

NineStar *Secure* Storage

**Climate &
Moisture
Controlled
Self-Storage**



**RV • Truck
Boat • Car
Trailer**

423 375 5077

www.NineStarStorage.com

NineStar Storage | 112 Benton Way | Benton, TN 37307

17,196 RSF Self-Storage



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Subject: NineStar Mini Storage Facility

112 Benton Way Benton, Polk County, TN 37307

Description: The subject property is improved with a mini storage facility doing business as NineStar Storage. There are two one-story metal buildings situated on the 2.35-acre site. Building 1 has a gross building area of 15,420± square feet and a rentable area of 11,000± square feet with a total of 92 climate-controlled storage units. There are also 22 outdoor spaces: 16 uncovered and 6 covered. The new building, or Building 2, has a gross building area of 5,568± square feet and a rentable area of 4,176± square feet with a total of 33 climate-controlled storage units. The grand total for the rentable area is 15,176± square feet with a grand total gross building area of 20,988± square feet. In the income analysis, we will include all spaces that are climate-controlled together.

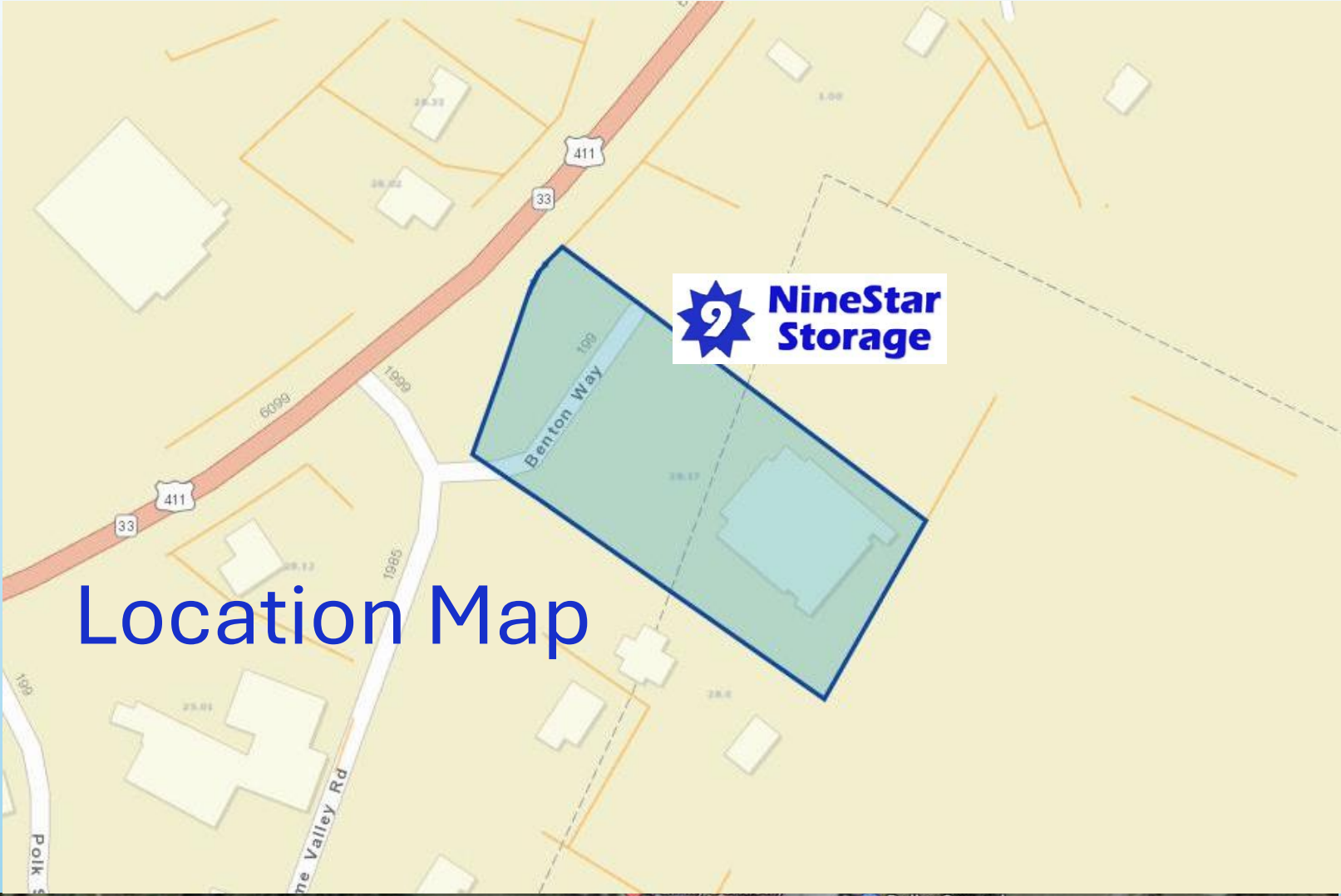
Occupancy:

72% Tenant Occupied at the time of inspection, 28% Vacancy

Here's an opportunity to own 112 Benton Way, a 92- unit self-storage and 22 Boat/Truck/RV parking facility. All self-storage units are climate and moisture-controlled. The facility underwent recent renovations and upgrades, providing new LED lighting inside and outside, as well as new electrical systems. Improvements include an on-site one-bed, one-bath manager's apartment and a management office that offers storage and moving supplies for sale. Storage units range from 10 ft x 10 ft to 10 ft x 20 ft, with extra-wide halls for easy access. There are 6 covered and 16 surface spaces for RV, truck, boat, and car; a 1.5-acre poured concrete pad site ready for 50+ additional storage units, and further space for more boat and RV storage. The prominent pylon and building signs are highly visible from the fully fenced-in property, where more than 9,600 cars pass daily via Highway 411.

This well-established facility currently has 68% occupancy with month-to-month renters, presenting a strong, income-generating, hands-off opportunity. Inquire today to schedule a site visit. You must see it to appreciate how the owner has transformed this former Fred's retail store into a state-of-the-art storage facility.

Benton is a charming, close-knit community about 15 miles east of Cleveland, Tennessee and is the county seat for Polk County. The 5-mile population is 6,592 individuals who have an average household income of \$103,069.



Location Map



HIGHWAY 411 - 8,322 AADT

- Dollar General Dollar store
- Poplar St
- Davis Auto Sales
- Ward St
- Cotton's Service Station
- Redbox
- FedEx OnSite
- American Sentry Mini Storage
- Polk St
- Massengill Tire Tire shop
- Farm Bureau Insurance
- Welcome Valley Rd
- St Polk Public Library























NineStar Storage Profit and Loss

January-December 2022 PLUS January-December 2023 PLUS January-December 2024 PLUS YTD 2025

	Jan-Dec 2022	Jan-Dec 2023	Jan-Dec 2024	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	2025
NineStar Income:																
Storage Rental Income	144,858.78	\$156,764.00	\$146,564.00	\$11,097.00	\$11,306.00	\$11,841.00	\$11,462.00	\$12,741.00	\$13,625.00	\$13,085.00	\$12,053.00	\$13,518.00	\$11,662.00	\$12,015.00	\$12,281.00	\$14,000.00
Insurance/Other Income	1,711.97	\$2,225.99	\$5,934.00													\$
TOTAL INCOME	146,570.75	\$158,989.99	\$152,498.00	11,097.00	11,306.00	11,841.00	11,462.00	12,741.00	13,625.00	13,085.00	12,053.00	13,518.00	11,662.00	12,015.00	12,281.00	15,000.00
NineStar Expenses																
Advertising																
Building Materials																
Credit Card Fees				\$221.94	\$226.12	\$236.82	\$229.24	\$254.82	\$272.50	\$261.70	\$241.06	\$270.36	\$233.24	\$240.30	\$245.62	\$
Landscaping / Yard	703.56	\$1,200.00	\$1,200.00				\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00			\$
Outside Contractor																
Property Insurance	5,740.29	\$5,045.00	\$5,045.00	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$
Property Tax	10,627.00	\$7,478.00	\$7,478.00	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$623.17	\$
Repairs and Maint.	8,073.14		\$2,157.00	\$69.18	\$71.00	\$50.16	\$51.99	\$61.02	\$117.20	\$68.26	\$66.57	\$61.71	\$63.03	\$63.03	\$64.80	\$
Telephone Expense	1,308.00	\$1,274.64	\$1,112.94	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$107.34	\$
Utilities																
Dumpster Fee	654.50	\$654.00	\$654.00	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50
Electrical	9,199.36	\$9,666.32	\$7,305.74	\$471.55	\$578.11	\$772.37	\$609.11	\$747.09	\$477.28	\$859.45	\$1,149.03	\$831.04	\$514.56	\$328.25	\$589.68	\$
Water	1,380.18	\$1,227.19	\$711.45	\$69.18	\$71.00	\$50.16	\$51.99	\$61.02	\$117.20	\$68.26	\$66.57	\$61.71	\$63.03	\$63.03	\$64.80	\$
Total NineStar Expenses	\$ 37,686.03	\$ 26,545.15	\$ 25,664.13	\$ 1,968.09	\$ 2,080.65	\$ 2,647.53	\$ 2,395.76	\$ 2,568.36	\$ 2,652.09	\$ 2,694.84	\$ 2,962.09	\$ 2,668.54	\$ 2,316.26	\$ 1,837.01	\$ 2,105.53	\$ 2,105.53
Net NineStar Income	\$ 108,884.72	\$ 132,444.84	\$ 126,833.87	\$ 9,128.91	\$ 9,225.35	\$ 9,193.47	\$ 8,066.24	\$ 10,172.64	\$ 10,972.94	\$ 10,390.16	\$ 9,090.94	\$ 10,849.46	\$ 9,348.74	\$ 9,987.99	\$ 10,175.47	\$ 12,894.47

Square Footage

Unit Type	Total		Occupied			
name	ft ²	units	ft ²	units	ft ²	%
Covered RV/Boat Storage (30 x 10)	300	6	1,800	5	1,500	83%
Indoor Climate Control (20 x 10 x 10)	200	43	8,600	31	6,200	72%
Indoor Climate Control (15 x 10 x 10)	150	26	3,900	13	1,950	50%
Indoor Climate Control (10 x 10 x 10)	100	18	1,800	12	1,200	67%
Indoor Climate Control (15 x 20 x 10)	300	1	300	1	300	100%
Indoor Climate Control (16 x 20 x 10)	320	1	320	1	320	100%
Indoor Climate Control (10 x 8 x 10)	80	1	80	1	80	100%
Indoor Climate Control (12 x 10 x 10)	120	1	120	0	0	0%
Indoor Climate Control (23 x 12 x 10)	276	1	276	0	0	0%
Open Larger RV/5th Wheel parking (45 x 11.4)	513	5	2,565	5	2,565	100%
Open RV/Boat/Trailer (21 x 10)	210	9	1,890	1	210	11%
Open RV/Boat/Trailer Parking (21 x 10)	210	0	0	0	0	0%
Semi-Truck (72 x 10 x 15)	720	1	720	0	0	0%
Total	3,499	113	22,371	70	14,325	64%

Site Map

Home / Units / Site Map

Change Unit Status Colors

Edit Layout

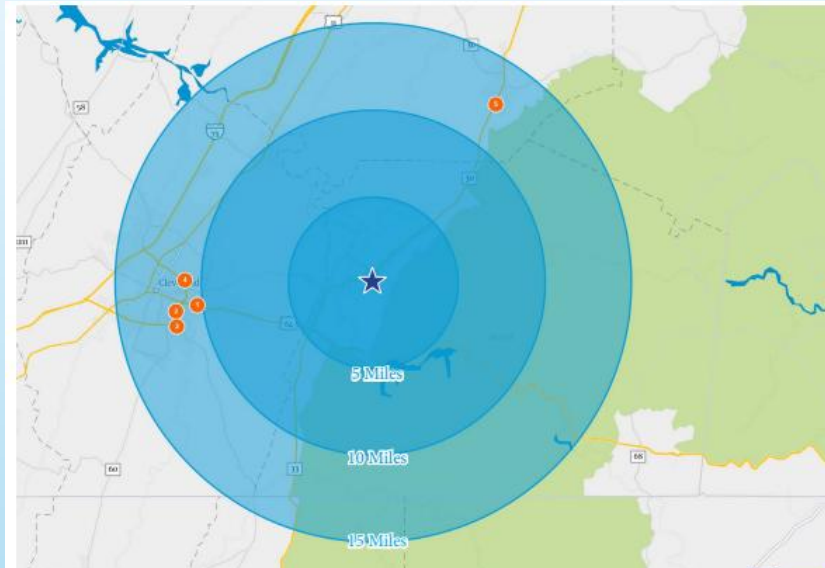
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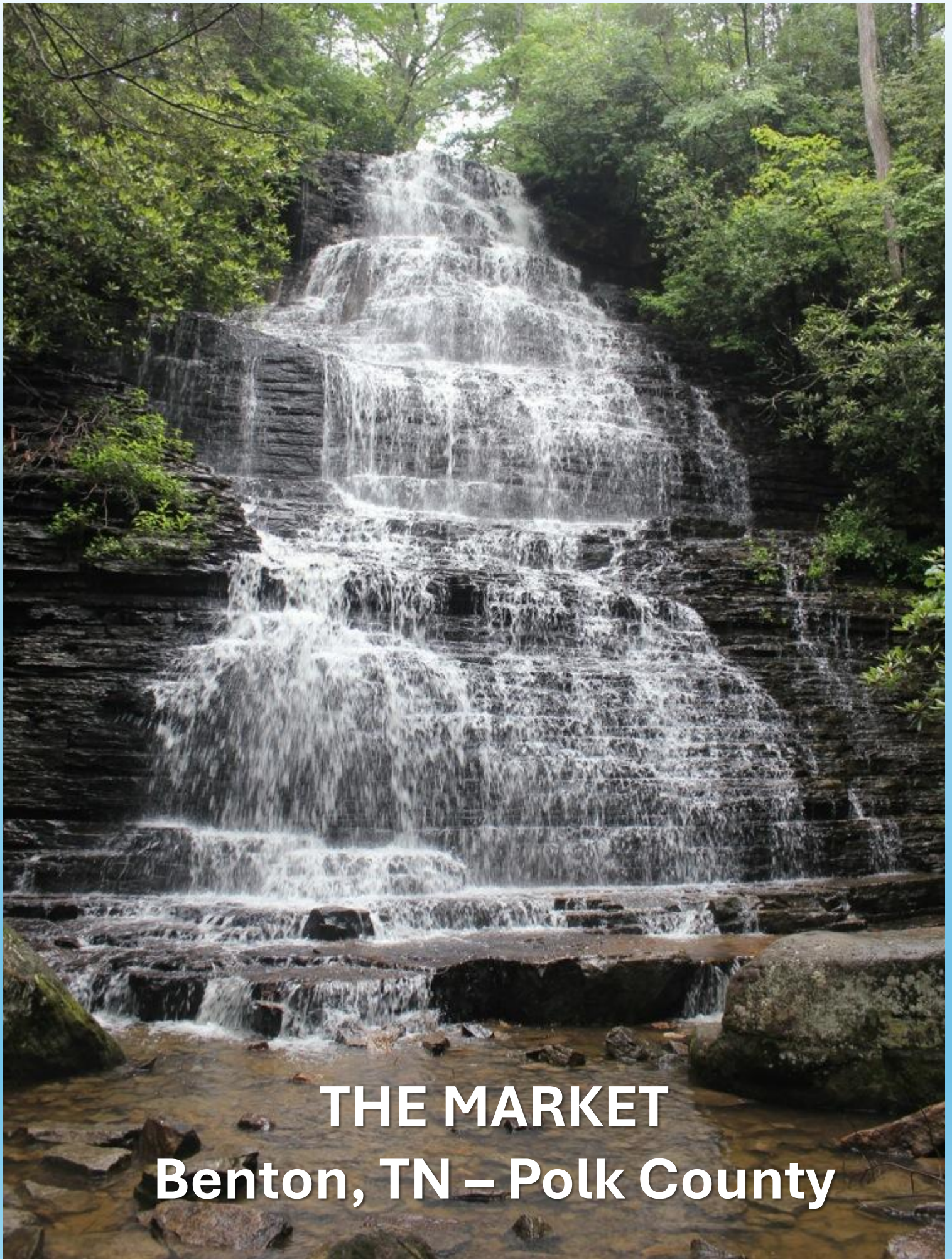
Legend

Available
Late
Open
Locked Out
Moving Out
Pending
Pre-Lien
Rented
Reserved
Unavailable

Other Storage Facilities Nearby



Lease Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Address	112 Benton Way	112 Benton Way	2530 Georgetown	3300 Davy Crockett	6358 Waterlevel Hwy	2610 20th St NE	112 Benton Way
City	Benton	Benton	Cleveland	Cleveland	Cleveland	Cleveland	Benton
State	TN	TN	TN	TN	TN	TN	TN
Rent/SF		\$11.70 - \$14.40 (\$13.23 avg)	\$10.80 - \$13.44 (\$12.08 avg)	\$9.60 - \$11.40 (\$10.33 avg)	\$70.00 (uncovered) - \$130.00 (covered)	\$100.00 (uncovered) - \$160.00 (covered)	\$70.00 (uncovered) - \$130.00 (covered)
Lease Type		Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Term		Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Type		10 x 10 - 10 x 20 Climate Controlled units	10 x 10 - 10 x 20 Climate Controlled units	10 x 10 - 10 x 20 Climate Controlled units	Outdoor Spaces	Outdoor Spaces	Outdoor Spaces
Transaction Adjustments							
Conditions of Lease		Normal	0% Normal	0% Normal	0% Normal	0% Normal	0% Normal
Other		Similar	0% Similar	0% Similar	0% Similar	0% Similar	0% Similar
Adjusted Rent		\$11.70 - \$14.40 (\$13.23 avg)	\$10.80 - \$13.44 (\$12.08 avg)	\$9.60 - \$11.40 (\$10.33 avg)	\$70.00 (uncovered) - \$130.00 (covered)	\$100.00 (uncovered) - \$160.00 (covered)	\$70.00 (uncovered) - \$130.00 (covered)
Location	Average	Similar	Similar	Similar	Similar	Similar	Similar
% Adjustment		0%	0%	0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Condition	[1] Average [2] New	Similar	Similar	Similar	Similar	Similar	Similar
% Adjustment		0%	0%	0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Rent		\$11.70 - \$14.40 (\$13.23 avg)	\$10.80 - \$13.44 (\$12.08 avg)	\$9.60 - \$11.40 (\$10.33 avg)	\$70.00 (uncovered) - \$130.00 (covered)	\$100.00 (uncovered) - \$160.00 (covered)	\$70.00 (uncovered) - \$130.00 (covered)



THE MARKET
Benton, TN – Polk County

MARKET OVERVIEW

TRANSPORTATION

Bordering eight states in the south-central region of the United States, Tennessee is strategically located to facilitate prompt, efficient and economical transportation to the nation's principal markets and population centers. As a major intersection for air, road, rail and waterway transportation, Tennessee offers accessibility to deep water ports on the Gulf of Mexico and the East Coast, and is a prime location for both domestic and international commerce.

Source: www.tnecd.gov

Polk County is the county southeastern most county in the State of Tennessee located near the junction of North Carolina and Georgia. Atlanta, GA and Knoxville, TN are approximately 1 ½ hour drive. The major highways in the area are U.S. Highways 64 and State Highway 68. I-75 is approximately 36 miles west.

AIR: The nearest public use airports are Martin Campbell Field in Copperhill, TN, Chilhowee in Benton, TN. The nearest commercial airline is Chattanooga's Lovell Field which offers commercial air service and is 48± miles west. Airlines serving this airport are US Airways Express, ASA, Comair, Northwest Airlinck and American Eagle.

WATER: The Ocoee and Hiwassee Rivers

RAIL: CSX Railway provides rail access to the Polk County area.

MARKET OVERVIEW

Market Area and Property Characteristics

Property values in the vicinity of a subject property are influenced by numerous factors to include social, economic, governmental and environmental forces. The manner or degree to which these factors influence property values is often consistent with a geographic area. This area of influence is known as the market area within which the subject property is located.

The identification of a market area begins with the subject property and proceeds outward, to include all relevant, actual and potential influences on the property's value that can be attributed to its location. The geographical limits of the market area extend far enough to encompass all influences that the market perceives as affecting the value of the subject property.

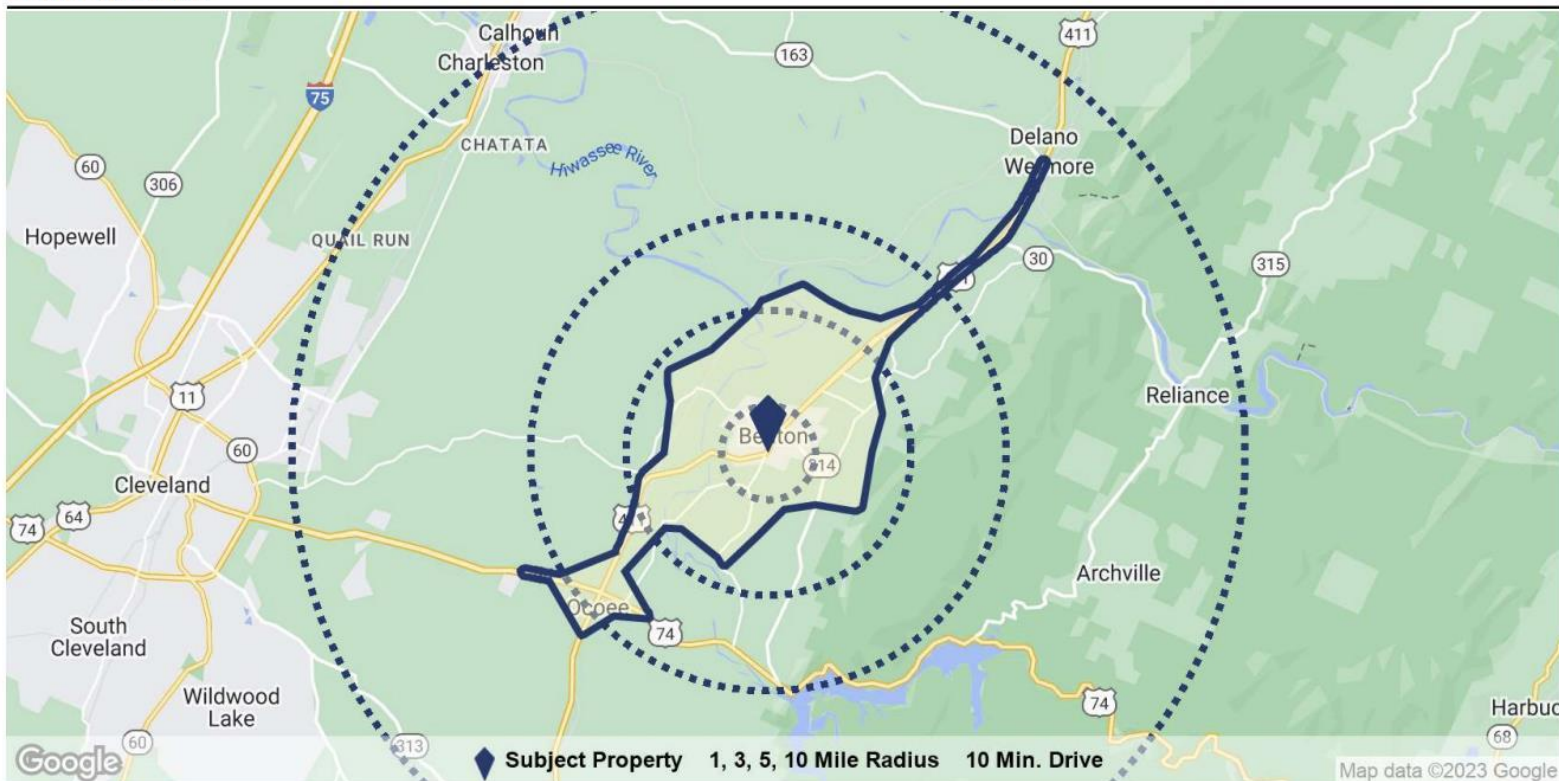
Analysis of the market area in which a particular property is located is important due to the fact that the various economic, social, political and physical forces which affect the market area also directly influence the individual properties within it. Market area analysis also provides a framework, or context, in which the opinion of property value is developed.

AREA ANALYSIS

Polk County, located in southeast Tennessee, is 23± miles east of Cleveland, Tennessee, 47± northeast of Chattanooga, TN and 23± miles southeast of Athens, Tennessee. Benton is the county seat of Polk County, Tennessee. It is a small to mid-size rural county with modern growth and development that has been steadily growing over the last 20 years. The county's proximity to Cleveland, Chattanooga and Athens, Tennessee are a few of the main factors in its growth.

Adjacent Counties: Bradley County (west) McMinn County (north) Monroe County (northeast)

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	1,308	3,781	6,397	35,843	4,564
5 Yr Growth	0.7%	0.3%	1.3%	5.5%	7.1%
Median Age	44	45	45	42	45
5 Yr Forecast	45	46	46	43	46
White / Black / Hispanic	96% / 1% / 2%	97% / 1% / 2%	97% / 1% / 3%	94% / 3% / 4%	97% / 1% / 3%
5 Yr Forecast	96% / 1% / 2%	97% / 1% / 2%	96% / 1% / 3%	94% / 3% / 4%	97% / 1% / 3%
Employment	611	1,158	1,896	6,720	2,106
Buying Power	\$18.2M	\$65.3M	\$123.1M	\$773.5M	\$88.7M
5 Yr Growth	1.3%	0.7%	2.5%	8.6%	9.2%
College Graduates	10.6%	13.3%	14.2%	17.5%	14.5%
Household					
Households	498	1,460	2,467	13,421	1,784
5 Yr Growth	0.4%	0.1%	1.3%	5.5%	7.9%
Median Household Income	\$36,597	\$44,705	\$49,886	\$57,630	\$49,738
5 Yr Forecast	\$36,908	\$44,938	\$50,515	\$59,291	\$50,372
Average Household Income	\$52,543	\$65,622	\$68,450	\$70,929	\$68,997
5 Yr Forecast	\$53,577	\$66,951	\$69,587	\$72,339	\$70,231
% High Income (>\$75K)	20%	33%	34%	38%	34%
Housing					
Median Home Value	\$123,931	\$122,630	\$143,092	\$158,140	\$151,855
Median Year Built	1982	1986	1986	1989	1984
Owner / Renter Occupied	68% / 32%	75% / 25%	77% / 23%	80% / 20%	74% / 26%

You may contact
the seller directly:

NADER ASHCHI
407 500 0109

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