



VERSAL



# U STORE STUFF MINI STORAGE

14908 FM 775, FLORESVILLE, TX 78114

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# THE OPPORTUNITY



U Store Stuff Mini Storage is located in Floresville, TX. Floresville falls within the San Antonio MSA and is only 19.8 miles from downtown San Antonio.

The property features a total of 189 non-climate units and 1 warehouse unit for a total of 26,900 NRSF. It also includes 11 uncovered parking spaces. The facility is currently 78% physically occupied and 63% economically occupied.

The facility is located only 0.6 miles from U.S. Hwy 181. It is also within 6.5 miles of major retailers, including Walmart, McDonald's, Tractor Supply, and others. A 5-mile radius around the property includes a population of X with an average household income of X.

Construction highlights include metal and steel construction, asphalt and gravel drives, gated keypad

access, and perimeter fencing. There is a turn key +/- 2,000 sq. ft. office that can be separated for an on-site leasing office and/or offered to a retail/office tenant.

U Store Stuff Mini Storage is being offered for sale at \$2,100,000.



# THE PROPERTY



## LOCATION

- Floresville, TX (San Antonio MSA)
- 13,986 Population Within 5 Miles
- \$137,554 Average Household Income Within 5 Miles
- 0.6 Miles from U.S. Hwy 181
- 6.5 Miles from Major Retailers (Walmart, McDonald's, Tractor Supply)
- 19.8 Miles from Downtown San Antonio

## FEATURES

- \$2,100,000
- 189 NC, 1 Warehouse
- 26,900 NRSF
- 78% Occupied
- On-Site Office
- Over 3 Acres of Expansion Room Included





# EXECUTIVE SUMMARY



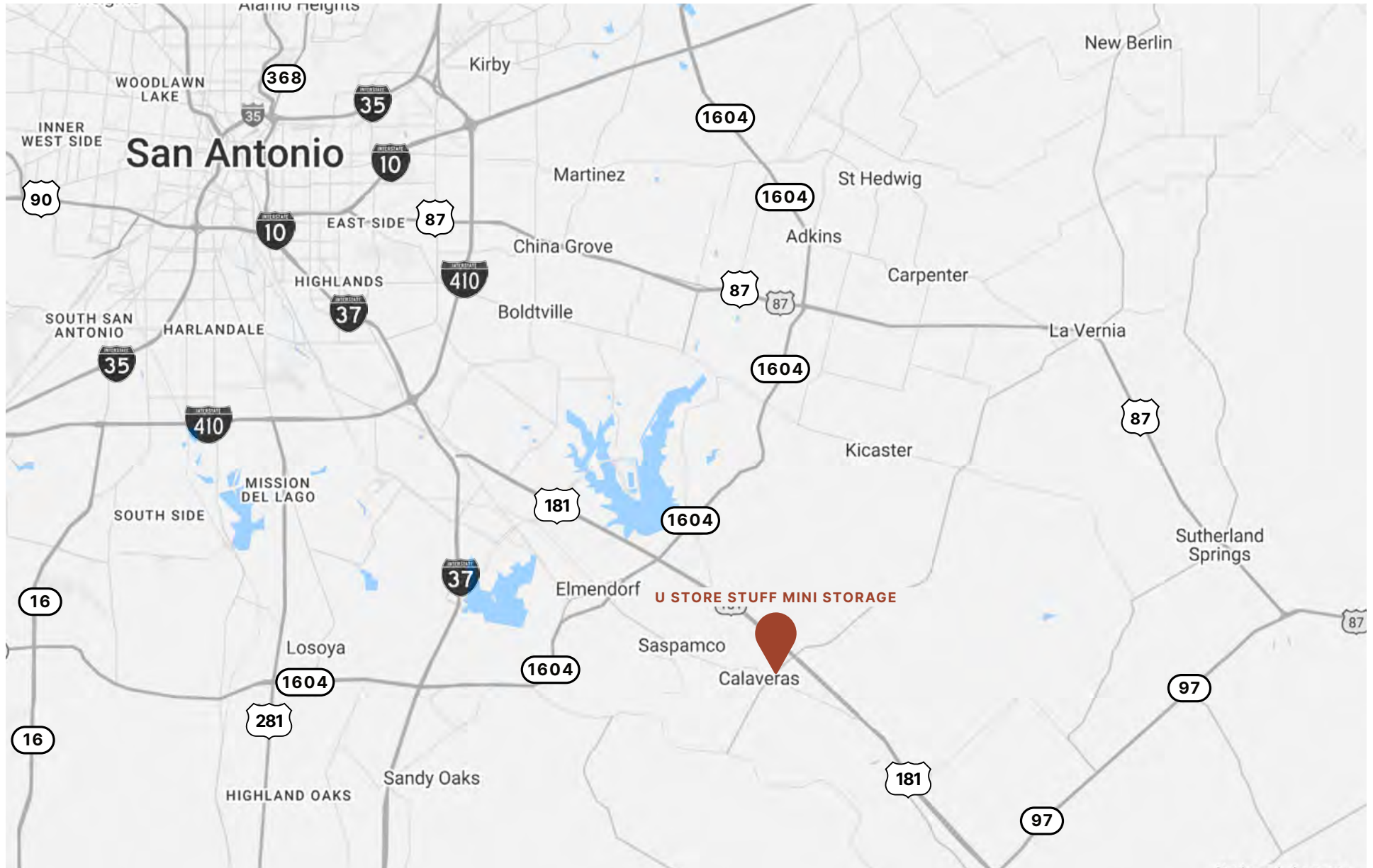
## PROPERTY NAME

## U STORE STUFF MINI STORAGE

OFFERING PRICE:	\$2,100,000
ADDRESS:	14908 FM 775
CITY / STATE / ZIP:	FLORESVILLE, TX 78114
COUNTY:	WILSON
PARCEL:	56079
YEAR BUILT:	2004
NRSF:	26,900
TOTAL UNITS:	190
PARKING:	11 SPOTS
BUILDINGS:	9
ELEVATORS:	NONE
AVG. UNIT SIZE NC:	132 SF
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	63%
PHYSICAL OCCUPANCY (SQ. FT.):	78%
PHYSICAL OCCUPANCY (UNITS):	82%
ACRES:	5.60
CONSTRUCTION MATERIALS:	METAL, STEEL, ASPHALT, GRAVEL
TRAFFIC COUNT (U.S. HWY 181):	22,504 VPD
EXPANSION ROOM:	YES
OFFICE:	YES
APARTMENT:	NONE
PERSONNEL:	1 PT
SPAREFOOT:	NONE
1 MILE POPULATION:	233
1 MILE MEDIAN HHI:	\$73,421
1 MILE AVERAGE HHI:	\$100,130
3 MILE POPULATION:	4,865
3 MILE MEDIAN HHI:	\$86,823
3 MILE AVERAGE HHI:	\$120,142
5 MILE POPULATION:	13,986
5 MILE MEDIAN HHI:	\$104,131
5 MILE AVERAGE HHI:	\$137,554



# AREA MAP



# RETAILER MAP





# PHOTOS





# PHOTOS





# AERIAL PHOTO





# AERIAL PHOTO





# AERIAL PHOTO





# UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
10 X 10	NC	\$80	100	\$0.80	108	10,800	93	15	86%	9,300	86%	\$8,640	\$103,680
10 X 15	NC	\$100	150	\$0.67	42	6,300	32	10	76%	4,800	76%	\$4,200	\$50,400
10 X 20	NC	\$130	200	\$0.65	18	3,600	15	3	83%	3,000	83%	\$2,340	\$28,080
10 X 20	NC	\$140	200	\$0.70	21	4,200	20	1	95%	4,000	95%	\$2,940	\$35,280
40 X 50	WAREHOUSE	\$1,500	2,000	\$0.75	1	2,000	0	1	0%	0	0%	\$1,500	\$18,000
10 X 20	UNCOVERED PARKING	\$37	N/A	N/A	11	N/A	4	7	36%	N/A	N/A	\$406	\$4,877



# UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
NC	189	24,900	160	29	85%	21,100	85%	\$18,120	\$217,440	\$8.73	132
WAREHOUSE	1	2,000	0	1	0%	0	0%	\$1,500	\$18,000	\$9.00	2,000
UNCOVERED PARKING	11	N/A	4	7	36%	N/A	N/A	\$406	\$4,877	N/A	N/A
TOTAL	201	26,900	164	37	82%	21,100	78%	\$20,026	\$240,317	\$8.93	142





# INCOME & EXPENSES

U STORE STUFF MINI STORAGE		2024 ACTUAL	MARKET ADJUSTED	PRO FORMA
GPR/NRSF		\$8.93	\$8.93	\$9.83
RENTAL INCOME/NRSF		\$5.65	\$5.65	\$8.35
EGI/NRSF		\$6.07	\$6.07	\$8.98
ACHIEVED RENT / NRSF		\$0.47	\$0.47	\$0.70
<b>REVENUE</b>				
<b>GROSS POTENTIAL RENT</b>		<b>\$240,317</b>	<b>\$240,317</b>	<b>\$264,349</b>
GPR %		0%	0%	10%
ECONOMIC VACANCY %		37%	37%	15%
ECONOMIC VACANCY		(\$88,324)	(\$88,324)	(\$39,652)
<b>TOTAL RENTAL INCOME</b>		<b>\$151,993</b>	<b>\$151,993</b>	<b>\$224,697</b>
OTHER		\$7,259	\$7,259	\$0
LATE FEES	2.0%	\$3,260	\$3,260	\$4,494
ADMIN FEES	0.5%	\$675	\$675	\$1,123
INSURANCE COMMISSION (NET)	\$12.00	\$112	\$112	\$11,194
<b>OTHER INCOME</b>		<b>\$11,306</b>	<b>\$11,306</b>	<b>\$16,812</b>
<b>EFFECTIVE GROSS INCOME</b>		<b>\$163,299</b>	<b>\$163,299</b>	<b>\$241,508</b>
MONTHLY AVERAGE EGI		\$13,608	\$13,608	\$20,126
EGI GROWTH				48%
<b>EXPENSES</b>				
PROPERTY TAXES (% CHANGE FROM 2024)	15.0%	\$19,794	\$22,698	\$22,698
INSURANCE (\$ / NRSF)	\$0.45	\$12,027	\$12,105	\$12,105
PAYROLL		\$29,538	\$12,000	\$12,000
MANAGEMENT FEE (% OF EGI)	5.0%	\$0	\$8,165	\$12,075
ADVERTISING		\$33	\$6,000	\$6,000
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.20	\$119	\$5,380	\$5,380
UTILITIES		\$4,339	\$4,339	\$4,339
SECURITY		\$4,320	\$4,320	\$4,320
CREDIT CARD FEES (% OF EGI)	2.3%	\$2,964	\$3,756	\$5,555
COMPUTER HARDWARE & SOFTWARE		\$2,792	\$3,360	\$3,360
TELEPHONE & INTERNET		\$1,408	\$2,400	\$2,400
LANDSCAPING		\$0	\$2,000	\$2,000
PEST CONTROL		\$0	\$1,000	\$1,000
TRASH		\$0	\$500	\$500
PROFESSIONAL FEES		\$1,577	\$500	\$500
OFFICE SUPPLIES		\$409	\$200	\$200
POSTAGE & DELIVERY		\$108	\$200	\$200
DUES & SUBSCRIPTIONS		\$0	\$200	\$200
SALES TAX (% OF RENTAL INCOME)		\$155	\$155	\$230
OTHER		\$1,884	\$0	\$0
<b>TOTAL EXPENSES</b>		<b>\$81,467</b>	<b>\$89,278</b>	<b>\$95,062</b>
<b>NOI</b>		<b>\$81,832</b>	<b>\$74,020</b>	<b>\$146,447</b>



# 7 YEAR ANALYSIS

U STORE STUFF MINI STORAGE	MARKET	ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF		\$8.93	\$9.38	\$9.85	\$10.14	\$10.45	\$10.76	\$11.09	\$11.42
RENTAL INCOME/NRSF		\$5.65	\$7.50	\$8.37	\$8.62	\$8.88	\$9.15	\$9.42	\$9.71
EGI/NRSF		\$5.80	\$8.08	\$9.00	\$9.25	\$9.52	\$9.79	\$10.07	\$10.36
YOY GPR GROWTH		5.0%	5.0%	5.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>REVENUE</b>									
GROSS POTENTIAL RENT		\$240,317	\$252,333	\$264,950	\$272,898	\$281,085	\$289,518	\$298,203	\$307,150
ECONOMIC VACANCY		(\$88,324)	(\$50,467)	(\$39,742)	(\$40,935)	(\$42,163)	(\$43,428)	(\$44,731)	(\$46,072)
<b>TOTAL RENTAL INCOME</b>		<b>\$151,993</b>	<b>\$201,867</b>	<b>\$225,207</b>	<b>\$231,964</b>	<b>\$238,923</b>	<b>\$246,090</b>	<b>\$253,473</b>	<b>\$261,077</b>
INSURANCE COMMISSION (NET)	\$12.00	\$112	\$10,536	\$11,194	\$11,194	\$11,194	\$11,194	\$11,194	\$11,194
LATE FEES	2.0%	\$3,260	\$4,037	\$4,504	\$4,639	\$4,778	\$4,922	\$5,069	\$5,222
ADMIN FEES	0.5%	\$675	\$1,009	\$1,126	\$1,160	\$1,195	\$1,230	\$1,267	\$1,305
<b>OTHER INCOME</b>		<b>\$4,047</b>	<b>\$15,582</b>	<b>\$16,824</b>	<b>\$16,993</b>	<b>\$17,167</b>	<b>\$17,346</b>	<b>\$17,531</b>	<b>\$17,721</b>
<b>EFFECTIVE GROSS INCOME</b>		<b>\$156,040</b>	<b>\$217,449</b>	<b>\$242,032</b>	<b>\$248,957</b>	<b>\$256,090</b>	<b>\$263,437</b>	<b>\$271,004</b>	<b>\$278,798</b>
MONTHLY AVERAGE EGI		\$13,003	\$18,121	\$20,169	\$20,746	\$21,341	\$21,953	\$22,584	\$23,233
<b>EXPENSES</b>									
	3%	← INFLATION FACTOR							
PROPERTY TAXES (% CHANGE FROM 2024)	15.0%	\$22,698	\$23,379	\$24,080	\$24,803	\$25,547	\$26,313	\$27,102	\$27,916
INSURANCE (\$ / NRSF)	\$0.45	\$12,105	\$12,468	\$12,842	\$13,227	\$13,624	\$14,033	\$14,454	\$14,888
PAYROLL		\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758
MANAGEMENT FEE (% OF EGI)	5.0%	\$8,165	\$10,872	\$12,102	\$12,448	\$12,804	\$13,172	\$13,550	\$13,940
ADVERTISING		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.20	\$5,380	\$5,541	\$5,708	\$5,879	\$6,055	\$6,237	\$6,424	\$6,617
CREDIT CARD FEES (% OF EGI)	2.3%	\$3,756	\$5,001	\$5,567	\$5,726	\$5,890	\$6,059	\$6,233	\$6,412
UTILITIES		\$4,339	\$4,469	\$4,603	\$4,741	\$4,884	\$5,030	\$5,181	\$5,336
SECURITY		\$4,320	\$4,450	\$4,583	\$4,721	\$4,862	\$5,008	\$5,159	\$5,313
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012	\$4,132
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952
LANDSCAPING		\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460
PEST CONTROL		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230
TRASH		\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615
OFFICE SUPPLIES		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
SALES TAX (% OF RENTAL INCOME)		\$155	\$206	\$230	\$237	\$244	\$251	\$259	\$267
<b>TOTAL EXPENSES</b>		<b>\$89,278</b>	<b>\$95,598</b>	<b>\$99,802</b>	<b>\$102,772</b>	<b>\$105,830</b>	<b>\$108,981</b>	<b>\$112,226</b>	<b>\$115,568</b>
<b>NOI</b>		<b>\$74,020</b>	<b>\$121,851</b>	<b>\$142,230</b>	<b>\$146,185</b>	<b>\$150,259</b>	<b>\$154,456</b>	<b>\$158,778</b>	<b>\$163,230</b>





# COMPETITIVE SET ANALYSIS

PROPERTY #	PROPERTY NAME	ADDRESS	ESTIMATED RENTABLE SQ. FT.	DISTANCE (MILES)		3 MILE SUPPLY	5 MILE SUPPLY
1	U STORE STUFF MINI STORAGE	14908 FM 775	26,900	0.0 MILES		26,900	26,900
2	EAGLE CREEK STORAGE	701 EAGLE CREEK DR	29,400	1.7 MILES		29,400	29,400
3	LONE STAR BOAT & RV STORAGE	14156 TX-1604 LOOP SOUTH	60,903	4.3 MILES			60,903
4	CALAVERAS BOAT STORAGE	12943 BERNHARDT RD	14,705	5.0 MILES			14,705
TOTAL						56,300	131,908

	3 MILE SUPPLY	5 MILE SUPPLY
TOTAL SUPPLY	56,300	131,908
POPULATION	4,865	13,986
NRSF/CAPITA	11.57	9.43



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