

Anderson Mill Self Storage
9813 ANDERSON MILL ROAD
AUSTIN, TX 78750



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Purchase Price:	\$1,100,000
Cap Rate:	6.25%
Property Description:	104 non-climate controlled storage units. Property includes manager's office.
Location:	1/3 mile west of Hwy 183 on the South side of Anderson Mill Road
Economic Occupancy:	Average for past 5 years: 89.56%
Net Leasable Area:	10,725 SQFT
Gross Building Area:	10,875 SQFT
Number of Units:	104
Manager's Office:	150 SQFT
No. of Stories:	Storage units are all one story
Construction:	4 all metal buildings with concrete floors, a 150 SQFT on-site office, metal roof, asphalt drives, night lighting, swing entry manual gates, roll up metal doors. Property is surrounded by a fence.
Year built:	1986
Land Area:	250' by 85' 21,250 SQFT
Legal Description:	Lot Three (3) Davis Acres, a subdivision of Williamson County
Comments:	Facility replaced 19 rollup doors and metal roofs on all buildings in 2009. Current website does not allow online rentals, could benefit from SEO and online advertising, no tenant insurance program in place.

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Unit Mix						
Unit Size	# of units	Sq feet per	Units SQ	Total SQ	Std Rent	Potential
5 X 5	13	25	325	325	\$ 45	\$ 585
5 X 10	18	50	900	900	\$ 79	\$ 1,422
5 X 15	4	75	300	300	\$ 99	\$ 396
10 X 10	32	100	3,200	3,200	\$ 123	\$ 3,936
10 X 15	28	150	4,200	4,200	\$ 143	\$ 4,004
10 X 20	9	200	1,800	1,800	\$ 162	\$ 1,458
OFFICE		150		150		
Totals	104	750	10,725	10,875		\$ 11,801
					Yearly potential	\$ 141,612

Financial Statistics		
For the years ended 12/31/2023 and 12-31-2022	2023	2022
Revenue	116,249.19	113,819.18
Expenses:		
Advertising	3,153.00	3,135.00
Auto	2,942.00	2,508.00
Cleaning, maintenance & repairs	5,977.00	3,360.00
Insurance	6,479.00	5,890.00
Legal and professional fees	322.00	308.00
Bank & credit card fees	3,224.00	3,179.00
Wages	-	60.00
meals	56.00	91.00
Software	969.00	900.00
Supplies	2,033.00	2,281.00
Property Taxes	20,361.00	18,376.00
Phone & internet	2,081.00	1,961.00
electric	1,069.00	1,204.00
Refunds	92.00	117.00
Dues	260.00	250.00
Total expenses	49,018.00	43,620.00
Net Income	67,231.19	70,199.18

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Map

