



ACRE Real Estate Partners

# Anniston Self Storage

212 S WILMER AVE, ANNISTON, AL 36201



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# Highlights

- +/- 17,200 Square Feet of Storage Space
- 123 Units
- Two Houses (Fully Leased)
- Current Occupancy: 86.3%
- +/- 3 Acre Site



# 2024 P&L

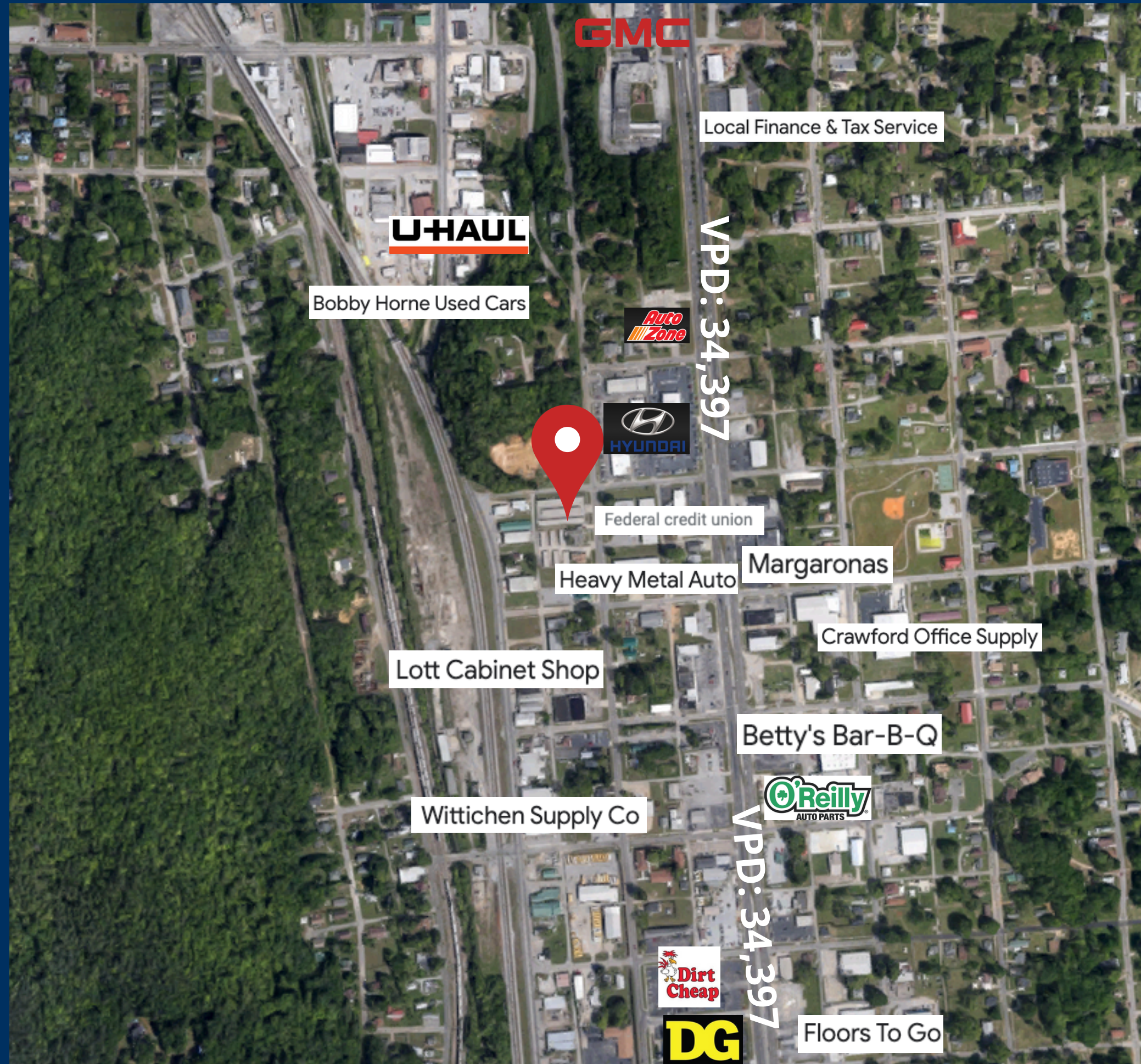
Gross Profit	\$95,470.67
Advertising	- \$2,914.24
Insurance	-\$7,793.31
Landscaping	-\$2,400
Property Taxes	-\$6,866.94
Repairs and Maintenance	-\$620
Software	-\$742.80
Other Taxes	-\$212
Telephone & Internet	-\$203.55
Utilities	-\$3,876.73
Total Expenses	-\$25,629.57
Net Income	\$69,841.10





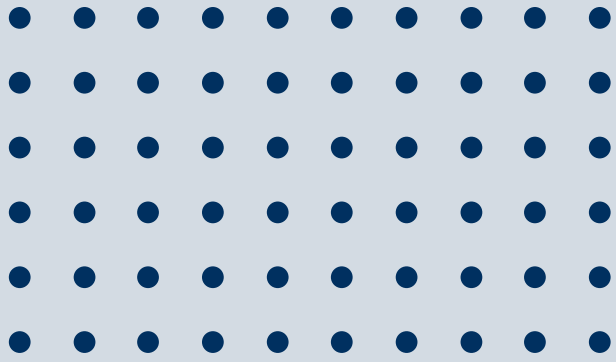
# Location Highlights

- Average Household Income ~ \$59,187.00
- 5 Mile Radius Population ~ 46,000
- 0.1 Miles East of S Quintard with a VPD of 34,397
- Minimal Self Storage Competition Near Site
- 1 Mile from Anniston Regional Medical Center

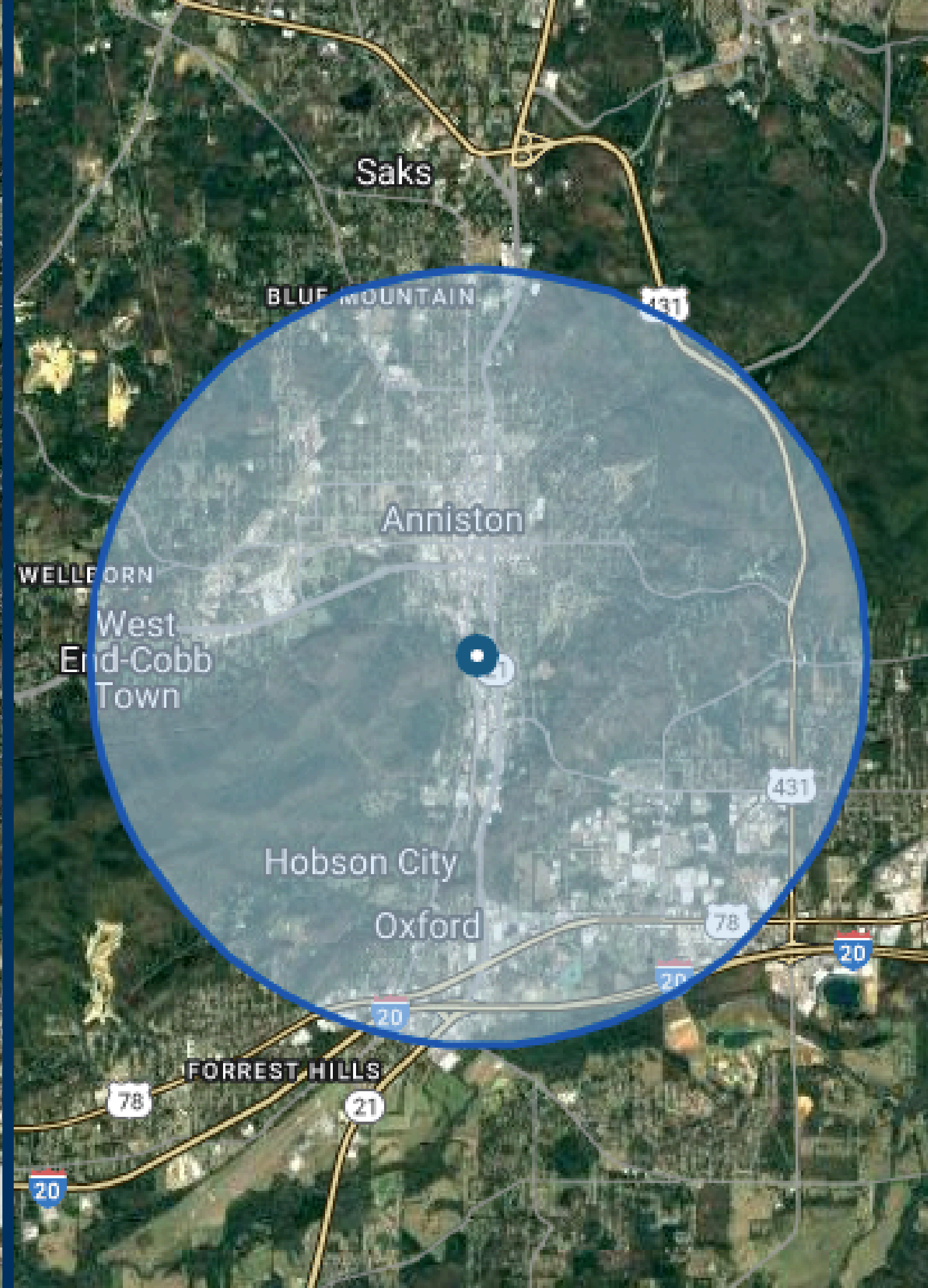
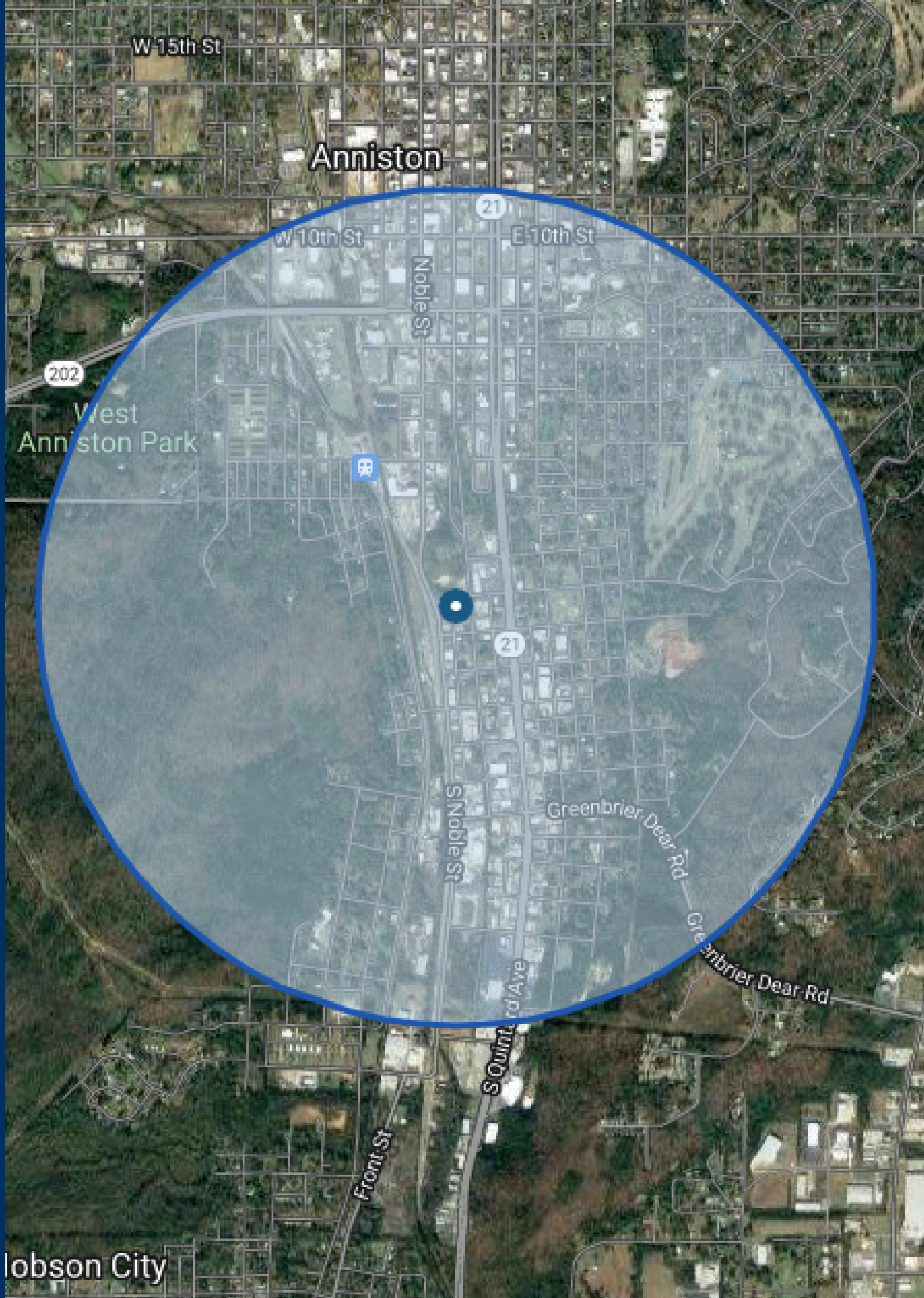
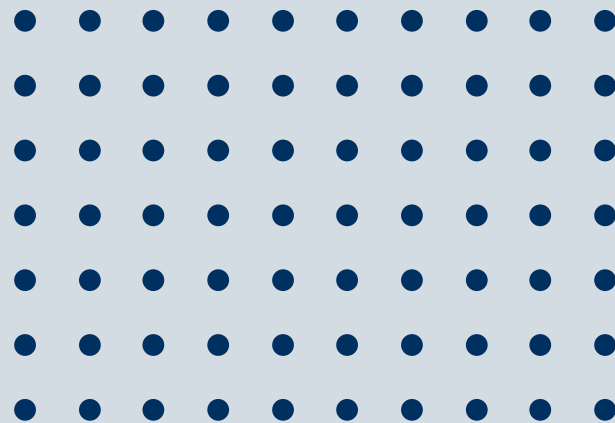




# Site Aerial



# Trade Aerial 1 & 3 Mile Radius





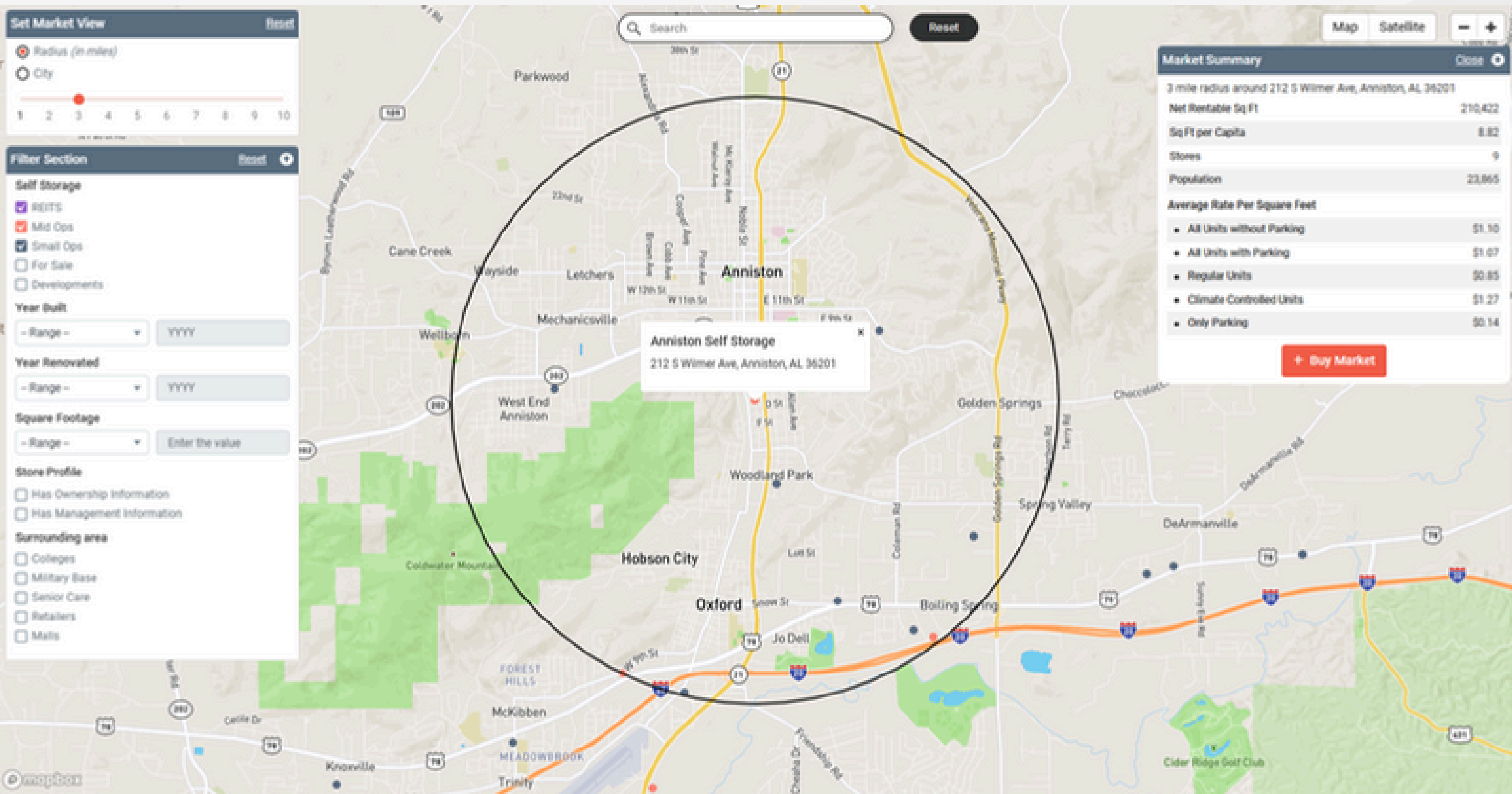
# DEMOGRAPHICS



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	3,619		25,460		47,795	
2022 Estimate	3,604		25,376		47,537	
2010 Census	3,793		26,795		49,663	
Growth 2022 - 2027	0.42%		0.33%		0.54%	
Growth 2010 - 2022	-4.98%		-5.30%		-4.28%	
2022 Population by Hispanic Origin	133		1,267		2,764	
2022 Population	3,604		25,376		47,537	
White	1,377	38.21%	12,514	49.31%	29,966	63.04%
Black	2,142	59.43%	12,029	47.40%	15,877	33.40%
Am. Indian & Alaskan	12	0.33%	125	0.49%	236	0.50%
Asian	8	0.22%	201	0.79%	480	1.01%
Hawaiian & Pacific Island	1	0.03%	19	0.07%	37	0.08%
Other	65	1.80%	488	1.92%	941	1.98%
U.S. Armed Forces	1		39		175	
Households						
2027 Projection	1,381		10,570		19,508	
2022 Estimate	1,379		10,543		19,408	
2010 Census	1,469		11,192		20,344	
Growth 2022 - 2027	0.15%		0.26%		0.52%	
Growth 2010 - 2022	-6.13%		-5.80%		-4.60%	
Owner Occupied	658	47.72%	5,775	54.78%	12,241	63.07%
Renter Occupied	721	52.28%	4,767	45.21%	7,167	36.93%
2022 Households by HH Income	1,380		10,542		19,408	
Income: <\$25,000	567	41.09%	3,430	32.54%	5,082	26.19%
Income: \$25,000 - \$50,000	310	22.46%	2,885	27.37%	5,360	27.62%
Income: \$50,000 - \$75,000	152	11.01%	1,633	15.49%	3,203	16.50%
Income: \$75,000 - \$100,000	126	9.13%	967	9.17%	2,210	11.39%
Income: \$100,000 - \$125,000	126	9.13%	908	8.61%	1,899	9.78%
Income: \$125,000 - \$150,000	61	4.42%	231	2.19%	631	3.25%
Income: \$150,000 - \$200,000	17	1.23%	235	2.23%	520	2.68%
Income: \$200,000+	21	1.52%	253	2.40%	503	2.59%
2022 Avg Household Income	\$50,584		\$55,020		\$61,192	
2022 Med Household Income	\$34,083		\$36,536		\$42,941	



## COMPETITION MAP





# ***SITE PHOTOS***







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# CONTACT US

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# THANK YOU