

Mini Storage & Commercial Property 4701 GA Hwy 15, Greensboro, GA 30642

Investment Summary

Siloam Mini Storage & Commercial Property presents a prime investment opportunity in a fully occupied, revenue-generating self-storage facility with additional commercial income potential. The property offers **11160 rentable square feet** and has been recently expanded to include **RV and boat storage**, further increasing its income potential.

Key Investment Highlights

- **100% Occupied Self-Storage Facility with 71 Units**
- **Current Self-Storage Rental Income:** \$70,680 annually
- **Potential Self-Storage Rental Income:** \$76,440 annually (if rents are adjusted to market rates)
- **Additional Portable Building Sales Revenue (2024):** \$26,649.56
- **Additional Commercial/Retail Leasing Opportunity**
- **Low Operating Expenses**
- **Newly Added RV & Boat Storage for Future Growth**
- **Convenient Location off GA Hwy 15 with Easy Access**

Property Details

- **Property Type:** Self-Storage & Commercial Property
- **Location:** 4701 GA Hwy 15, Greensboro, GA 30642
- **Total Units:** 71 Self-Storage Units
- **Total Rentable Square Footage:** 11160 SF
- **Unit Sizes:**
 - 10'x10' – **30 units** (\$75/month)
 - 10'x15' – **18 units** (\$85/month)
 - 10'x20' – **21 units** (\$100/month)
 - 10'x30' – **2 units** (\$155/month)
- **Current Monthly Rent Income:** \$5,710
- **Potential Monthly Rent Income:** \$6,370

Financial Overview

Revenue Breakdown

Income Source	Annual Revenue
Current Self-Storage Rental Income	\$70,680
Potential Self-Storage Rental Income (Market Rate)	\$76,440
Portable Building Sales (2024)	\$26,649.56
Additional Retail/Office Leasing (Potential)	TBD
Total Potential Revenue	\$103,089.56+

Operating Expenses

Expense	Monthly Cost	Annual Cost
Management Program	\$44.95	\$539.40
Water	\$25.00	\$300.00
Electricity	\$95.00	\$1,140.00
Maintenance & Supplies	\$50.00	\$600.00
Total Expenses	\$214.95	\$2,579.40

Net Operating Income (NOI) Based on Current Rent:

$\$70,680 - \$2,579.40 = \mathbf{\$68,100.60}$

Net Operating Income (NOI) Based on Market Rate Rent:

$\$76,440 - \$2,579.40 = \mathbf{\$73,860.60}$

Growth Opportunities

1. **Adjusting Rents to Market Rate** – Potential to increase rental income by **\$5,760** annually.
2. **Leasing the Retail/Office Space** – Additional revenue stream.
3. **RV & Boat Storage Expansion** – Recently added, providing an additional growth opportunity.
4. **Increase Portable Building Sales** – Further diversification of revenue.

Conclusion

This property presents a **stable, income-producing investment** with room for revenue growth through rent adjustments, additional leasing, and expanded storage options. With **low expenses, full occupancy, and expansion potential**, this is a **turnkey investment opportunity** in a prime location.