

# BT Whitehouse Storage, Anderson CA

## Pride of Ownership

List Price \$4,650,000

Below Replacement Cost

44,016 Net Rentable

316 Units

98% Occupied

9,000 square foot expansion plus 16-18 contains

- Pride of Ownership Facility
- Excellent 3<sup>rd</sup> Party Management
- Solar System Purchased April 2020
- PGE for Storage Facility & two residences \$45/month
- Backup Generator in place
- Stabilized Site > 98% Occupancy with built-in upside
- Tenant Protection in Place
- Facility Toolkit includes
  - Sitelink Web Edition
  - Spiderdoor Gate Access
  - OpenTech Call Center
  - Excellent Website
- Includes Spring reseal South Parcel
- Owner to rent residence back thru May 31, 2025 @market rate \$ 2,300



Kasie "SunShine" Machado  
Local Guide · 11 reviews

★★★★★ 5 months ago

They are the keepers of my stuff & are a wonderful clean facility 🥰 ✨ ...

*SSMC commenced property management April 2023 and has kept the service level set by the owner operator going.*



Mimi Ramsey  
20 reviews · 1 photo

★★★★★ 3 years ago

Very nice lady name Beverly and her daughter. Really nice and clean storage. I would highly recommend this place over others. Very trust worthy. I have rented from other places, and wished I found this place a long time ago. Because I don't have to worry about anyone getting into my storage that is not supposed to. Thank you Beverly. Hands down I give them 5\*\*\*\*\*

### Redding - B&T Whitehouse Storage

Area Occupancy - Entire History

