



**CSD REALTY COMPANY**  
Self Storage Specialists

**Secure Spaces Self Storage**  
**4930 Callaghan Rd.,**  
**San Antonio, TX 78228**



**EXCLUSIVE LISTING  
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San Antonio, TX 78228**



## PROPERTY DETAILS:

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Price: \$990,000

Price/NRSF: \$44.10

Gross Bldg Area: 22,450 SF

Net Rentable Area: 22,450 SF

Land Area: 1.5 AC

Year Built: 1960

Construction: Metal over Steel  
& Wood Frames,  
Gravel Floors,  
Gravel Drives

Occupancy: 87% Physical

Units: 93

### UNIT MIX:

10x20 NC: 48

10x25 NC: 42

10x30 NC: 49

10x40 NC: 65

Outdoor Parking: 4

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**Secure Spaces Self Storage is a 93 unit, 22,450 NRSF self-storage investment opportunity located on Callaghan Rd. in San Antonio, Texas. The facility consists of 4 buildings on 1.5 acres and is seen by over 17,000 passing vehicles per day (Per TxDOT). Additionally, the facility is less than 1 miles from Loop 410 which is a major highway. San Antonio is the second largest city in Texas and is home to over 1.5 million residents. Of those residents, over 387k live within 5 miles of the subject property and with only 8.7 sqft of storage per capita in the area, storage space is in low-supply which creates a positive outlook for achievable rental rates. The site also provides ample room for an additional building or outdoor parking spaces.**

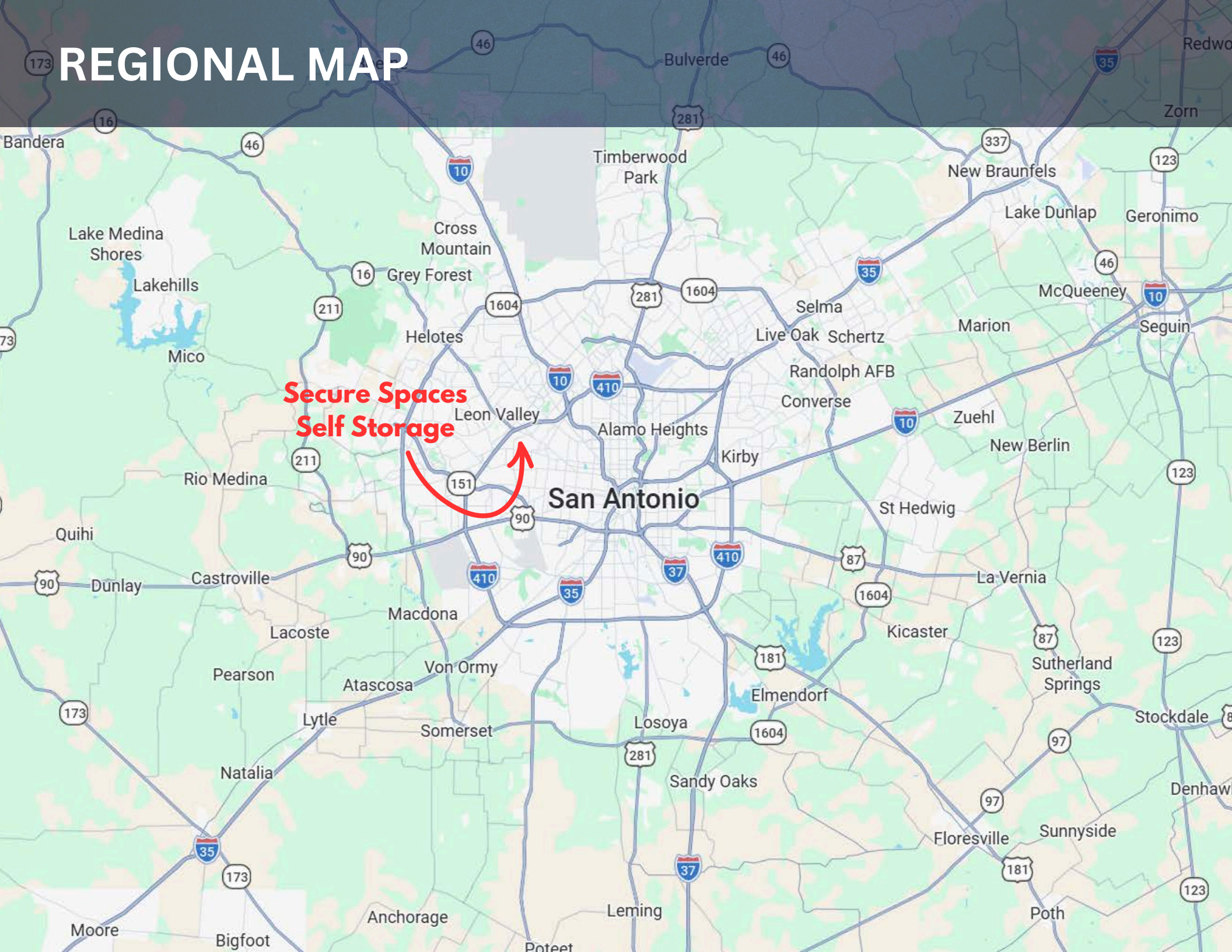
**Originally constructed in 1960, Secure Spaces Self Storage is a first-generation self storage facility that has been “mom and pop” operated since its inception. Aside from recent renovations, the facility has undergone very few changes over the years and will benefit greatly from an experienced operator who can improve on the recently implemented web-presence by introducing SEO, social media marketing, google ads, SpareFoot profile, etc. Additionally, the facility can be optimized for remote management with the addition of automatic gates and keypad access. Finally, a new owner can immediately increase revenue by increasing rental rates which are as much as 20% below market for comparable unit types and sizes.**

**Listed at a compelling price of just \$44/NRSF, Secure Spaces Self Storage is a true value-add opportunity with immediate cash flow that can be brought into the 21<sup>st</sup> century with relative ease.**



- Room for Expansion
- 387k Residents Within 5 Miles
- Only 8.7 NRSF of Total Storage Per Capita
- Over 17k Vehicles Per Day on Callaghan Rd.
- 5% Population Growth Projected in Next 5 Years
- Only 1 Mile to Loop 410 / Bandera Rd.
- Rental Rates 20% Below Market
- 87% Physical Occupancy
- Significant Renovations Underway
- Gravel Foundations and Drives
- Metal-Over-Steel/Wood Building Construction
- Recently Improved Signage & Curb Appeal
- Excellent Lighting Throughout the Facility

# REGIONAL MAP



**Secure Spaces  
Self Storage**

**San Antonio**

# BOUNDARIES (APPROXIMATE)



# OVERVIEW

	2025 Actual	2026 Projected	Year 1 Projected
<b>Asking Price</b>	<b>\$ 990,000</b>		
<b>Price Per Rentable Square Foot</b>	<b>\$ 44.10</b>		
<b>Cap Rate</b>	10.08%	8.10%	10.43%
<b>Year Built</b>	1960		
<b>Land Area (Bexar CAD)</b>	1.50		
<b>Gross Building Area (4 buildings)</b>	22,450	SF	
<b>Total Net Rentable Area</b>	22,450	SF	
<b>Physical Occupancy (% of Area)</b>	87%	88%	90%
<b>Economic Occupancy (% of potential rent)</b>	79%	84%	95%

# UNIT-MIX / OCCUPANCY

UNIT TYPE	Number Units	Unit Size	Unit SF	Rentable Area	Standard		Monthly Potential	Annual Potential	Occupancy Stats							
					Rent	PSF			Occupied Units				Vacant Units			
									#	Area	Avg/ Unit	Mthly Rent	Variance	#	Area	Rent
10x20 NC	36	10 x 20	200	7,200	\$125	\$0.63	\$ 4,500	\$ 54,000	34	6,800	\$101	\$3,441	\$ (1,059)	2	400	\$ 250
10x25 NC	17	10 x 25	250	4,250	\$145	\$0.58	\$ 2,465	\$ 29,580	14	3,500	\$129	\$1,803	\$ (662)	3	750	\$ 435
10x30 NC	34	10 x 30	300	10,200	\$145	\$0.48	\$ 4,930	\$ 59,160	33	9,900	\$130	\$4,278	\$ (652)	1	300	\$ 145
10x40 NC	2	10 x 40	400	800	\$145	\$0.36	\$ 290	\$ 3,480	0	-	\$0	\$0	\$ (290)	2	800	\$ 290
Outdoor Parking	4			-	\$65		\$ 260	\$ 3,120	4	-	\$65	\$260	\$ -	0	-	\$ -
<b>TOTAL/AVG PERCENT</b>	<b>93</b>		<b>241</b>	<b>22,450</b>	<b>\$ 134</b>	<b>\$0.55</b>	<b>\$ 12,445</b>	<b>\$ 142,740</b>	<b>81</b>	<b>20,200</b>	<b>\$121</b>	<b>\$9,782</b>	<b>\$ (2,373)</b>	<b>6</b>	<b>1,450</b>	<b>\$ 830</b>
									<b>87%</b>	<b>90%</b>	<b>\$ 0.48</b>	<b>79%</b>	<b>-19%</b>	<b>6%</b>	<b>6%</b>	<b>7%</b>

# INCOME & EXPENSE

Revenue	2025		2026 Projected		Year 1 Projected	
Annual Potential Rent		\$ 142,740		\$ 142,740		\$ 157,014 (1)
Average Economic Vacancy	-7%	\$ (10,392)	-18%	\$ (25,693)	-10%	\$ (15,701) (2)
Rental Revenue		\$ 132,348		\$ 117,047		\$ 141,313
Other Revenue (admin, late fees, etc.)	0%		3%	\$ 3,400	6%	\$ 7,800 (3)
<b>EFFECTIVE GROSS</b>	<b>93%</b>	<b>\$ 132,348</b>	<b>84%</b>	<b>\$ 120,447</b>	<b>95%</b>	<b>\$ 149,113 (4)</b>

Operating Expenses	2025		Estimated		Estimated	
Property Taxes	9.1%	\$ 12,000	10.4%	\$ 12,500	8.7%	\$ 13,000
Property Insurance	8.7%	\$ 11,500	7.6%	\$ 9,147	6.4%	\$ 9,547
Utilities	1.7%	\$ 2,280	1.9%	\$ 2,280	1.5%	\$ 2,280
Repairs/Maintenance	3.0%	\$ 4,000	3.3%	\$ 4,000	2.7%	\$ 4,000
Mgmt Software	0.0%		1.7%	\$ 2,024	3.5%	\$ 5,250
Internet	0.0%		1.2%	\$ 1,500	1.2%	\$ 1,750
Telephone	0.0%		2.0%	\$ 2,400	1.6%	\$ 2,400
Dues & Subscriptions	0.0%		1.3%	\$ 1,565	1.2%	\$ 1,750
Bank Service Charges	1.1%	\$ 1,392	3.0%	\$ 3,600	3.2%	\$ 4,700
Dumpster Fees	1.1%	\$ 1,400	1.0%	\$ 1,200	0.8%	\$ 1,200
<b>Total Expenses</b>	<b>24%</b>	<b>\$ 32,572</b>	<b>32%</b>	<b>\$ 40,216</b>	<b>30%</b>	<b>\$ 45,877 (5)</b>

<b>NOI</b>		<b>\$ 99,776</b>		<b>\$ 80,231</b>		<b>\$ 103,236</b>
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(1) Projected annual potential revenue increase of 10% year 1

(2) Projected economic occupancy of 95% by year 2

(3) Other Income (admin & late fees, tenant insurance) projected at % annual by year 1

(4) Gross income outlook is reduced for 2026 due to ongoing renovations to previously occupied units

(5) Expenses projected at 30% by year 1 assuming new owner will manage the facility remotely

# Proposed Third Party Loan

		2026 Projected	Year 1 Projected
<b>Purchase Price</b>		\$ 990,000	\$ 990,000
<b>Downpayment</b>	25%	\$ (247,500)	\$ (247,500)
<b>Loan Balance</b>		\$ 742,500	\$ 742,500
<b>Interest Rate</b>		6.50%	6.50%
<b>Term</b>		25	25
<b><i>Annual Debt Service 1st Lien</i></b>		<b>\$60,871</b>	<b>\$60,871</b>
<b>NOI</b>		\$ 80,231	\$ 103,236
<b>DEBT COVERAGE RATIO</b>		1.32	1.70
<b>CASH FLOW</b>		\$ 19,360	\$ 42,364
<b>CAP RATE</b>		8.10%	10.43%
<b>CASH-ON-CASH</b>		7.82%	17.12%







# DISCLAIMER, RELEASE, INDEMNITY & CONFIDENTIALITY AGREEMENT

## IMPORTANT

**EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE.  
PLEASE KEEP THIS INFORMATION CONFIDENTIAL! PLEASE DO NOT GO TO THE PROPERTY OR CONTACT  
THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING CRAIG RICE AT (713) 417-1626.  
CSD REALTY COMPANY IS A LICENSED REAL ESTATE BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING  
IN COMMERCIAL REAL ESTATE.**

As material inducement and an essential condition to CSD Realty Company providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

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(2) CSD Realty Company represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend CSD Realty Company and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of CSD Realty Company or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify CSD Realty Company, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or undefined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>CSD Realty Company</b>	<b>378993</b>	<b>info@cสดrealty.com</b>	<b>(281)398-4588</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sherry Rice</b>	<b>378993</b>	<b>sherryrice@cสดrealty.com</b>	<b>(713)302-7273</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cole Rice</b>	<b>688975</b>	<b>colerice@cสดrealty.com</b>	<b>(281)221-5542</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Craig Rice</b>	<b>398667</b>	<b>craigrice@cสดrealty.com</b>	<b>(713)417-1626</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)