



 **FranklinStreet**

OFFERING **MEMORANDUM**

Franklin Street Real Estate Services, LLC | A Licensed Florida Broker # BK 683018

## **SENTRY STORAGE**

6547 SE 110th St, Belleview, FL 34420

60,457 NRSF | Self Storage Facility

# OFFERING PROCEDURE

Offers should be in the form of a Letter of Intent (LOI) and at a minimum offers should include the following:

1. Price
2. Earnest Money Deposit
3. Due Diligence Time Period
4. Closing Period
5. Bio/Experience
6. Any other substantial business points the buyer wants the seller to know

The owner will consider only those proposals submitted at the prior invitation of the Seller or its agents, Franklin Street. The Seller reserves the right to negotiate with any party at any time. The Seller also reserves the unrestricted right to reject any or all offers.

Please address offers to:

## Franklin Street

Frank DeSalvo  
Frank.DeSalvo@FranklinSt.com

## Franklin Street

David Perlleshi  
David.Perlleshi@FranklinSt.com

## CONTACT US

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# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

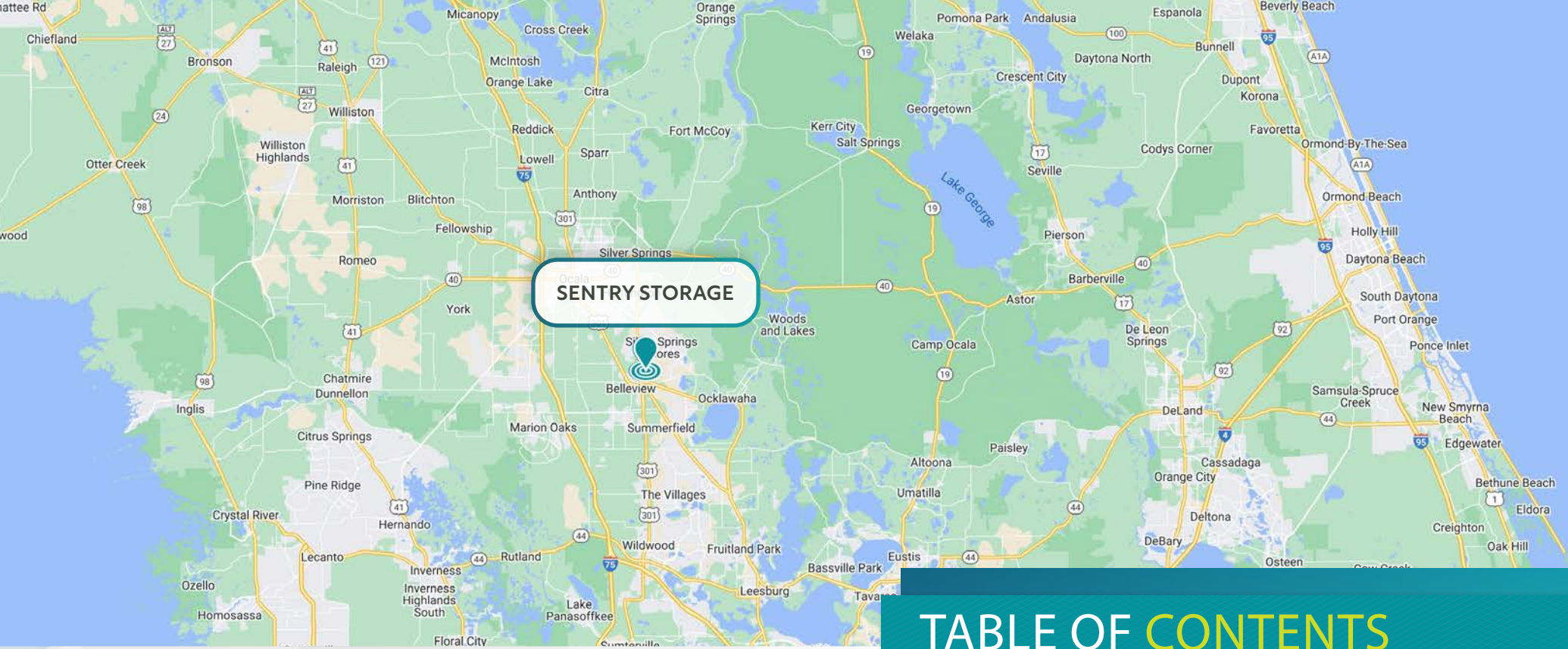
The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*



**SENTRY STORAGE**

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## CONTACT US

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# PROPERTY INFORMATION

## SENTRY STORAGE

6547 SE 110th St, Belleview, FL 34420

60,457 NRSF | Self Storage Facility

# OFFER SUMMARY

## OFFERING SUMMARY

<b>Sale Price</b>	<b>\$6,500,000</b>
Address	6547 SE 110th St, Belleview, FL 34420
Land Area	4.40 AC
Number of Units	431
Building Area	60,457 NRSF
\$/NRSF	\$107.51
Unit Occupancy	67.43%
Square Foot Occupancy	67.21%
Economic Occupancy	65.92%
Current NOI	\$297,053
Year 3 NOI	\$493,198
Year 3 Cap Rate	7.59%
Year 5 NOI	\$206,201
Year 5 Cap Rate	8.68%
3-Mile SF/Capita	16.5
5-Mile SF/Capita	8.6

## PROPERTY SUMMARY

MSA	Ocala
County	Marion
Parcel ID	3794-002-001 3794-001-009 3794-002-006 3794-002-007
Year Built	1948, 1985, 1987, 1990, 1999, 2002, 2018, 2023
Number of Buildings	Eleven
Number of Stories	One
Foundation	Concrete
Framing	Steel
Exterior Walls	Metal, Stucco
Roof	Metal
Drive Aisles	Asphalt
Security	Perimeter Fencing, Cameras
Expansion Room	Yes
Leasing Office	Yes
Management Software	WebSelfStorage

# SENTRY STORAGE

6547 SE 110th St, Belleview, FL 34420

60,457 NRSF

Sales Price:	\$7,265,000
Number of Units:	431
Land Area:	4.40 AC
MSA:	Ocala



# OFFER SUMMARY

## INVESTMENT HIGHLIGHTS

- Value-Add Self Storage Facility Featuring 24,776 NRSF of Climate Control Storage, 32,240 NRSF of Non-Climate Storage, and 3,441 NRSF of Commercial/Residential Space
- Deal Includes an Owner-Operated Pack & Ship Business That Generates Over \$80,000 in Annual Revenue
- Facility Was Expanded in June of 2023 Through the Construction of Two Buildings Totalling 10,300 NRSF of Climate-Control Storage and 8,300 NRSF of Non-Climate Storage
- Enough Expansion Room for One New Building and Conversion Potential of Existing Commercial/Residential Space Offers Additional Upside
- Facility is On Track to Make Over \$16,000 in U-Haul Commissions in 2024 and Was Just Recognized as the Country's #2 U-Haul Dealer in July
- Opportunity to Increase Revenue Through Lease Up, Rent Increases, Maximizing Supplemental Income Streams Such as Ancillary Fees, and Mandating Tenant Insurance
- Facility is Equipped With Roof-Mounted Solar Panels That Provide Lower Power Bills and Net Metering
- Healthy Population of 69,488 Residents Growing by 1.9% Annually Within Five Miles of the Property. Multiple Residential Developments Underway Within Three Miles, Including Directly Behind the Facility
- Belleview is Located Approximately Ten Miles Southeast of Ocala, Florida, Which is Home to the World Equestrian Center, the Largest Equestrian Complex in the United States
- Facility is Located Less Than 10 Miles From The Villages, Florida, a Booming Retirement Community Which Has Seen 16.8% Population Growth Since the 2020 Census and is Projected to Grow By 36% in the Next Decade"
- The Ocala MSA is the 12th Largest in the State of Florida and is Home to 409,959 Residents

# PROPERTY PHOTOS



# PARCEL VIEW



SE 65TH CT



SE 109TH ST

EXPANSION  
AREA



SE 110TH ST  
5,900 VPD





# FINANCIAL ANALYSIS

## SENTRY STORAGE

6547 SE 110th St, Belleview, FL 34420

60,457 NRSF | Self Storage Facility

# UNIT MIX

## CLIMATE-CONTROL UNITS

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	AVERAGE EFFECTIVE RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
5x5	25	250	10	7	3	\$48	\$475	\$5,705	\$60	\$600	\$7,200
5x7	35	315	9	9	0	\$55	\$499	\$5,994	\$65	\$585	\$7,020
5x8	40	480	12	10	2	\$73	\$881	\$10,566	\$75	\$900	\$10,800
5x10	50	400	8	5	3	\$60	\$480	\$5,760	\$85	\$680	\$8,160
5x10 DU	50	200	4	3	1	\$72	\$289	\$3,472	\$95	\$380	\$4,560
6x10	60	240	4	3	1	\$85	\$341	\$4,088	\$110	\$440	\$5,280
8x8	64	256	4	3	1	\$93	\$373	\$4,473	\$115	\$460	\$5,520
7x10	70	140	2	2	0	\$107	\$214	\$2,574	\$120	\$240	\$2,880
8x10	80	2,000	25	20	5	\$97	\$2,429	\$29,148	\$125	\$3,125	\$37,500
9x10	90	270	3	3	0	\$107	\$321	\$3,850	\$117	\$351	\$4,207
10x10	100	1,000	10	10	0	\$108	\$1,075	\$12,900	\$130	\$1,300	\$15,600
9x15	135	405	3	2	1	\$151	\$453	\$5,438	\$155	\$465	\$5,580
10x15	150	4,950	33	24	9	\$148	\$4,871	\$58,455	\$165	\$5,445	\$65,340
8x20	160	320	2	1	1	\$212	\$423	\$5,082	\$231	\$463	\$5,553
10x16	160	1,600	10	8	2	\$112	\$1,118	\$13,416	\$180	\$1,800	\$21,600
10x20	200	9,200	46	22	24	\$183	\$8,398	\$100,770	\$225	\$10,350	\$124,200
10x25	250	2,750	11	8	3	\$179	\$1,973	\$23,678	\$335	\$3,685	\$44,220
<b>Total</b>		<b>24,776</b>	<b>196</b>	<b>140</b>	<b>56</b>		<b>\$24,614</b>	<b>\$295,368</b>		<b>\$31,268</b>	<b>\$375,220</b>

# UNIT MIX

## CLIMATE-CONTROL UNITS

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	AVERAGE EFFECTIVE RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
5x5	25	200	8	6	2	\$39	\$310	\$3,718	\$45	\$360	\$4,320
5x8	40	320	8	5	3	\$66	\$531	\$6,367	\$70	\$560	\$6,720
5x10	50	600	12	5	7	\$62	\$740	\$8,874	\$75	\$900	\$10,800
8x10	80	640	8	7	1	\$99	\$791	\$9,488	\$108	\$864	\$10,368
10x10	100	5,200	52	28	24	\$73	\$3,792	\$45,503	\$115	\$5,980	\$71,760
10x15	150	9,600	64	31	33	\$121	\$7,775	\$93,297	\$135	\$8,640	\$103,680
10x20	200	14,800	74	61	13	\$135	\$10,010	\$120,114	\$160	\$11,840	\$142,080
11x20	220	880	4	2	2	\$173	\$693	\$8,310	\$190	\$760	\$9,120
<b>Total</b>		<b>32,240</b>	<b>230</b>	<b>145</b>	<b>85</b>		<b>\$24,639</b>	<b>\$295,673</b>		<b>\$29,904</b>	<b>\$358,848</b>

## OTHER UNITS

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	MONTHLY RENT	MONTHLY GPR	ANNUAL GPR	PRO FORMA MONTHLY RENT	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
Office 21x21	441	441	1	0	1	\$400	\$400	\$4,800	\$440	\$440	\$5,280
Office 20x30	600	600	1	1	0	\$500	\$500	\$6,000	\$500	\$500	\$6,000
Office 20x30	600	600	1	1	0	\$0	\$0	\$0	\$0	\$0	\$0
Office 30x30	900	900	1	1	0	\$600	\$600	\$7,200	\$600	\$600	\$7,200
Apartment	900	900	1	1	0	\$731	\$731	\$8,772	\$799	\$799	\$9,585
<b>Total</b>		<b>3,441</b>	<b>5</b>	<b>4</b>	<b>1</b>		<b>\$2,231</b>	<b>\$26,772</b>		<b>\$2,339</b>	<b>\$28,065</b>

\*For full breakdown of commercial tenants, please see the Rent Roll on Page 12

\*The 20x30 Office unit that isn't showing income is occupied by Pac-N-Send

# UNIT MIX

## OPEN PARKING

SIZE	SQUARE FEET	TOTAL SF	TOTAL UNITS	OCCUPIED	VACANT	AVERAGE EFFECTIVE RATE	MONTHLY GPR	ANNUAL GPR	PRO FORMA STREET RATE	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
10x40	-	-	5	5	0	\$16	\$81	\$972	\$60	\$300	\$3,600
<b>Total</b>			<b>5</b>	<b>5</b>	<b>0</b>		<b>\$81</b>	<b>\$972</b>		<b>\$300</b>	<b>\$3,600</b>

## TOTAL UNIT MIX

SIZE	TOTAL SQUARE FEET	TOTAL UNITS	OCCUPIED	VACANT	UNIT OCCUPANCY	SQUARE FOOT OCCUPANCY	MONTHLY GPR	ANNUAL GPR	PRO FORMA MONTHLY GPR	PRO FORMA ANNUAL GPR
CLIMATE-CONTROL UNITS	24,776	196	140	56	71.43%	66.12%	\$24,614	\$295,368	\$31,268	\$375,220
NON-CLIMATE UNITS	32,240	230	145	85	63.04%	65.91%	\$24,639	\$295,673	\$29,904	\$358,848
OTHER UNITS	3,441	5	4	1	80.00%	87.18%	\$2,231	\$26,772	\$2,339	\$28,065
OPEN PARKING	-	5	5	0	100.00%	-	\$81	\$972	\$300	\$3,600
<b>Total</b>	<b>60,457</b>	<b>431</b>	<b>289</b>	<b>142</b>	<b>67.43%</b>	<b>67.21%</b>	<b>\$51,565</b>	<b>\$618,786</b>	<b>\$63,811</b>	<b>\$765,733</b>

# RENT ROLL

## RENT ROLL

SUITE	TENANT	USE	SQUARE FEET	LEASE START	LEASE END	RENT/SF	MONTHLY RENT	ANNUAL RENT	NOTES
1	Full Body Vibration	Sells/Services Vibration Exercise Machines	900	NA	NA	\$8.00	\$600	\$7,200	Not used as a storefront
2	Tim's Brick House	Online LEGO Sales	600	1/8/19	MTM	\$10.00	\$500	\$6,000	Not used as a storefront
3	Pac-N-Send	Shipping, Shipping Services, U-Haul Rentals	600	1/1/21	1/1/26	\$12.00	\$600	\$7,200	Owner operated, business conveys with sale
4	Vacant	-	441	NA	NA	-	-	-	-
5/6	-	Residential Lease	900	4/1/24	3/31/25	\$9.75	\$731	\$8,772	Rent includes utility bill. 3% increase for each renewal year.
<b>Total</b>			<b>3,441</b>				<b>\$2,431</b>	<b>\$29,172</b>	

\*Lease for Full Body Vibration is unavailable, but tenant has been there for ~10 years. All other Leases are available in the property Deal Room.

\*Pac-N-Send rent is shown here to reflect the Lease terms only and is not included in the facility's GPI or Net Rental Income.

# MARKET RENT ANALYSIS

COMP #	FACILITY	ADDRESS	DISTANCE	5x10 CC	10x10 CC	10x15 CC	10x20 CC	5x10 NC	10x10 NC	10x15 NC	10x20 NC
1	Public Storage	4709 SE 102nd Pl, Belleview, FL	1.82 mi	\$65.00	\$104.00	\$135.00	\$170.00	\$61.00	\$99.00	\$116.00	\$126.00
2	Public Storage	9275 US-441, Ocala, FL	2.73 mi	\$30.00	\$83.00	\$104.00	NA	\$50.00	\$86.00	\$112.00	\$127.00
3	Public Storage	13425 SE Hwy 484, Belleview, FL	2.95 mi	NA	NA	NA	NA	\$54.00	\$96.00	\$130.00	\$150.00
4	Seeking Storage	14455 US-301, Summerfield, FL	3.47 mi	\$95.00	NA	\$140.00	NA	\$80.00	\$100.00	\$141.00	\$180.00
5	Public Storage	7400 SE Maricamp Rd, Ocala, FL	4.07 mi	\$90.00	\$133.00	\$155.00	\$171.00	\$71.00	\$131.00	\$154.00	\$174.00
6	Shores Self Storage	10579 SE Maricamp Rd, Ocala, FL	4.11 mi	NA	NA	NA	NA	\$72.00	\$105.00	\$138.00	\$144.00
7	Audrey Smith Storage	14535 S US-441, Summerfield, FL	4.48 mi	NA	\$172.00	NA	\$263.00	\$66.00	\$103.00	\$108.00	\$179.00
<b>MEDIAN STREET RENTS</b>				<b>\$77.50</b>	<b>\$118.50</b>	<b>\$137.50</b>	<b>\$171.00</b>	<b>\$66.00</b>	<b>\$100.00</b>	<b>\$130.00</b>	<b>\$150.00</b>
<b>AVERAGE EFFECTIVE RENTS</b>				<b>\$60.00</b>	<b>\$108.00</b>	<b>\$148.00</b>	<b>\$183.00</b>	<b>\$62.00</b>	<b>\$73.00</b>	<b>\$121.00</b>	<b>\$135.00</b>
<b>PRO FORMA RENTS</b>				<b>\$85.00</b>	<b>\$130.00</b>	<b>\$165.00</b>	<b>\$225.00</b>	<b>\$75.00</b>	<b>\$115.00</b>	<b>\$135.00</b>	<b>\$160.00</b>

\*Market Rents were collected using publicly available data at the time of this offering

\*NA means that unit type may or may not exist in a facility's inventory, but was not gathered at time of comps



## SENTRY STORAGE

6547 SE 110th St, Belleview, FL 34420

NRSF: 60,457

UNITS: 431

	T-8 Annualized	T-7 Broker Adjusted	Pro Forma (Year 3)
<b>Gross Potential Income</b>	<b>\$618,786</b>	<b>\$618,786</b>	<b>\$765,733</b>
Economic Occupancy	65.92%	65.92%	85.00%
<b>Net Rental Income</b>	<b>\$407,925</b>	<b>\$407,925</b>	<b>\$650,873</b>
Pac-N-Send Income	\$84,625	\$84,625	\$89,804
U-Haul Income	\$16,554	\$16,554	\$17,567
Billboard Income	\$4,200	\$4,200	\$4,200
Ancillary Income (Late/Admin Fees)	\$28,290	\$28,290	\$26,035
Tenant Insurance Income	\$11,915	\$11,915	\$26,894
<b>Total Operating Income</b>	<b>\$553,509</b>	<b>\$553,509</b>	<b>\$815,374</b>
<b>Controllable Expenses</b>			
Cost of Goods Sold (Tenant Insurance)	\$2,265	\$2,265	\$0
Utilities	\$10,887	\$10,887	\$11,553
Repairs & Maintenance	\$14,770	\$10,076	\$10,693
Contract Services	\$2,651	\$6,650	\$7,057
Marketing	\$276	\$13,819	\$7,400
Bank & Credit Card Fees	\$12,175	\$12,175	\$16,307
Telephone & Internet	\$4,774	\$4,774	\$5,066
Office/Admin	\$19,016	\$19,016	\$20,180
Payroll	\$83,196	\$83,196	\$88,288
<b>Total Controllable Expenses</b>	<b>\$150,011</b>	<b>\$162,859</b>	<b>\$166,545</b>
<b>Non-Controllable Expenses</b>			
Real Estate Taxes	\$38,880	\$38,880	\$86,165
Insurance	\$27,042	\$27,042	\$28,697
Management Fee	\$27,675	\$27,675	\$40,769
<b>Total Non-Controllable Expenses</b>	<b>\$93,597</b>	<b>\$93,597</b>	<b>\$155,631</b>
<b>Total Operating Expenses</b>	<b>\$243,608</b>	<b>\$256,456</b>	<b>\$322,176</b>
<b>Expense Ratio</b>	<b>44.01%</b>	<b>46.33%</b>	<b>39.51%</b>
<b>Net Operating Income</b>	<b>\$309,901</b>	<b>\$297,053</b>	<b>\$493,198</b>

### Assumptions

- Gross Potential Income is based on the Unit Mix and the Average Effective Rates.
- Net Rental Income is based on the Management Summary ending 8/31/24, annualized.
- Operating Expenses are based on the T-6 P&L ending 6/30/24, annualized.
- Pro Forma GPI has been escalated to account for the available rent increases outlined in the Market Rent Analysis.
- Ancillary Income is calculated as 4% of Net Rental Income in the Pro Forma.
- Pro Forma Tenant Insurance Income is based on a penetration rate of 80% at a profit of \$6.50 per month per unit.
- Pro Forma Taxes have been escalated to account for annual county-wide reassessment.

# FIVE YEAR CASH FLOW

## SENTRY STORAGE

6547 SE 110th St, Belleview, FL 34420

NRSF: 60,457

UNITS: 431

Year	T-7 Broker Adjusted	1	2	3	4	5
GPI Growth		7.9%	7.3%	6.8%	6.0%	6.0%
Expense Growth		2.0%	2.0%	2.0%	2.0%	2.0%
<b>Gross Potential Income</b>	<b>\$618,786</b>	<b>\$667,768</b>	<b>\$716,751</b>	<b>\$765,733</b>	<b>\$811,677</b>	<b>\$860,378</b>
Vacancy	\$0	\$133,554	\$107,513	\$76,573	\$81,168	\$86,038
Discounts	\$0	\$36,727	\$39,421	\$26,801	\$28,409	\$30,113
Bad Debt	\$0	\$10,017	\$10,751	\$11,486	\$12,175	\$12,906
<b>Economic Occupancy</b>	<b>65.92%</b>	<b>73.00%</b>	<b>78.00%</b>	<b>85.00%</b>	<b>85.00%</b>	<b>85.00%</b>
<b>Net Rental Income</b>	<b>\$407,925</b>	<b>\$487,471</b>	<b>\$559,066</b>	<b>\$650,873</b>	<b>\$689,926</b>	<b>\$731,321</b>
Pac-N-Send Income	\$84,625	\$86,317	\$88,044	\$89,804	\$91,600	\$93,432
U-Haul Income	\$16,554	\$16,885	\$17,223	\$17,567	\$17,919	\$18,277
Billboard Income	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200
Ancillary Income (Late/Admin Fees)	\$28,290	\$19,499	\$22,363	\$26,035	\$27,597	\$29,253
Tenant Insurance Income	\$11,915	\$16,809	\$23,533	\$26,894	\$26,894	\$26,894
<b>Total Operating Income</b>	<b>\$553,509</b>	<b>\$631,181</b>	<b>\$714,427</b>	<b>\$815,374</b>	<b>\$858,136</b>	<b>\$903,378</b>
<b>Controllable Expenses</b>						
Cost of Goods Sold (tenant insurance)	\$2,265	\$0	\$0	\$0	\$0	\$0
Utilities	\$10,887	\$11,105	\$11,327	\$11,553	\$11,784	\$12,020
Repairs & Maintenance	\$10,076	\$10,278	\$10,483	\$10,693	\$10,907	\$11,125
Contract Services	\$6,650	\$6,783	\$6,919	\$7,057	\$7,198	\$7,342
Marketing	\$13,819	\$14,095	\$10,571	\$7,400	\$7,548	\$7,699
Bank & Credit Card Fees	\$12,175	\$12,624	\$14,289	\$16,307	\$17,163	\$18,068
Telephone & Internet	\$4,774	\$4,870	\$4,967	\$5,066	\$5,168	\$5,271
Office/Admin	\$19,016	\$19,396	\$19,784	\$20,180	\$20,583	\$20,995
Payroll	\$83,196	\$84,860	\$86,557	\$88,288	\$90,054	\$91,855
<b>Total Controllable Expenses</b>	<b>\$162,859</b>	<b>\$164,010</b>	<b>\$164,897</b>	<b>\$166,545</b>	<b>\$170,405</b>	<b>\$174,375</b>
<b>Non-Controllable Expenses</b>						
Real Estate Taxes	\$38,880	\$82,819	\$84,476	\$86,165	\$87,889	\$89,646
Insurance	\$27,042	\$27,583	\$28,134	\$28,697	\$29,271	\$29,856
Management Fee	\$27,675	\$31,559	\$35,721	\$40,769	\$42,907	\$45,169
<b>Total Non-Controllable Expenses</b>	<b>\$93,597</b>	<b>\$141,961</b>	<b>\$148,332</b>	<b>\$155,631</b>	<b>\$160,066</b>	<b>\$164,672</b>
<b>Total Operating Expenses</b>	<b>\$256,456</b>	<b>\$305,971</b>	<b>\$313,229</b>	<b>\$322,176</b>	<b>\$330,472</b>	<b>\$339,047</b>
<b>Expense Ratio</b>	<b>46.33%</b>	<b>48.48%</b>	<b>43.84%</b>	<b>39.51%</b>	<b>38.51%</b>	<b>37.53%</b>
<b>Net Operating Income</b>	<b>\$297,053</b>	<b>\$325,210</b>	<b>\$401,199</b>	<b>\$493,198</b>	<b>\$527,664</b>	<b>\$564,331</b>





# LOCATION INFORMATION

## SENTRY STORAGE

6547 SE 110th St, Belleview, FL 34420  
60,457 NRSF | Self Storage Facility



# AERIAL VIEW



AMERICAN RESIDENTIAL PRODUCTS BELLEVUE

SE 110TH ST  
5,900 VPD

BELLA'S COLLISION & MUSCLE CAR RESTORATION

OPUS BAR AND BILLARDS

LUCKY'S UPHOLSTERY

TROPICAL VIBES RESTAURANT & BAR

SE 65TH CT

SE 109TH ST

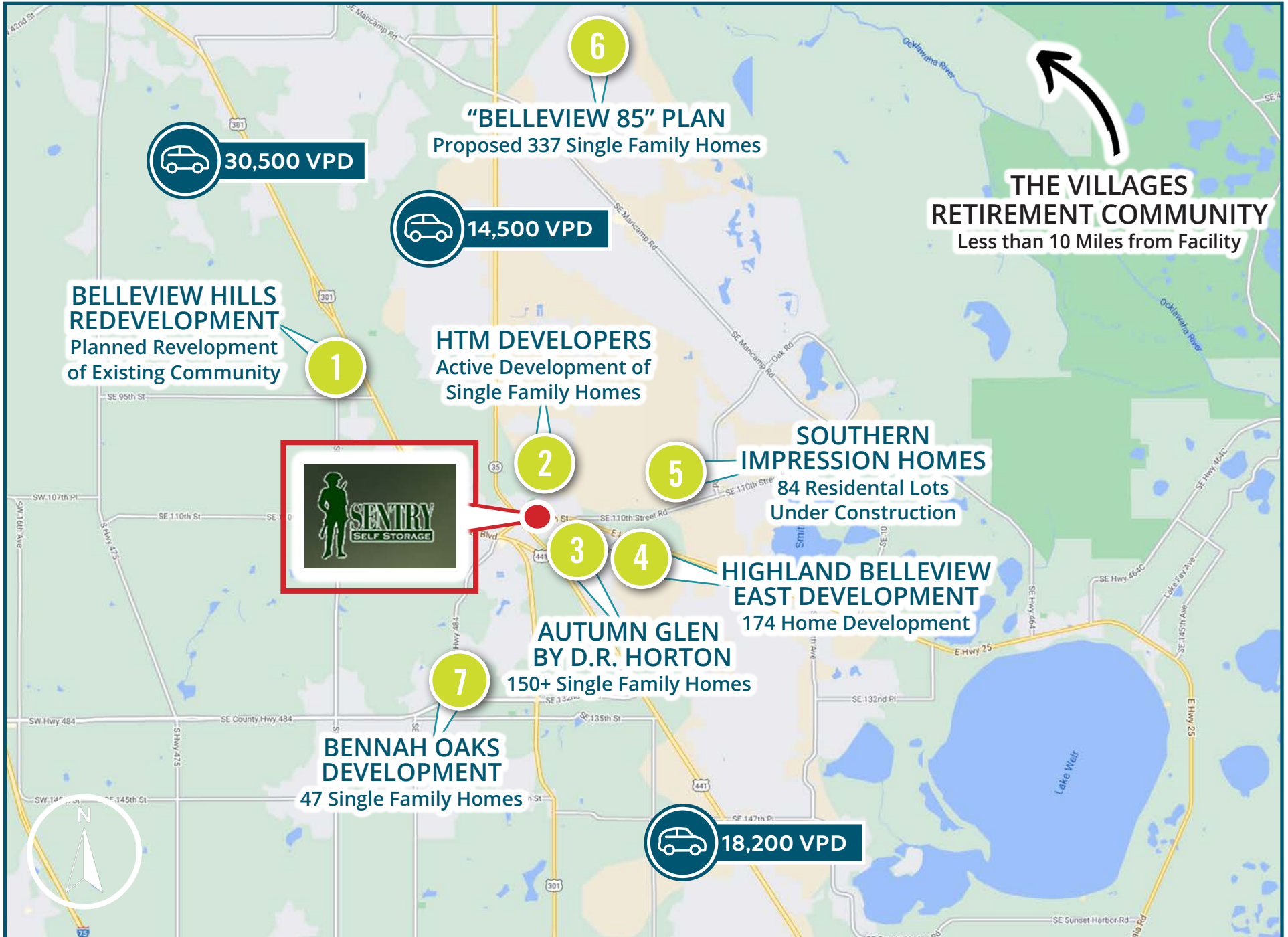
EXPANSION AREA



# AERIAL VIEW

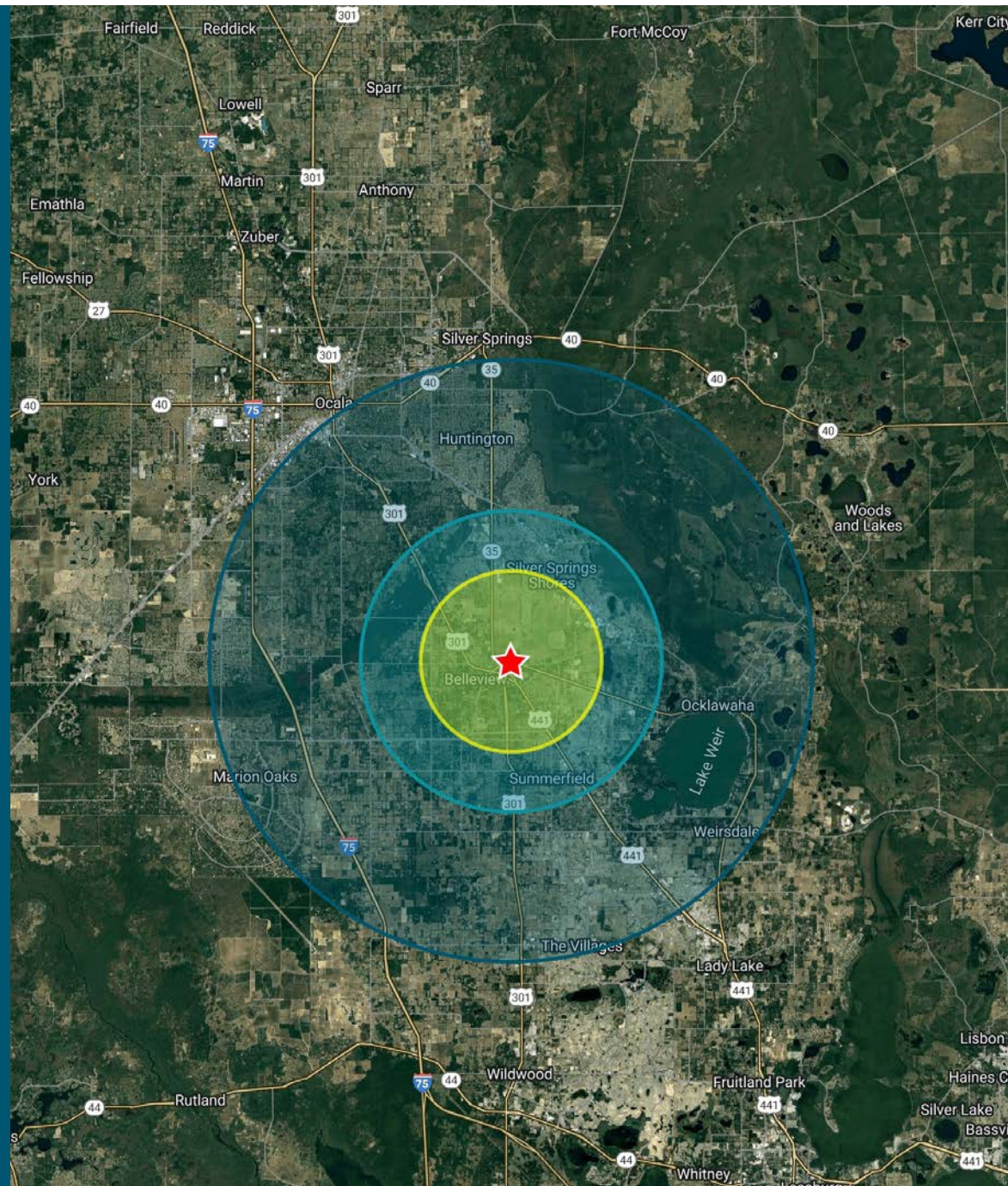


# 3 MILE RESIDENTIAL DEVELOPMENTS



# DEMOGRAPHIC ANALYSIS

	3 MILES	5 MILES	10 MILES
<b>POPULATION &amp; INCOME</b>			
Total Population (2024)	21,954	65,361	212,670
Population Growth (2024 - 2029)	0.38%	0.42%	0.66%
Average HH Income (2024)	\$75,157	\$74,254	\$86,983
Median Age	44.7	44.7	52.1
<b>HOUSEHOLDS</b>			
Total Households	8,943	26,311	91,739
Household Size	2.43	2.48	2.3
Median House Value (2024)	\$282,884	\$255,736	\$310,989



# MEET THE TEAM

## STRATEGIC PLANNING, ADVISORY, ACQUISITION & DISPOSITION

Our firm is a fully integrated shop, delivering expertise in investment sales, leasing, insurance, property and project management making Franklin Street the premier one-stop shop for self storage services in the southeast. Our integration allows us to create a truly unique experience for both new and established buyers.

## MEET OUR SELF STORAGE SALES TEAM

Our team is dedicated to being true experts in the field and achieving exceptional results, one property at a time, for one client at a time. With combined volume history in self-storage investment sales of \$250M Frank DeSalvo and David Perlleshi lead a well-established team of dedicated professionals committed to the success of their clients.



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**XHULIA FIKU**

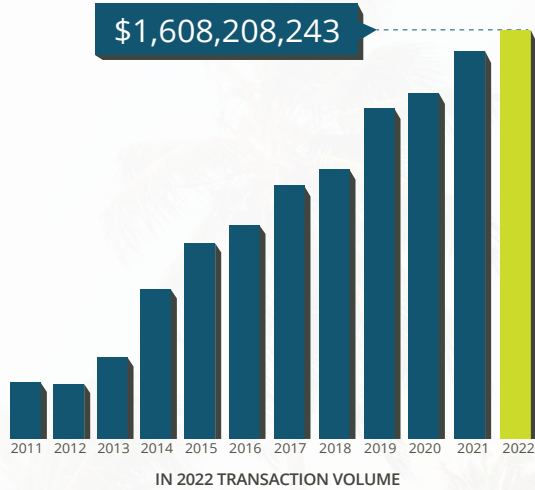
Client Services Manager

Xhulia.Fiku@FranklinSt.com

## OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.

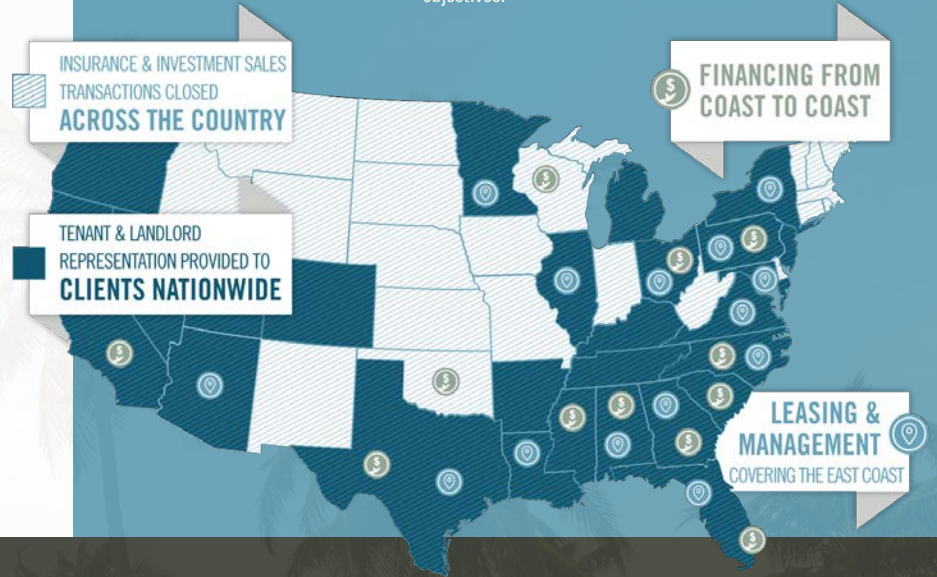


Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.



**ANDREW WRIGHT**  
FOUNDER &  
CHAIRMAN OF THE BOARD

“ Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business. Our success comes from our clients’ successes. It has been my personal goal to instill a “client-first” philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients’ financial and real estate objectives.”







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# SENTRY STORAGE

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60,457 NRSF | Self Storage Facility

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A Licensed Florida Broker # BK 683018



 FranklinStreet