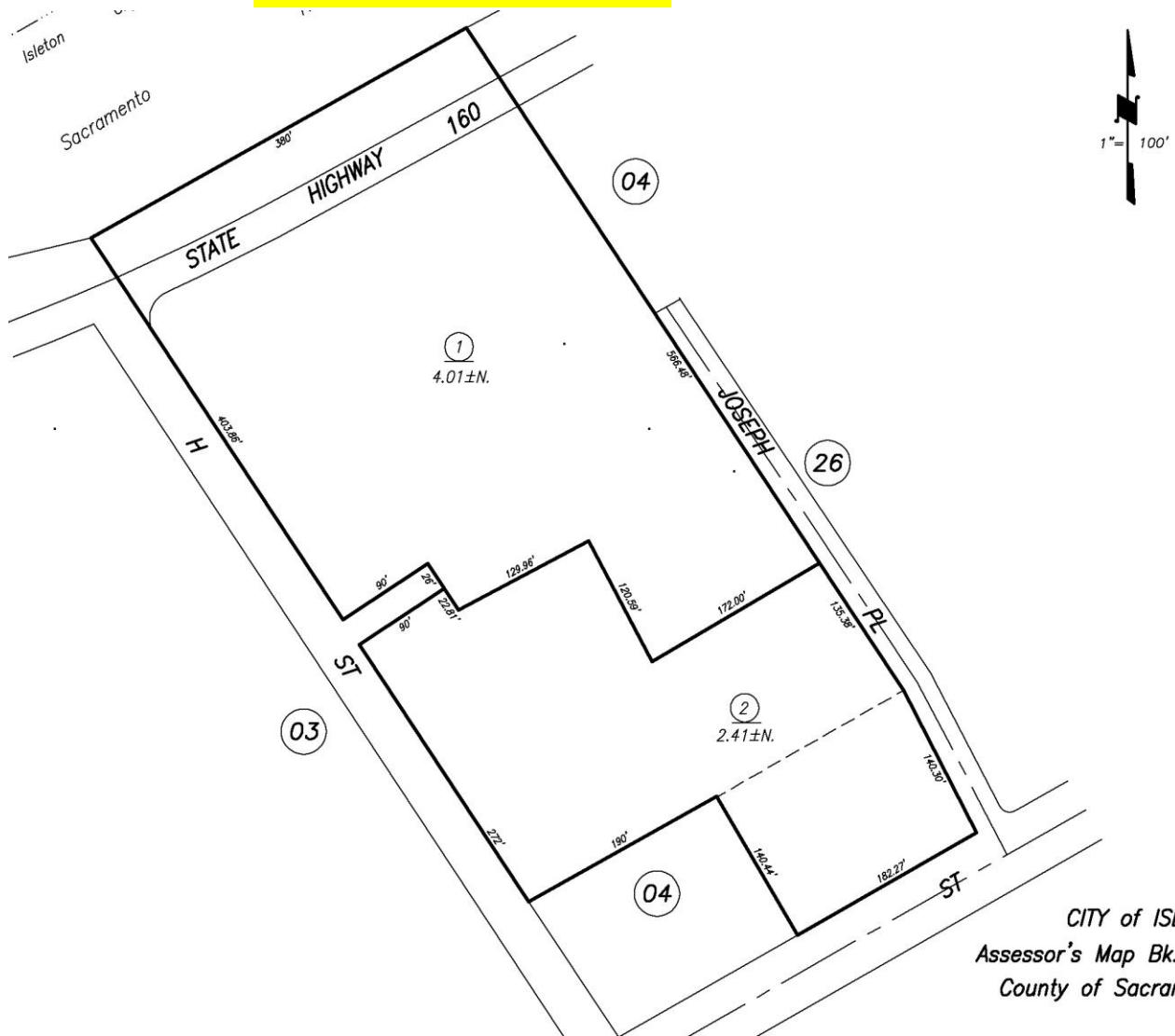
PROPERTY MAP



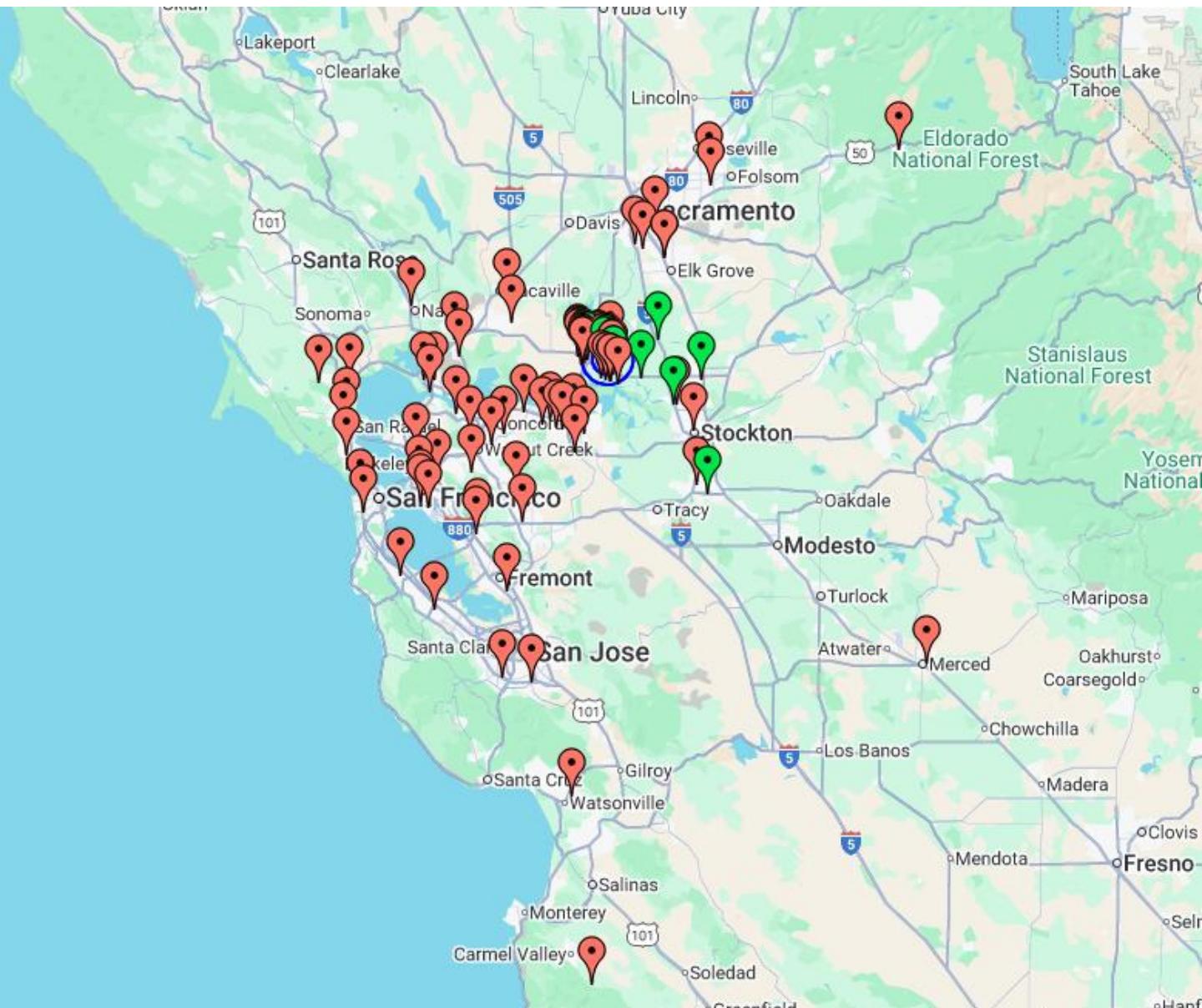
Includes water front – with existing piers in water



101 H Street
APN 157-031-001



Where do the customer live, more than 3 miles away



Available Due Diligence – Request a Link

00 L043 River Storage Isleton
Bills 2025
Container Village
Financials
Insurance Policy
Photos
Property Info-Reports
Sitelink-District Manager Reports
Key Reports 2025
Key Reports Prior Years
L001 Due Diligence You Stuff It Storage
I050 cos tehachapi - Garvey
0 Listings
1 Commission Instruction
1 Escrows - Open
1 Offer-LOI Mgt
9 Escrows - X Closed
1 Sale Prospects
Owner Network Meeting
Ratel Spruce Grove Storage Due Diligence
Self Storage - CSSA BOD
SSMC
SSMC 2026

DM Unit Groups Occupancy and Rates	1/26/2025 6:14 PM	Adobe Acrobat D...
DM Unit Mix - Rates over Area	1/23/2025 10:59 PM	Adobe Acrobat D...
DM Unit Rates over Area	9/2/2025 11:03 PM	Adobe Acrobat D...
Isleton River Rent Change History 02-21-25	2/21/2025 6:56 AM	Microsoft Excel W...
L043 River Mgt Summary 01-31-23	1/23/2025 11:18 PM	Adobe Acrobat D...
L043 River Mgt Summary 01-31-24	1/23/2025 11:18 PM	Adobe Acrobat D...
L043 River Mgt Summary 01-31-25	2/21/2025 6:10 AM	Adobe Acrobat D...
L043 River Mgt Summary 02-28-25	2/28/2025 6:37 PM	Adobe Acrobat D...
L043 River Mgt Summary 03-31-24	4/15/2025 10:50 PM	Adobe Acrobat D...
L043 River Mgt Summary 03-31-25	4/15/2025 10:49 PM	Adobe Acrobat D...
L043 River Mgt Summary 04-30-24	5/15/2025 10:08 PM	Adobe Acrobat D...
L043 River Mgt Summary 07-31-25	9/2/2025 6:14 PM	Adobe Acrobat D...
L043 River Mgt Summary 08-31-25	9/2/2025 6:13 PM	Adobe Acrobat D...
L043 River Mgt Summary 09-30-25	11/16/2025 11:36 PM	Adobe Acrobat D...
L043 River Mgt Summary 10-31-25	11/16/2025 11:35 PM	Adobe Acrobat D...
L043 River Mgt Summary 11-30-25	1/11/2026 2:22 PM	Adobe Acrobat D...
L043 River Mgt Summary 12-31-25	1/11/2026 1:05 PM	Adobe Acrobat D...
L043 River Occupied History 11-15-25	11/16/2025 11:34 PM	Adobe Acrobat D...
L043 River Occupied Statistics 01-23-25	1/23/2025 11:20 PM	Adobe Acrobat D...
L043 River Occupied Units Report 02-20-25	2/21/2025 7:02 AM	Adobe Acrobat D...
L043 River Owner Comp Units 02-20-25 7 Owner \$1,790	2/21/2025 7:04 AM	Adobe Acrobat D...
L043 River Price List 08-12-24	8/12/2025 8:40 PM	Adobe Acrobat D...
L043 River Rate Change History by Unit 01-23-25	1/23/2025 11:28 PM	Adobe Acrobat D...
L043 River Rent Change History 01-23-25	1/23/2025 11:11 PM	Adobe Acrobat D...
L043 River Rent Change History 02-20-25	2/21/2025 6:57 AM	Adobe Acrobat D...
L043 River Rent Rent Change Report 04-15-24	4/15/2025 10:47 PM	Adobe Acrobat D...

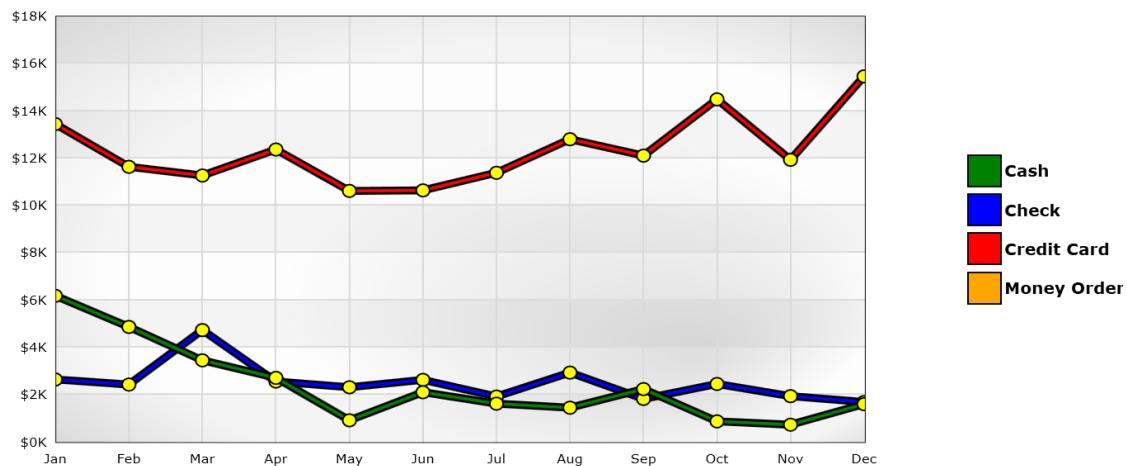
Property Performance Overview

Isleton River Storage - Wednesday, December 31, 2025

Facility	MTD Income	Prior Month Income	Budget	Budget Variance
Isleton River Storage	\$23,066.68	\$16,366.76	\$16,000.00	\$7,066.68

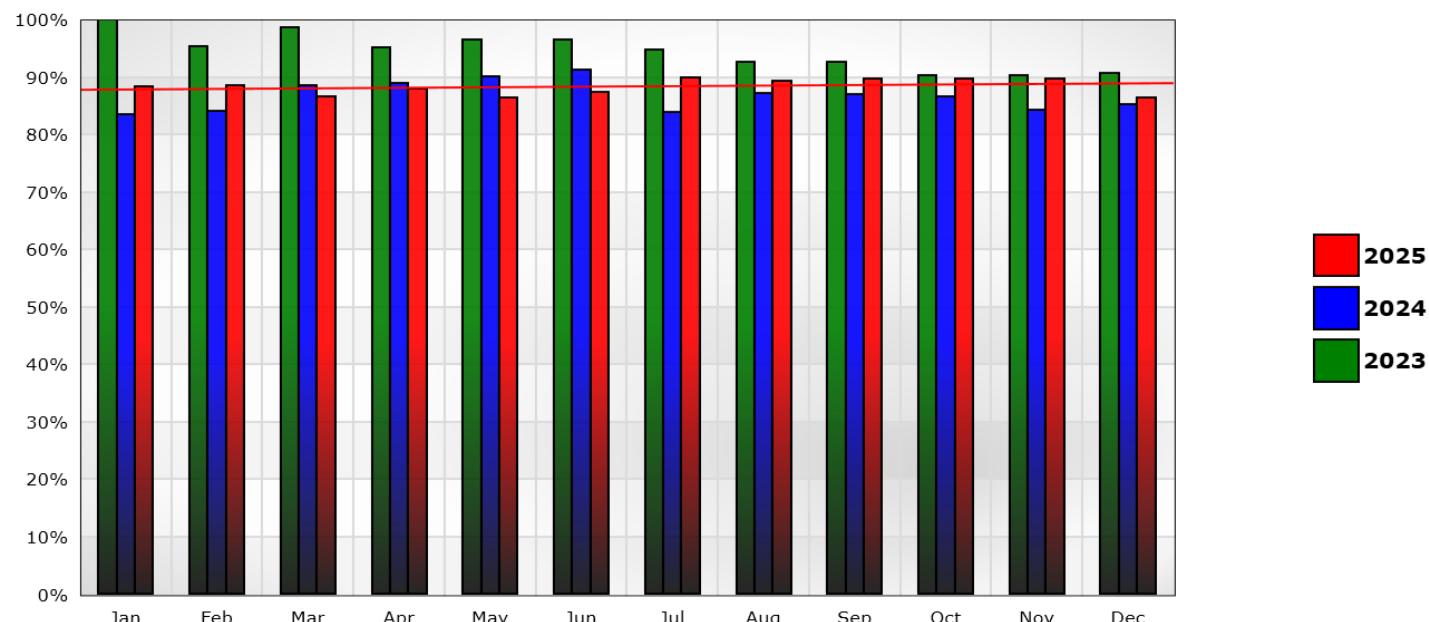
Isleton River Storage

Cash, Check, And Credit Card - 2025



Isleton River Storage

Area Occupancy - Seasonal 2025



Container Expansion February 2024



Payment receipt

You paid \$1,428.03

to ZipSpace Leasing LLC on 11/17/2025

Invoice no.	lease 21.11.1.25
Invoice amount	\$1,428.03
Total	\$1,428.03
Status	Paid
Payment method	Bank Wallet
Authorization ID	1AD6Q1QHL6PH

Thank you

ZipSpace Leasing LLC

+12093629534

steve@zipspacestorage.com

7777 W 11th St., Tracy, CA 95304

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Occupied History

Friday, February 28, 2025

1043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641 TEL: 916-777-7786

Total Occupied as of the End of Each Month

Unit Type: Container

Size	Area	Total Units	Occupied	Total Occupied as of the End of Each Month													
				Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024
8.0x10.0	80.0	4	100.0 %	4	4	4	4	4	4	4	4	4	4	4	4	4	4
8.0x20.0	160.0	31	93.5 %	29	29	28	27	25	24	24	18	17	14	11	10	8	8
		35	94.3 %	33	33	32	31	29	28	28	22	21	18	15	14	12	12

Unit Groups - Physical Occupancy & Rates

Isleton River Storage - Saturday, January 10, 2026 - Showing all existing units

Type	W	L	Total Units	Occ. Units	Vac. Units	Unit Occ.	Total Area	Occ. Area	Vac. Area	Area Occ.	Σ SR	Σ OSR	Σ LR	Σ ER
Container	8	10	4	4	0	100.0%	320	320	0	100.0%	\$680.00	\$680.00	\$486.00	\$486.00
Container	8	20	31	28	3	90.3%	4,960	4,480	480	90.3%	\$5,270.00	\$4,760.00	\$3,891.60	\$3,373.60

Occupied Units Report

Printed on Thursday, November 6, 2025 4:54:22PM 1 / 6

Thursday, November 6, 2025

1043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641 TEL: 916-777-7786

Type: Container Unit	Name	Company	Type	Size	Area	Standard Rate	Rental Rate	Variance	Var%	Lease Date	PaidThru	Days Same	Scheduled Rate	Scheduled Date
C073	Nakahara, D		Container	8x20	160.00	170.00	160.00	10.00	5.9%	4/1/2025	11/30/2025	220		
C074	Davis-Acosta, L		Container	8x20	160.00	170.00	160.00	10.00	5.9%	3/4/2023	11/30/2025	159		
C075	Huber, B		Container	8x20	160.00	170.00	160.00	10.00	5.9%	3/16/2018	10/31/2025	645	170.00	1/1/2026
C077	Walters, S		Container	8x20	160.00	170.00	104.00	66.00	38.8%	5/4/2024	11/30/2025	159		
C078	Ross, D		Container	8x20	160.00	170.00	193.00	-23.00	-13.5%	3/27/2023	11/30/2025	555		
C079	Huber, B		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/18/2018	10/31/2025	645	170.00	1/1/2026
C081	purdue, V		Container	8x20	160.00	170.00	160.00	10.00	5.9%	1/22/2025	11/30/2025	289		
C082	Maldonado, S		Container	8x20	160.00	170.00	99.00	71.00	41.8%	11/15/2024	10/31/2025	357	107.00	12/1/2025
C086	Stupa, A		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/3/2025	11/30/2025	188		
C087	Harper, E		Container	8x20	160.00	170.00	104.00	66.00	38.8%	5/28/2024	10/31/2025	129		
C088	Cardenas, S		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/22/2024	11/30/2025	358	170.00	1/1/2026
C089	Roberts, R		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/9/2025	8/31/2025	182		
C092	Harper, E		Container	8x20	160.00	170.00	104.00	66.00	38.8%	6/5/2024	10/31/2025	129		
C093	Gustavson, E		Container	8x20	160.00	170.00	104.00	66.00	38.8%	5/29/2024	10/31/2025	129		
C094	Andorfer, P	CleanSigns	Container	8x20	160.00	170.00	99.00	71.00	41.8%	10/22/2024	11/30/2025	381	107.00	12/1/2025
C096	Vane, S		Container	8x20	160.00	170.00	104.00	66.00	38.8%	7/11/2024	9/30/2025	98		
C097	Collins, R		Container	8x20	160.00	170.00	104.00	66.00	38.8%	8/1/2024	11/30/2025	67		
C098	Vidal, G		Container	8x20	160.00	170.00	160.00	10.00	5.9%	2/18/2025	11/30/2025	262		
C099	Rivas, J		Container	8x20	160.00	170.00	104.00	66.00	38.8%	8/23/2024	11/30/2025	37		
C100	Geller, L		Container	8x20	160.00	170.00	160.00	10.00	5.9%	3/9/2024	11/30/2025	220		
C103	Reimche, J		Container	8x20	160.00	170.00	99.00	71.00	41.8%	9/25/2025	11/30/2025	43		
C104	Glassman, S		Container	8x20	160.00	170.00	93.60	76.40	44.9%	8/21/2024	11/30/2026	30		
C105	Cooper, J		Container	8x20	160.00	170.00	104.00	66.00	38.8%	8/14/2024	10/31/2025	67		
C106	Roberts, R		Container	8x20	160.00	170.00	107.00	63.00	37.1%	10/15/2024	8/31/2025	6		
C107	Apple, G		Container	8x20	160.00	170.00	170.00		0.0%	10/27/2025	11/30/2025	11		
C108	Johnson, D		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/14/2025	11/30/2025	177		
C109	Chase, P		Container	8x20	160.00	170.00	160.00	10.00	5.9%	12/28/2024	11/30/2025	314		
D0001	Reimche, M		Container	8x10	80.00	170.00	130.00	40.00	23.5%	10/30/2018	10/31/2025	220		
D0002	Sweet, P		Container	8x10	80.00	170.00	99.00	71.00	41.8%	8/23/2007	11/30/2025	251		
D0003	Taufa, F		Container	8x10	80.00	170.00	153.00	17.00	10.0%	6/3/2021	8/31/2025	67		
D0004	Roel, M		Container	8x10	80.00	170.00	104.00	66.00	38.8%	1/21/2014	11/30/2025	251		
Subtotal	31				4,640.00		4,098.60							

Truck Parking

New Income Line Item

Add $6*10*30 = \$1,800 / \text{month}$
 $= \$21,600 / \text{year}$

@ 6% Cap Rate \$360,000



Truck Parking Club

From: noreply@truckparkingclub.com
 To: marksyandow@yahoo.com, deltaboatstorage@gmail.com, riverboatstorage@gmail.com

Sun, Dec 21 at 7:55 PM



Congratulations!

Your parking spot "Isleton, CA Truck & Trailer Parking At River Storage on H Street. Great Location for 34 hour reset. , 301 H St, Isleton, CA 95641" has been rented.

Trucker Member Number: **GNE999**

Booking Number: **IKJXWXOP**

Address: **301 H St, Isleton, CA 95641**

Start Date: **December 22 2025, 12:00 AM**

End Date: **December 23 2025, 12:00 AM**

Clock In: **12:00 AM**

Duration: **1 Day(s)**

Vehicle Type: **Truck + Trailer**

Truck Company Name: **TA Trans**

Truck #: **40**

Truck Make: **Volvo**

Truck Parking Transactions

Reorder columns

Delta Queen LLC

For the period December 1, 2025 to December 31, 2025

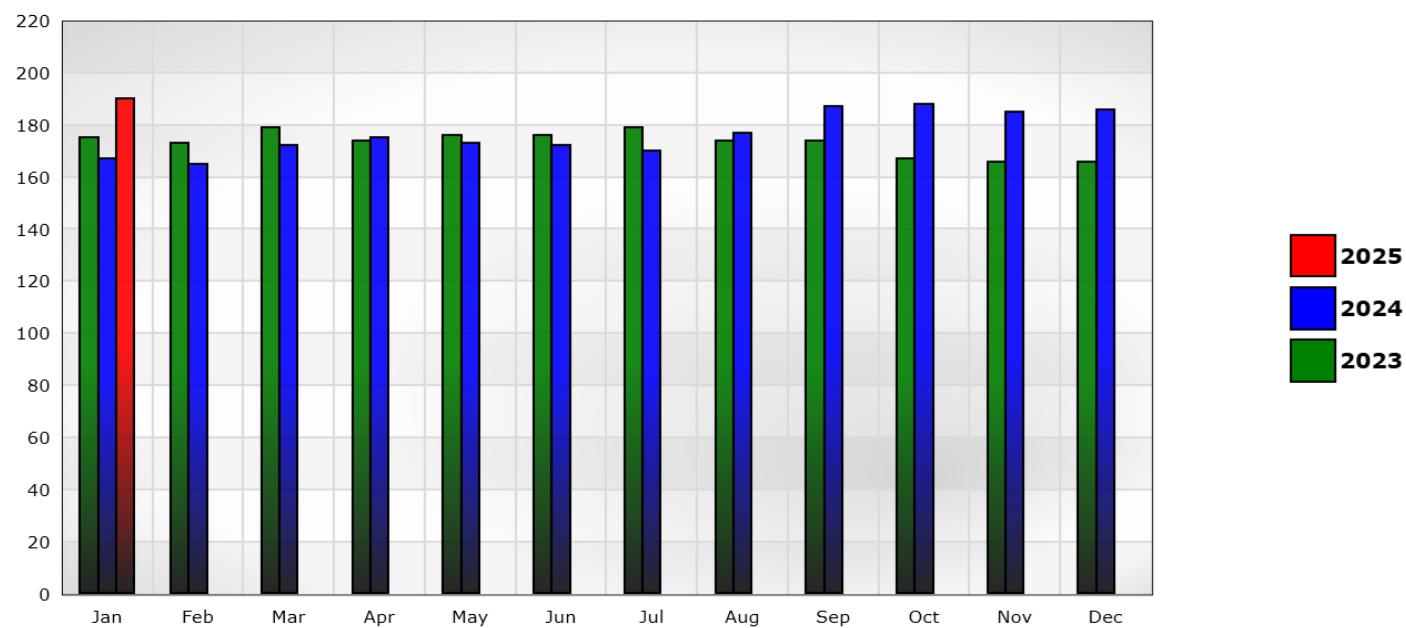
Date	Contact	Description	Reference	Gross	Debit	Credit	Running Balance	Related account
103 - Truck Parking								
Dec 1, 2025	Truck Parking Club	Truck Parking Club	ORIG C0 NAME:TRUCKPARKINGCLUB ORIG ID:4270465600 DESC DATE: CO ENTRY DESCRIPT:TRANSFER SEC:CCD TRACE#11100002397853 EED:251201 IND ID:ST-Y2Y3S816SGE1 IND NAME:DELTA QUEEN LLC TRN: 3353978553TC	17.50	-	17.50	17.50	BUS COMPLETE CHK
Dec 1, 2025	Truck Parking Club	Truck Parking Club	ORIG C0 NAME:TRUCKPARKINGCLUB ORIG ID:4270465600 DESC DATE: CO ENTRY DESCRIPT:TRANSFER SEC:CCD TRACE#11100002397853 EED:251201 IND ID:ST-Y2Y3S816SGE1 IND NAME:DELTA QUEEN LLC TRN: 3353978553TC	17.50	-	17.50	35.00	BUS COMPLETE CHK
Dec 11, 2025	Truck Parking Club	Truck Parking Club	ORIG C0 NAME:TRUCKPARKINGCLUB ORIG ID:1800948598 DESC DATE: CO ENTRY DESCRIPT:TRANSFER SEC:CCD TRACE#091000015532622 EED:251211 IND ID:ST-U1V9B3T6S4P4 IND NAME:DELTA QUEEN LLC TRN: 345532522TC	66.50	-	66.50	101.50	BUS COMPLETE CHK
Dec 11, 2025	Truck Parking Club	Truck Parking Club	ORIG C0 NAME:TRUCKPARKINGCLUB ORIG ID:1800948598 DESC DATE: CO ENTRY DESCRIPT:TRANSFER SEC:CCD TRACE#091000015532622 EED:251211 IND ID:ST-U1V9B3T6S4P4 IND NAME:DELTA QUEEN LLC TRN: 345532522TC	66.50	-	66.50	168.00	BUS COMPLETE CHK
Total 103 - Truck Parking				168.00	-	168.00	168.00	



Isleton River Storage

Occupied Units - Seasonal 2025

20 new containers installed in February 2024,
these were filled 100% December 2024



Inside 5,000 sq ft warehouse



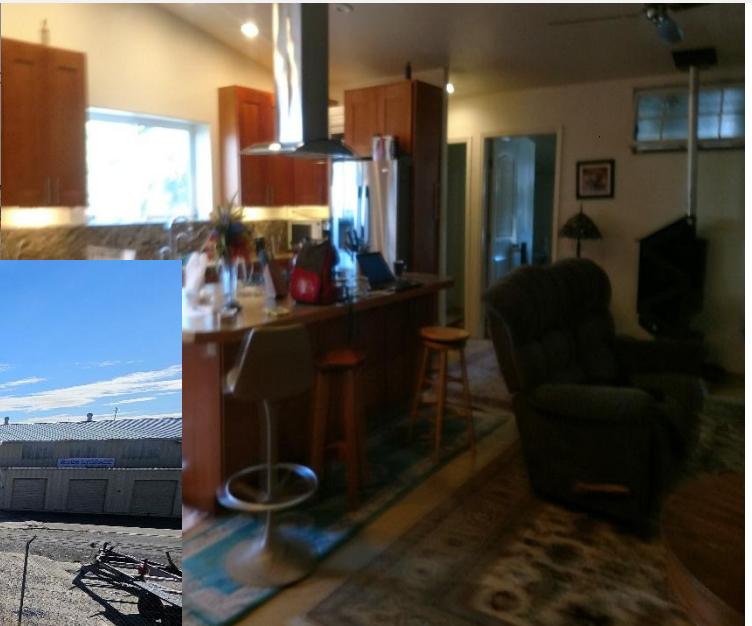
From Highway 160



Storage Units



2 bd, 2 ba, great room, laundry room



From Highway 160



View from apartment front deck



Include ~80 foot wide strip on the Sacramento River. There are still ~ 20 pylons still in place, making a dock possible