

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,750,000
Building Size:	28,500 SF
Number of Units:	274
Cap Rate:	6.39%
NOI:	\$303,496
Year Built:	2018
Renovated:	2021
Zoning:	Commercial
Land Acres	10.745
Market:	Cincinnati
Submarket:	Eastern outlying

PROPERTY OVERVIEW

Incredible Investment opportunity in recession proof, self-storage industry. Fully stabilized at 91% occupancy, this property features 28,500 SF under roof, 4.5 acres of outside storage and 3.5 acres for future development. This investment is perfectly positioned to grow with the area and continually add to the NOI. The facility contains 274 self-storage units ranging from 5x5 to 11x50 and approximately 120 large outdoor storage slips. Extrapolating current 2023 sales data indicated gross sales of ~\$350,000.

SOUTH LOT - 3.131 acres. 400 SF office, 174 storage units in eight buildings. Built in 2018. 10 outside parking slips

NORTH LOT - 7.614 acres with 100 storage units in 5 buildings (11,000sf) built in 2021 and ~80 outdoor storage slips for vehicles, equipment recreational vehicles and boats.

PROPERTY HIGHLIGHTS

- Roughly 600' of frontage on both sides of major roadway.
- Stabilized asset in quickly growing area.
- Includes acreage for expansion.

BEN TRAUTMANN
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TIM TRAUTMANN
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SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS



South lot entrance and main office w/ automated gate system



Office interior



Office side door



South lot buildings



South lot building



Storage unit interior

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ADDITIONAL PHOTOS



North lot frontage viewed from south side of Ohio 125.



North lot main entrance and outdoor storage slips.



Outdoor storage slips.



Self-storage buildings on north lot.



Self-storage units.



Zoned, future development acreage.

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INCOME & EXPENSES

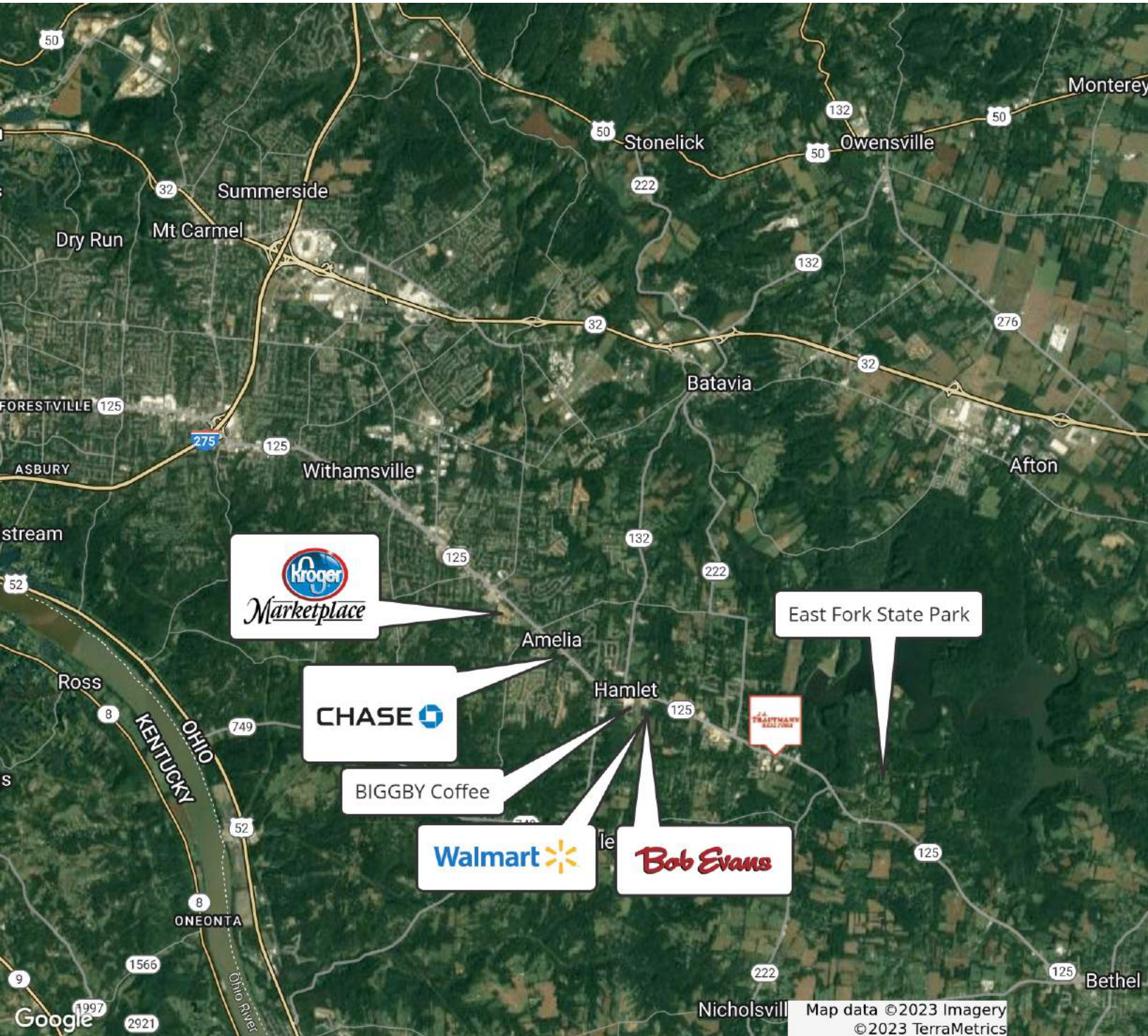
INCOME SUMMARY

Gross Scheduled Income	\$380,172
Other Income	\$15,000
GROSS INCOME	\$395,172

EXPENSES SUMMARY

Vacancy (9%)	\$34,215
Taxes	\$32,793
Maintenance and Repairs	\$6,498
Utilities	\$2,869
Insurance	\$3,948
Other Op Ex	\$11,352
OPERATING EXPENSES	\$91,675

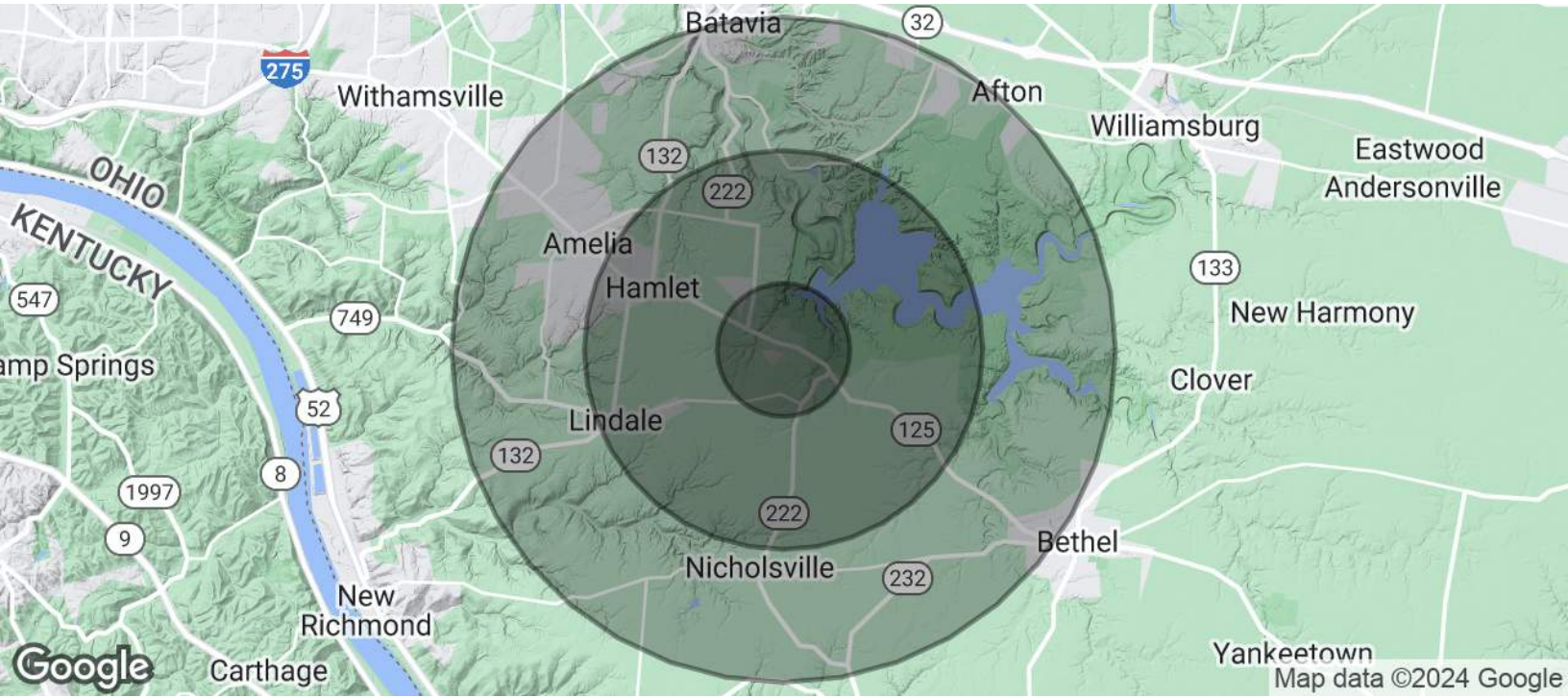
NET OPERATING INCOME	\$303,497
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,044	9,260	34,508
Average Age	40.4	38.7	38.7
Average Age (Male)	38.7	37.6	37.6
Average Age (Female)	41.6	38.6	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	489	3,891	13,792
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$57,930	\$72,027	\$75,524
Average House Value	\$126,232	\$148,304	\$159,744

* Demographic data derived from 2020 ACS - US Census

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