

OFFERING MEMORANDUM



13191 La Barr Meadows Road  
Grass Valley, CA 95949

## Attic Mini Storage & Corner Store



# Attic Mini Storage & Corner Store

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*Exclusively Marketed by:*

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<https://LS-SG.com>



01 **Executive Summary**

- Investment Summary
- Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	13191 La Barr Meadows Road Grass Valley CA 95949
COUNTY	Nevada
MARKET	Nevada County
SUBMARKET	Grass Valley
RENTABLE SQUARE FEET	23,600
GROSS SQUARE FEET	25,000
LAND ACRES	2.09
NUMBER OF UNITS	145
APN	023-080-011-000
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,750,000
PRICE PSF	\$116.53
PRICE PER UNIT	\$18,966
OCCUPANCY	81.70%
NOI (CURRENT)	\$148,138
NOI (+10% +TINS @ 90% Econ.)	\$210,902
CAP RATE (CURRENT)	5.39%
CAP RATE (+10% +TINS @ 90% Econ.)	7.67%
CASH ON CASH (CURRENT)	2.86%
CASH ON CASH (+10% +TINS @ 90% Econ.)	7.42%
GRM (CURRENT)	8.69
GRM (+10% +TINS @ 90% Econ.)	7.66

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## PROPOSED FINANCING

New First Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,375,000
LOAN AMOUNT	\$1,375,000
INTEREST RATE	6.25%
LOAN TERMS	10 year fixed
ANNUAL DEBT SERVICE	\$108,851
LOAN TO VALUE	50%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,240	15,864	40,200
2025 Median HH Income	\$70,197	\$84,617	\$83,981
2025 Average HH Income	\$96,058	\$115,409	\$113,176



## Pride of Ownership Facility with Upside

- Located at 13191 La Barr Meadows Road, Attic Mini Storage offers secure and affordable self-storage solutions with easy access from Highway 49. This well-maintained facility features ground-level units ranging in size from 5' x 5' to 20' x 30', ideal for everything from a few boxes to a full household of furniture.

Key features include:

Computerized gate access for added security

8 security cameras (with Amcrest App)

Courteous, professional staff

Convenient on-site Mini Mart with moving and storage supplies

Open 7 days a week, 8:00 AM to 8:00 PM

“U Lock It” system for personal control over unit access

Whether you're downsizing, relocating, or just need extra space, Attic Mini Storage combines convenience, value, and peace of mind—all at some of the best rates in Grass Valley.

- Built, managed and maintained by the current owner.

Diversification of investment as the property features a retail component with a long-term tenant in tow.

Apartment unit above the retail store adds to annual income.

- Current capitalization rate exceeds 4.1% with upside through continued occupancy gains and increases in rental rates.

Facility does not have a tenant insurance program. Implementation of a property protection plan with 50% penetration would yield over \$11,000 annually.

With a 10% rent increase and implementation of a tenant insurance program, the property would exceed a 8% CAP rate at 90% economic occupancy.

Unit Type	SF	Monthly Rent	Total Units	Total Rent	Units Occupied	Units Vacant	% of Property	Rent/SF	Total SF
5x5	25	\$65	4	\$260	2	2	2.8%	\$2.60	100
5x10	50	\$85	2	\$170	2	0	1.4%	\$1.70	100
10x10	100	\$130	88	\$11,440	79	9	60.7%	\$1.30	8,800
10X20	200	\$190	36	\$6,840	33	3	24.8%	\$0.95	7,200
10X30	300	\$270	12	\$3,240	10	2	8.3%	\$0.90	3,600
20X30	600	\$363	1	\$363	1	0	0.7%	\$0.61	600
Corner Store	1,600	\$2,807	1	\$2,807	1	0	0.7%	\$1.75	1,600
Apartment	1,600	\$1,000	1	\$1,000	1	0	0.7%	\$0.63	1,600
<b>Totals/Avgs</b>	<b>4,475</b>	<b>\$614</b>	<b>145</b>	<b>\$26,120</b>	<b>129</b>	<b>16</b>		<b>\$1.11</b>	<b>23,600</b>



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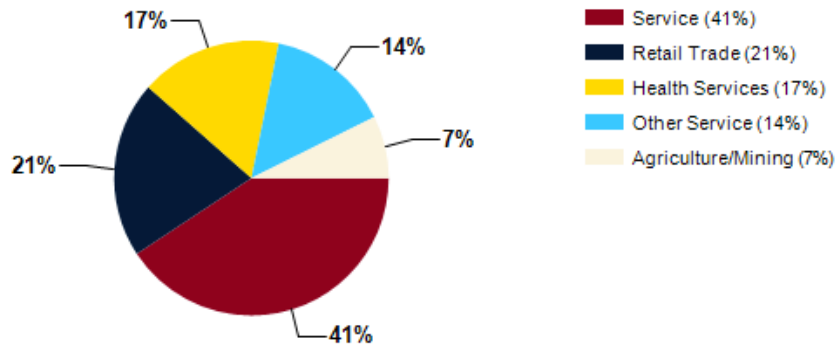


02

Location

- Location Summary
- Aerial View Map
- Traffic Counts

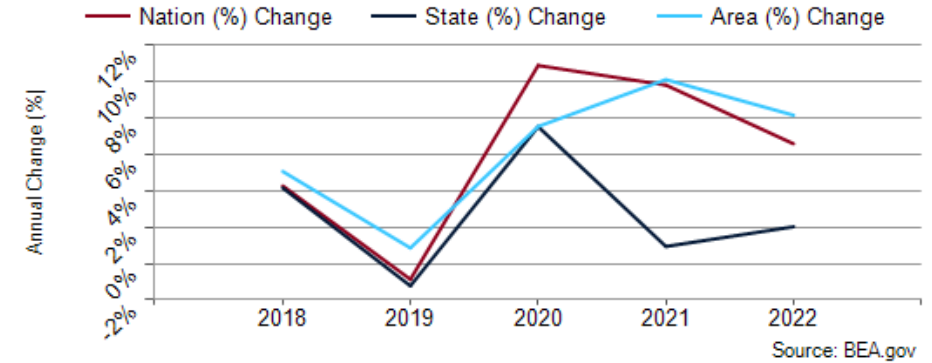
## Major Industries by Employee Count

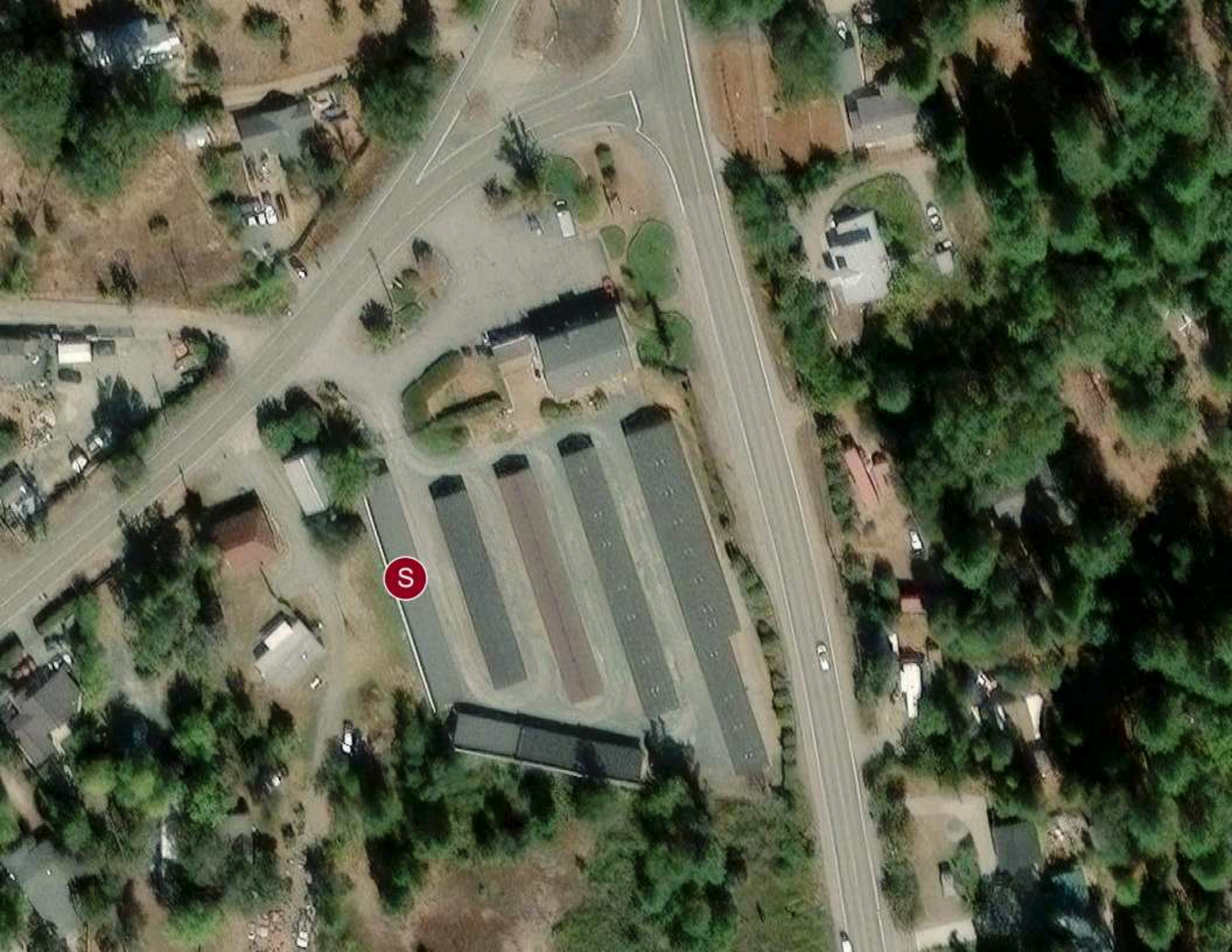


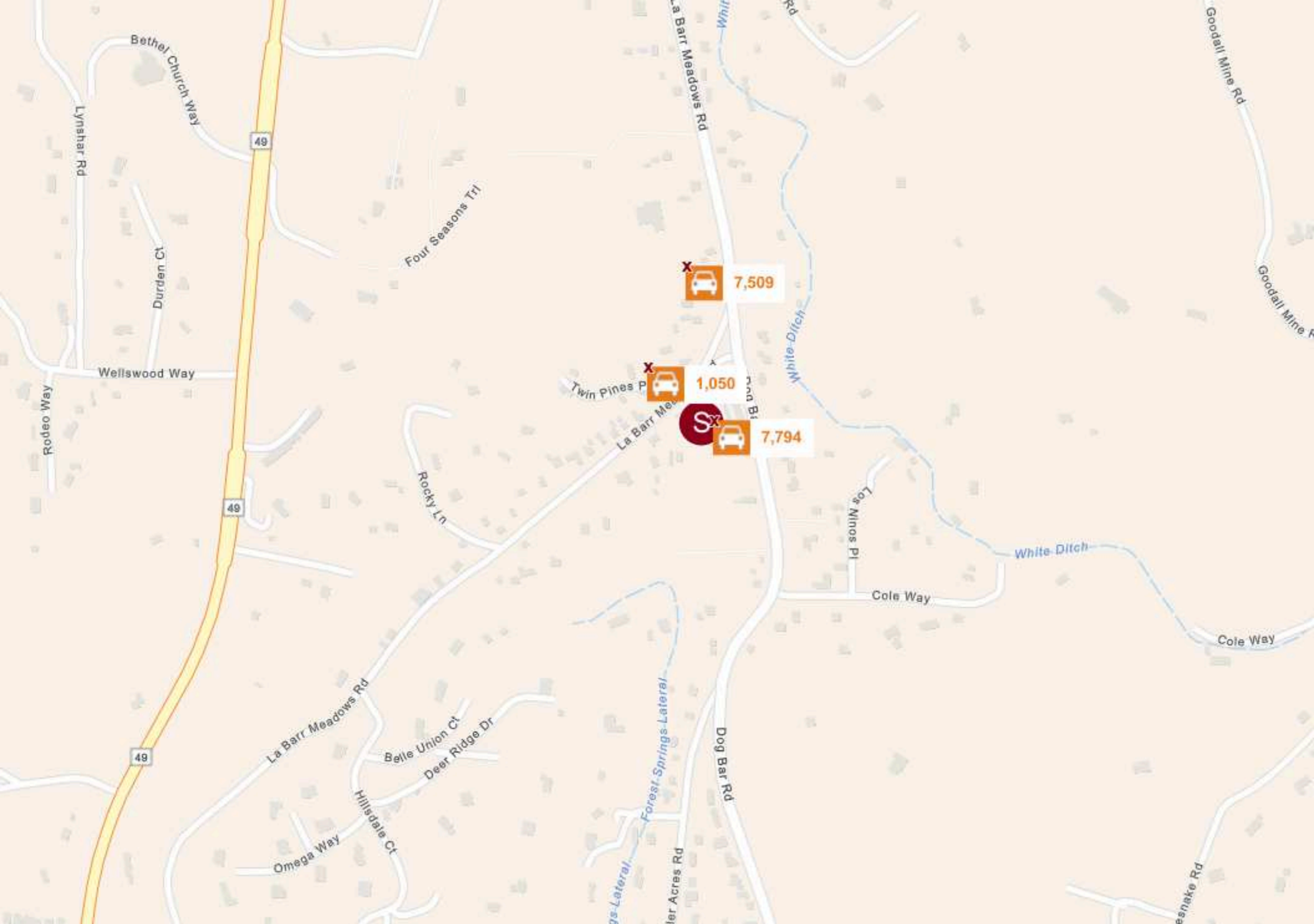
## Largest Employers

Marshall Medical Center	1,500
Clear Capital	500
El Dorado Savings Bank	100,499
USA Properties Fund, Inc.	100,499
SBM Management Services, LP	500
NTT Global Data Centers Americas, Inc.	500
Rite Aid	100,499
Target	100,499

## Nevada County GDP Trend







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03

Property Description

- Property Features
- Parcel Map

## PROPERTY FEATURES

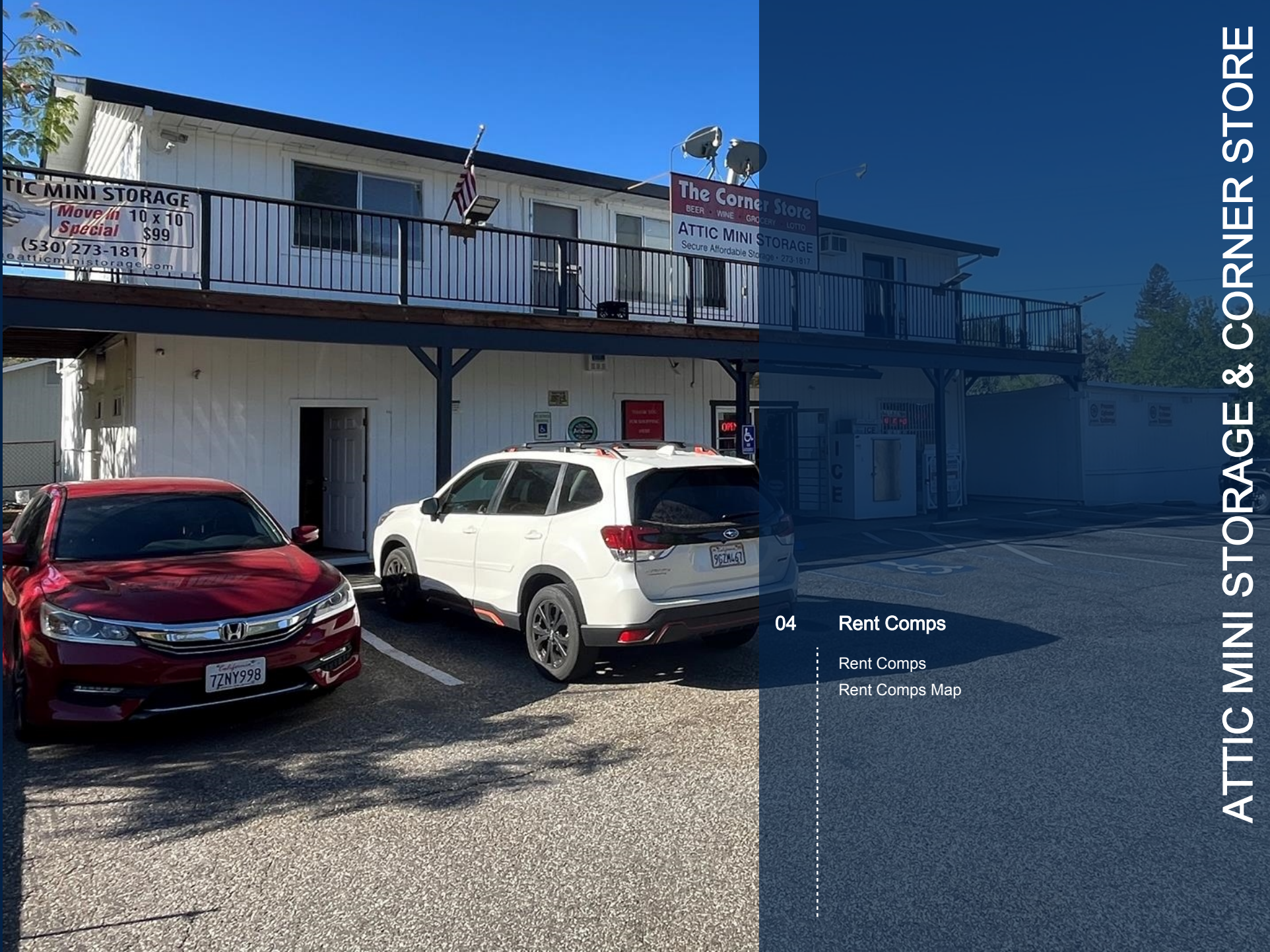
NUMBER OF UNITS	145
NUMBER OF BUILDINGS	7
RENTABLE SQUARE FEET	23,600
GROSS SQUARE FEET	25,000
LAND ACRES	2.09
YEAR BUILT	1996
# OF PARCELS	1
LOT DIMENSION	Irregular
ZONING TYPE	C1-SP
PRODUCT CLASS	Storage & Retail
STREET FRONTAGE	~500'
TRAFFIC COUNTS	N/a
NUMBER OF PARKING SPACES	14

## CONSTRUCTION

FOUNDATION	Concrete slab
EXTERIOR	T-111 siding
PARKING SURFACE	Asphalt & gravel
ROOF	Pitched composition shingle
FENCING	Chain link with barbed wire
SECURITY	Keypad entry with surveillance video
CONTROLLED ACCESS	Yes
CLIMATE CONTROLLED UNITS	None







04 Rent Comps

- Rent Comps
- Rent Comps Map

## 49 Self Storage

15638 Johnson Place | Grass Valley, CA



1

Distance

3.0 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	\$68	\$2.72
5x10	50	\$82	\$1.64
10x10	100	\$154	\$1.54
10x15	150	\$174	\$1.16
10x20	200	\$248	\$1.24
10x24	240	\$266	\$1.11
10x30	300	\$294	\$0.98
<b>Total/Avg</b>	<b>152</b>	<b>\$183</b>	<b>\$1.48</b>

## Alta Sierra Self Storage

15918 Little Valley Road | Grass Valley, CA



2

Distance

3.0 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	\$85	\$3.40
5x10	50	\$110	\$2.20
10x10	100	\$155	\$1.55
10x15	150	\$185	\$1.23
10x20	200	\$220	\$1.10
10x25	250	\$255	\$1.02
<b>Total/Avg</b>	<b>129</b>	<b>\$168</b>	<b>\$1.75</b>

Grass Valley Self Storage  
946 Golden Gate Terrace | Grass Valley, CA



3

Distance 5.5 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	\$82	\$3.28
5x10	50	\$94	\$1.88
10x10	100	\$172	\$1.72
10x15	150	\$194	\$1.29
10x20	200	\$232	\$1.16
10x25	250	\$234	\$0.94
10x30	300	\$329	\$1.10
<b>Total/Avg</b>	<b>153</b>	<b>\$191</b>	<b>\$1.62</b>

Old Barn Self Storage  
175 Spring Hill Drive | Grass Valley, CA



4

Distance 4.7 miles

Unit Type	SF	Asking Rent	Rent/SF
7x7	49	\$142	\$2.90
5x10	50	\$135	\$2.70
10x10	100	\$184	\$1.84
10x15	150	\$215	\$1.43
10x20	200	\$255	\$1.28
10x25	250	\$280	\$1.12
10x30	300	\$299	\$1.00
<b>Total/Avg</b>	<b>157</b>	<b>\$215</b>	<b>\$1.75</b>

Springhill Self Storage  
150 Spring Hill Drive | Grass Valley, CA



5

Distance 5.0 miles

Unit Type	SF	Asking Rent	Rent/SF
5x7	35	\$109	\$3.11
7x10	70	\$139	\$1.99
10x10	100	\$169	\$1.69
10x15	150	\$219	\$1.46
10x20	200	\$249	\$1.24
10x25	250	\$357	\$1.43
<b>Total/Avg</b>	<b>134</b>	<b>\$207</b>	<b>\$1.82</b>

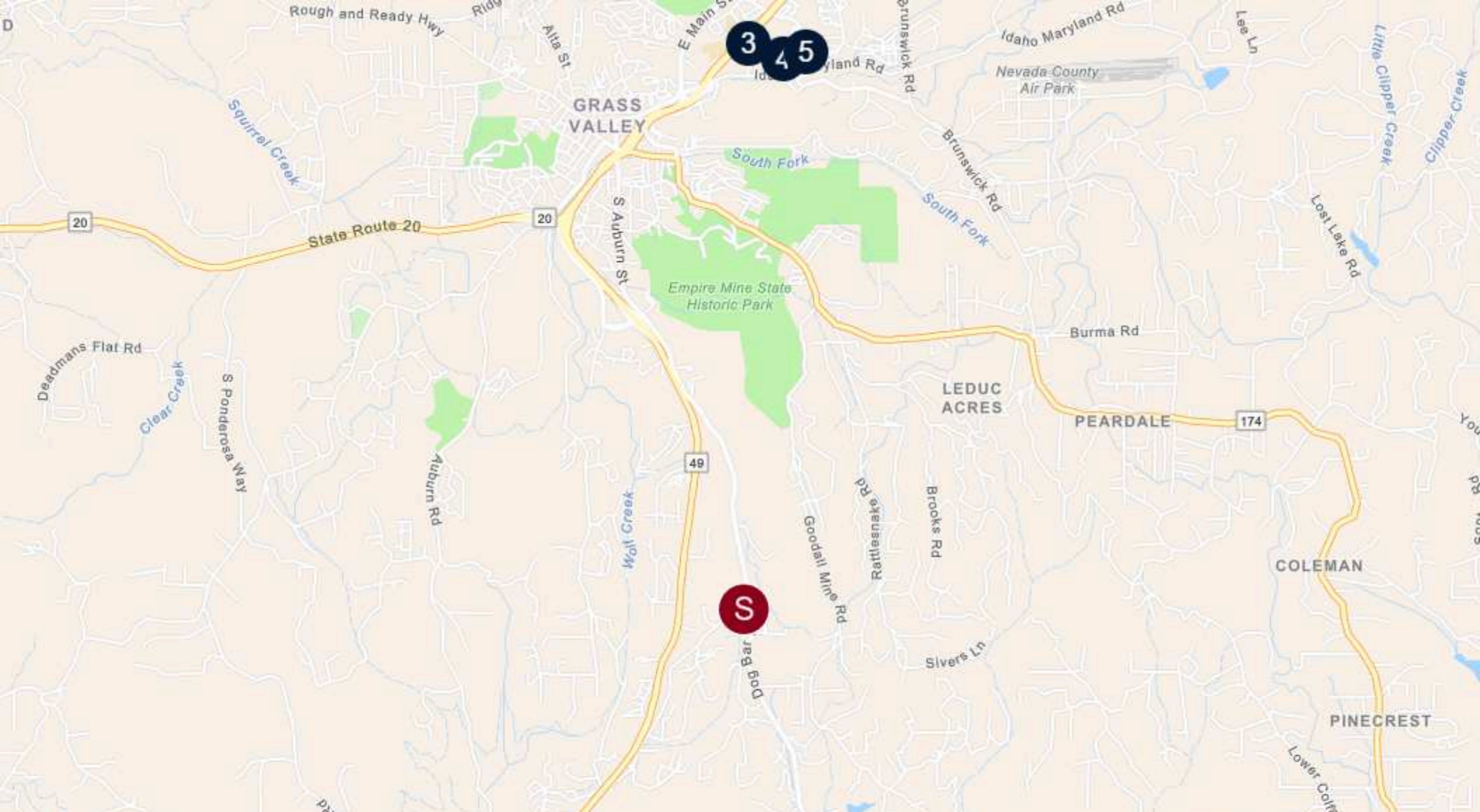
Attic Mini Storage & Corner Store  
13191 La Barr Meadows Road | Grass Valley



S

Number of Units	145
Rentable Square Feet	23,600
Gross Square Feet	25,000
Land Acres	2.09
Year Built	1996
Controlled Access	Yes
Product Class	Storage & Retail
Asking Price	\$2,750,000
Price PSF	\$116.53
Cap Rate	5.39%

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	\$65	\$2.60
5x10	50	\$85	\$1.70
10x10	100	\$130	\$1.30
10X20	200	\$190	\$0.95
10X30	300	\$270	\$0.90
20X30	600	\$363	\$0.61
Corner Store	1,600	\$2,807	\$1.75
Apartment	1,600	\$1,000	\$0.63
<b>Total/Avg</b>	<b>559</b>	<b>\$614</b>	<b>\$1.30</b>



#	Property Name	Address	City
<b>S</b>	<b>Attic Mini Storage &amp; Corner Store</b>	<b>13191 La Barr Meadows Road</b>	<b>Grass Valley</b>
1	49 Self Storage	15638 Johnson Place	Grass Valley
2	Alta Sierra Self Storage	15918 Little Valley Road	Grass Valley
3	Grass Valley Self Storage	946 Golden Gate Terrace	Grass Valley
4	Old Barn Self Storage	175 Spring Hill Drive	Grass Valley
5	Springhill Self Storage	150 Spring Hill Drive	Grass Valley

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05

Sale Comps

- Sale Comps
- Sale Comps Charts
- Sale Comps Map

Store Here Self Storage  
8300 Gerber Road | Sacramento, CA



1

Building Square Feet	45,600
Land Acres	3.19
Year Built	2020
Distance	62.3 miles
Closing Date	06-30-2025
Sale Price	\$5,600,000
Price Per SF	\$122.81

**Notes** Property is now branded as Stor It Self Storage.  
\$122.81/SF

U-Stor-It  
5443 Stockton Blvd. | Sacramento, CA



2

Building Square Feet	27,380
Land Acres	1.65
Year Built	1979
Distance	57.3 miles
Closing Date	05-14-2025
Sale Price	\$4,000,000
Price Per SF	\$146.09

**Notes** Property is branded as CubeSmart Self Storage.  
\$146.09/SF

## Safe Hold Storage

6340 Freeport Blvd. | Sacramento, CA



3

Building Square Feet	25,000
Land Acres	1.23
Year Built	1986
Distance	58.1 miles
Closing Date	06-14-2024
Sale Price	\$3,950,000
Price Per SF	\$158.00

**Notes** \$158/SF

## Prime Storage

6025 Park Drive | Rocklin, CA



4

Building Square Feet	98,240
Land Acres	1.7
Year Built	2021
Distance	37.0 miles
Closing Date	03-06-2024
Sale Price	\$20,000,000
Price Per SF	\$203.58

**Notes** Property is now branded as a Prime Storage location.  
\$203.58/SF

## Quartz Drive Self Storage 12200 Rock Creek Road | Auburn, CA



5

Building Square Feet	115,328
Land Acres	9.2
Year Built	2009
Distance	17.6 miles
Closing Date	10-31-2023
Sale Price	\$20,750,000
Price Per SF	\$179.92

**Notes** Now branded as a US Storage Centers location.  
\$179.92/SF

## Attic Mini Storage & Corner Store 13191 La Barr Meadows Road | Grass Valley



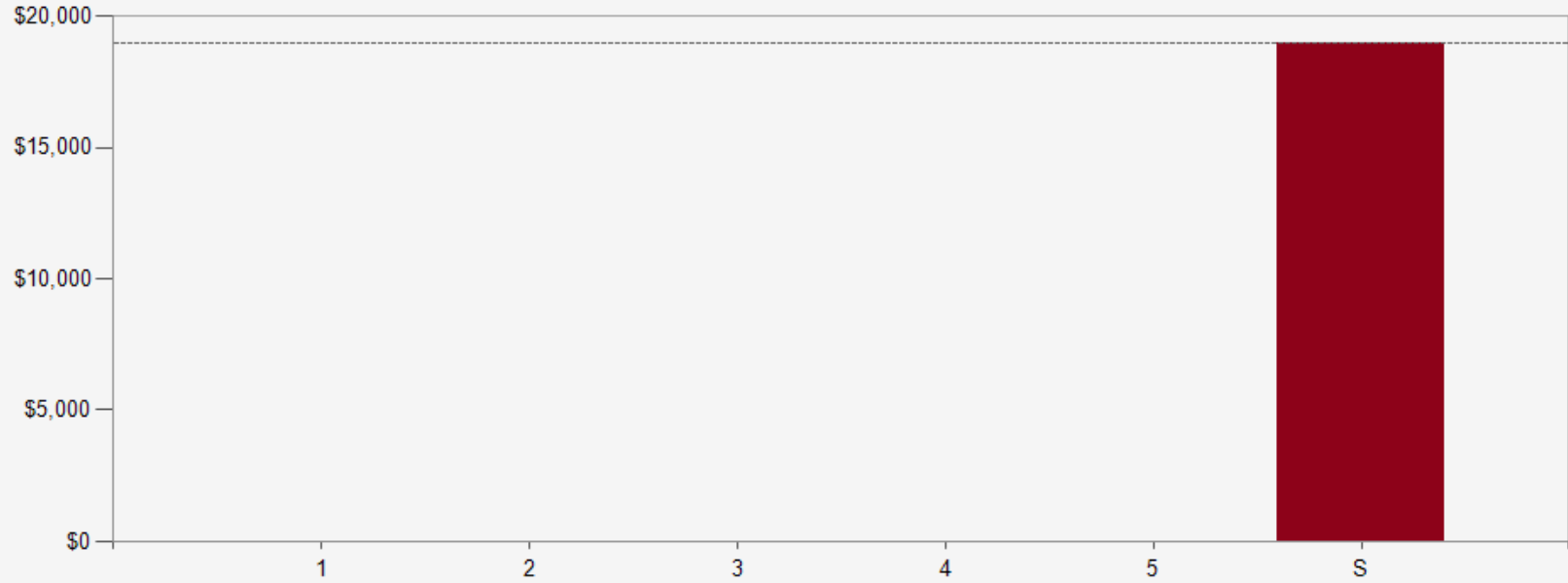
S

Number of Units	145
Rentable Square Feet	23,600
Gross Square Feet	25,000
Land Acres	2.09
Year Built	1996
Controlled Access	Yes
Product Class	Storage & Retail
Asking Price	\$2,750,000
Price PSF	\$116.53
Cap Rate	5.39%

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	\$65	\$2.60
5x10	50	\$85	\$1.70
10x10	100	\$130	\$1.30
10X20	200	\$190	\$0.95
10X30	300	\$270	\$0.90
20X30	600	\$363	\$0.61
Corner Store	1,600	\$2,807	\$1.75
Apartment	1,600	\$1,000	\$0.63
<b>Total/Avg</b>	<b>559</b>	<b>\$614</b>	<b>\$1.30</b>

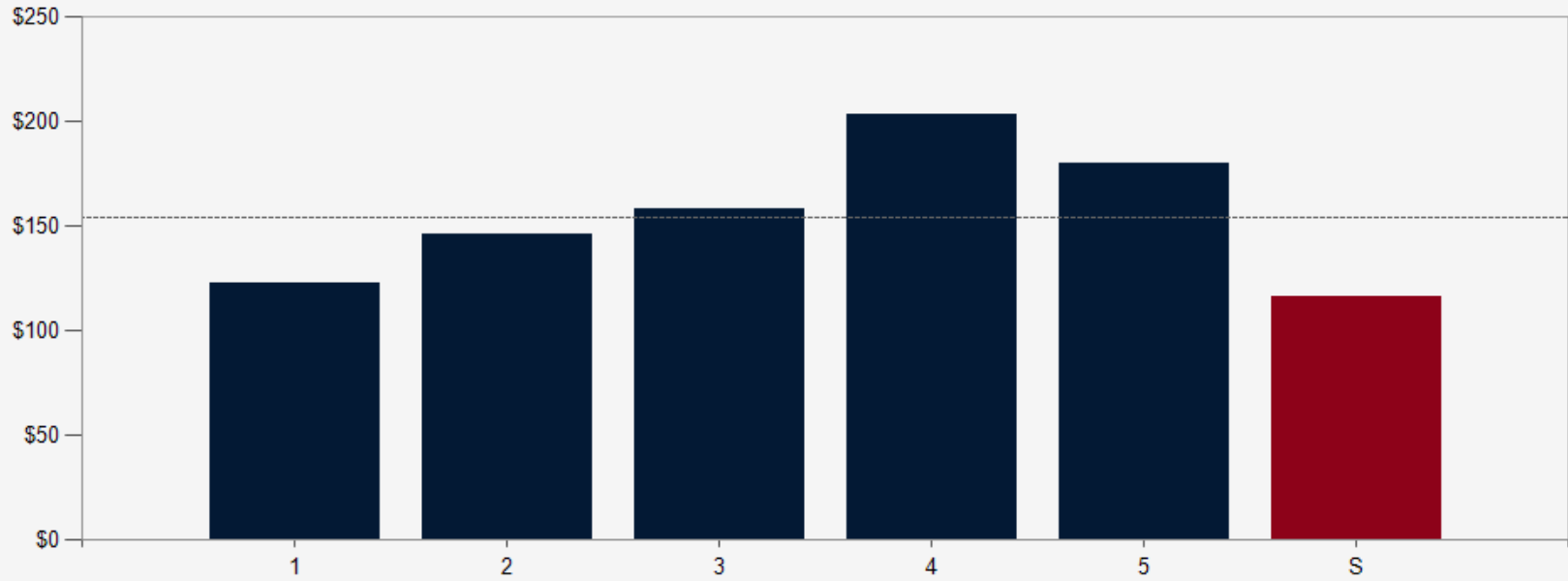
**Price/Unit**

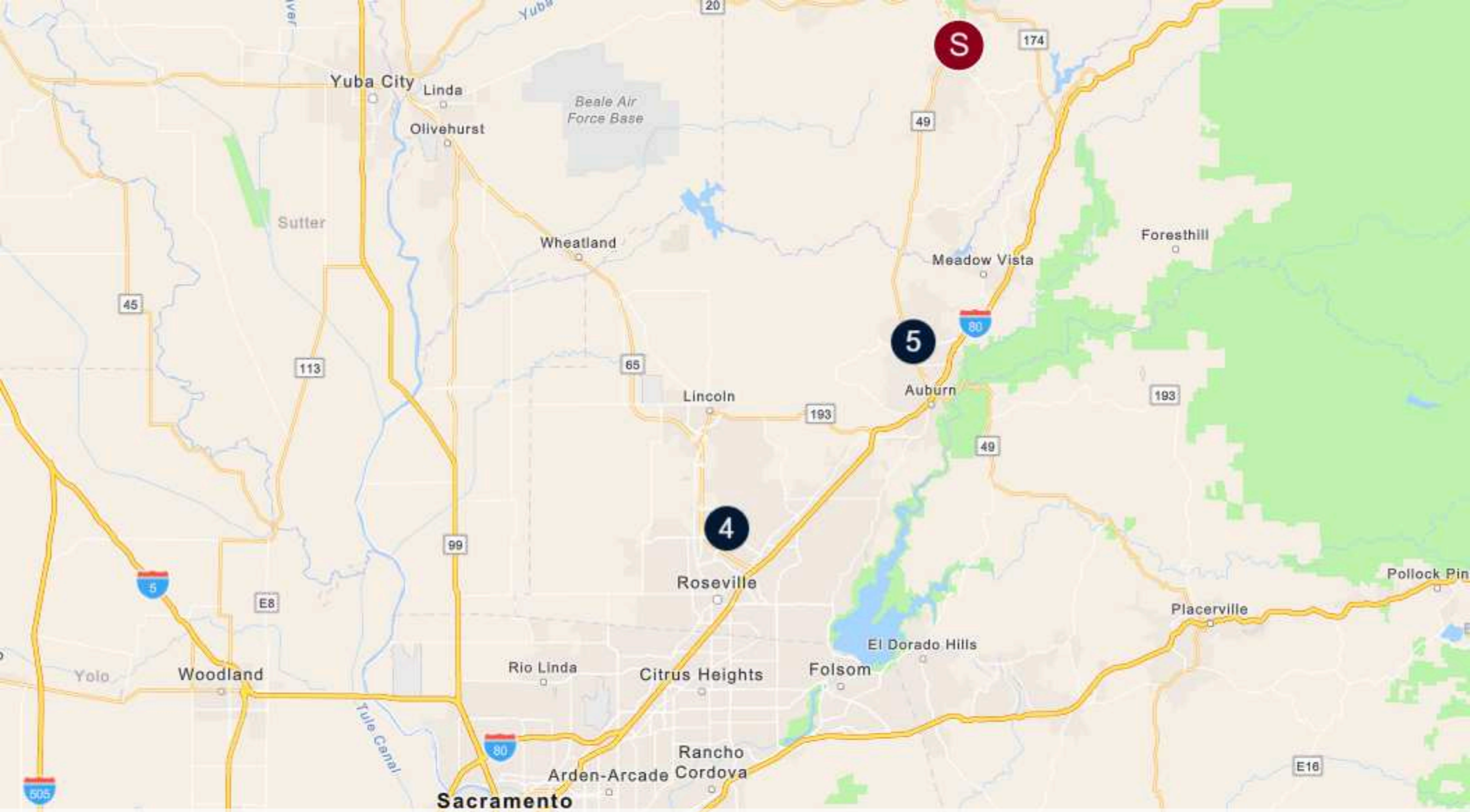
Average: \$18,965.52



**Price/SF**

Average: \$154.49





#	Property Name	Address	City
<b>S</b>	<b>Attic Mini Storage &amp; Corner Store</b>	<b>13191 La Barr Meadows Road</b>	<b>Grass Valley</b>
1	Store Here Self Storage	8300 Gerber Road	Sacramento
2	U-Stor-It	5443 Stockton Blvd.	Sacramento
3	Safe Hold Storage	6340 Freeport Blvd.	Sacramento
4	Prime Storage	6025 Park Drive	Rocklin
5	Quartz Drive Self Storage	12200 Rock Creek Road	Auburn

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06

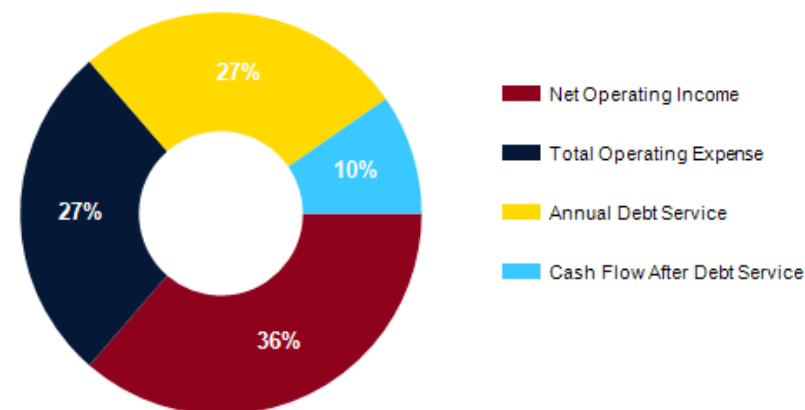
**Financial Analysis**

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

## REVENUE ALLOCATION

CURRENT

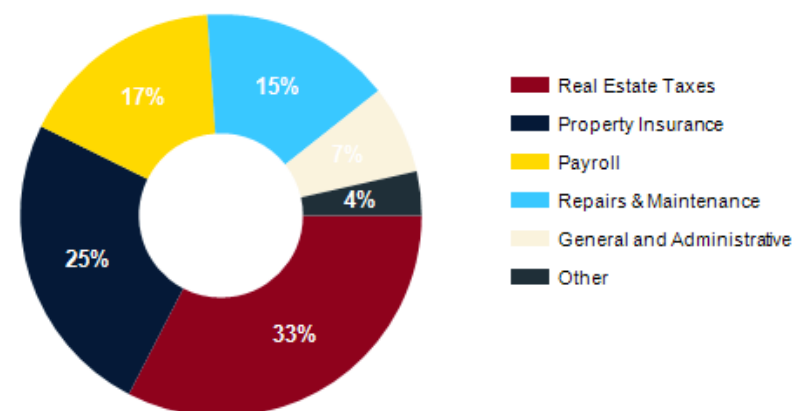
INCOME	CURRENT		+10% +TINS @ 90% ECON.	
Gross Potential Rent (Units)	\$313,440	99.0%	\$344,784	96.0%
Late Fees	\$3,040	1.0%	\$3,040	0.8%
Insurance Revenue			\$11,154	3.1%
<b>Gross Potential Income</b>	<b>\$316,480</b>		<b>\$358,978</b>	
Vacancy & Collection Loss	-18.30%		-10.00%	
<b>Effective Gross Income</b>	<b>\$259,120</b>		<b>\$324,500</b>	
Less Expenses	\$110,983	42.83%	\$113,598	35.00%
<b>Net Operating Income</b>	<b>\$148,138</b>		<b>\$210,902</b>	
Annual Debt Service	\$108,851		\$108,851	
<b>Cash flow</b>	<b>\$39,287</b>		<b>\$102,051</b>	
Debt Coverage Ratio	1.36		1.94	



EXPENSES	CURRENT	Per Unit	+10% +TINS @ 90% ECON.	Per Unit
Real Estate Taxes	\$32,794	\$226	\$32,794	\$226
Property Insurance	\$24,875	\$172	\$24,875	\$172
Advertising	\$1,700	\$12	\$1,700	\$12
Repairs & Maintenance	\$15,547	\$107	\$15,547	\$107
Utilities	\$1,852	\$13	\$1,852	\$13
Third Party Management	\$10,365	\$71	\$12,980	\$90
General and Administrative	\$7,150	\$49	\$7,150	\$49
Payroll	\$16,700	\$115	\$16,700	\$115
<b>Total Operating Expense</b>	<b>\$110,983</b>	<b>\$765</b>	<b>\$113,598</b>	<b>\$783</b>
Annual Debt Service	\$108,851		\$108,851	
Expense / SF	\$4.70		\$4.81	
% of EGI	42.83%		35.00%	

## DISTRIBUTION OF EXPENSES

CURRENT



**Expense Notes:** Taxes are estimated to be 1.0803% plus \$3,086 in assessments per year. These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary. **Disclaimer:** This document depicts a scenario wherein rents are increased 10% and a tenant protection plan is implemented among 50% of the self-storage tenants.

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## GLOBAL

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Price	<b>\$2,750,000</b>
MillageRate	<b>1.19000%</b>

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## INCOME - Growth Rates

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Gross Potential Rent (Units)	<b>4.00%</b>
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## EXPENSES - Growth Rates

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Real Estate Taxes	<b>2.00%</b>
Property Insurance	<b>2.00%</b>
Advertising	<b>2.00%</b>
Repairs & Maintenance	<b>2.00%</b>
Utilities	<b>2.00%</b>
General and Administrative	<b>2.00%</b>
Payroll	<b>2.00%</b>

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## PROPOSED FINANCING

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New First Loan	
Loan Type	<b>Amortized</b>
Down Payment	<b>\$1,375,000</b>
Loan Amount	<b>\$1,375,000</b>
Interest Rate	<b>6.25%</b>
Loan Terms	<b>10 year fixed</b>
Annual Debt Service	<b>\$108,851</b>
Loan to Value	<b>50%</b>
Amortization Period	<b>25 Years</b>

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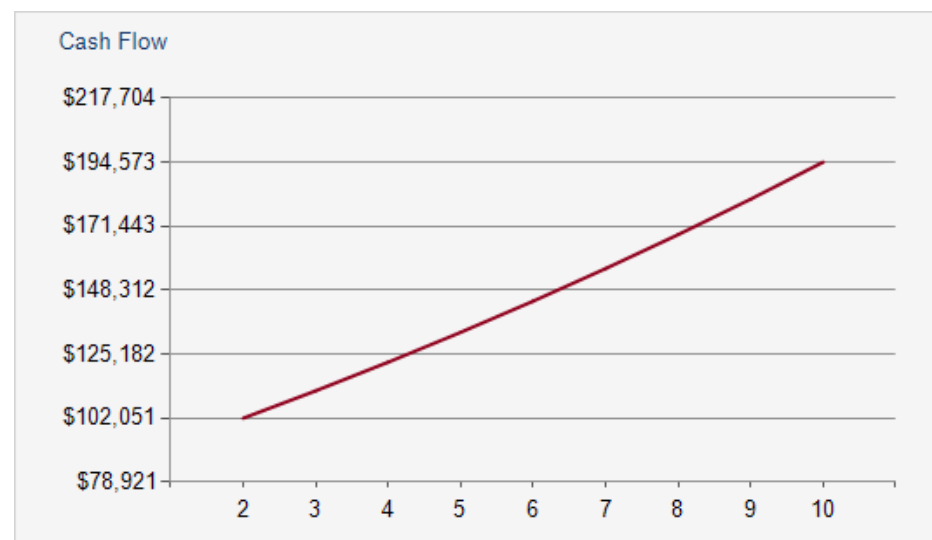
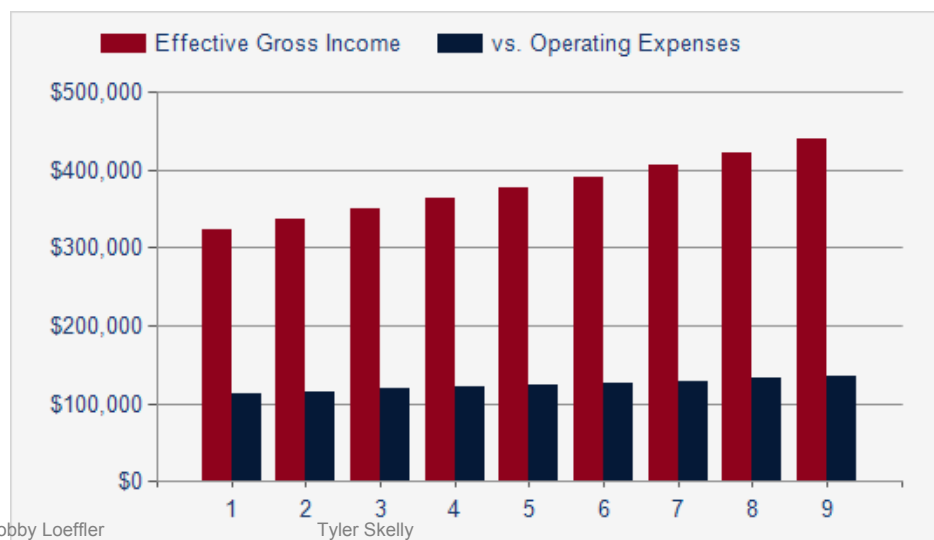
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Calendar Year	CURRENT	+10% +TINS @ 90% Econ.	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Potential Rent (Units)	\$313,440	\$344,784	\$358,575	\$372,918	\$387,835	\$403,349	\$419,482	\$436,262	\$453,712	\$471,861
Late Fees	\$3,040	\$3,040	\$3,040	\$3,040	\$3,040	\$3,040	\$3,040	\$3,040	\$3,040	\$3,040
Insurance Revenue		\$11,154	\$11,154	\$11,154	\$11,154	\$11,154	\$11,154	\$11,154	\$11,154	\$11,154
<b>Gross Potential Income</b>	<b>\$316,480</b>	<b>\$358,978</b>	<b>\$372,769</b>	<b>\$387,112</b>	<b>\$402,029</b>	<b>\$417,543</b>	<b>\$433,676</b>	<b>\$450,456</b>	<b>\$467,906</b>	<b>\$486,055</b>
Vacancy & Collection Loss	-18.30%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%
<b>Effective Gross Income</b>	<b>\$259,120</b>	<b>\$324,500</b>	<b>\$336,912</b>	<b>\$349,821</b>	<b>\$363,246</b>	<b>\$377,208</b>	<b>\$391,728</b>	<b>\$406,830</b>	<b>\$422,535</b>	<b>\$438,869</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$32,794	\$32,794	\$33,450	\$34,119	\$34,801	\$35,497	\$36,207	\$36,931	\$37,670	\$38,423
Property Insurance	\$24,875	\$24,875	\$25,373	\$25,880	\$26,398	\$26,926	\$27,464	\$28,013	\$28,574	\$29,145
Advertising	\$1,700	\$1,700	\$1,734	\$1,769	\$1,804	\$1,840	\$1,877	\$1,914	\$1,953	\$1,992
Repairs & Maintenance	\$15,547	\$15,547	\$15,858	\$16,175	\$16,499	\$16,829	\$17,165	\$17,508	\$17,859	\$18,216
Utilities	\$1,852	\$1,852	\$1,889	\$1,927	\$1,965	\$2,005	\$2,045	\$2,086	\$2,127	\$2,170
Third Party Management	\$10,365	\$12,980	\$13,476	\$13,993	\$14,530	\$15,088	\$15,669	\$16,273	\$16,901	\$17,555
General and Administrative	\$7,150	\$7,150	\$7,293	\$7,439	\$7,588	\$7,739	\$7,894	\$8,052	\$8,213	\$8,377
Payroll	\$16,700	\$16,700	\$17,034	\$17,375	\$17,722	\$18,077	\$18,438	\$18,807	\$19,183	\$19,567
<b>Total Operating Expense</b>	<b>\$110,983</b>	<b>\$113,598</b>	<b>\$116,107</b>	<b>\$118,676</b>	<b>\$121,306</b>	<b>\$124,000</b>	<b>\$126,760</b>	<b>\$129,585</b>	<b>\$132,480</b>	<b>\$135,445</b>
<b>Net Operating Income</b>	<b>\$148,138</b>	<b>\$210,902</b>	<b>\$220,805</b>	<b>\$231,145</b>	<b>\$241,939</b>	<b>\$253,207</b>	<b>\$264,969</b>	<b>\$277,244</b>	<b>\$290,055</b>	<b>\$303,424</b>
Annual Debt Service	\$108,851	\$108,851	\$108,851	\$108,851	\$108,851	\$108,851	\$108,851	\$108,851	\$108,851	\$108,851
<b>Cash Flow</b>	<b>\$39,287</b>	<b>\$102,051</b>	<b>\$111,954</b>	<b>\$122,294</b>	<b>\$133,089</b>	<b>\$144,357</b>	<b>\$156,118</b>	<b>\$168,394</b>	<b>\$181,205</b>	<b>\$194,573</b>

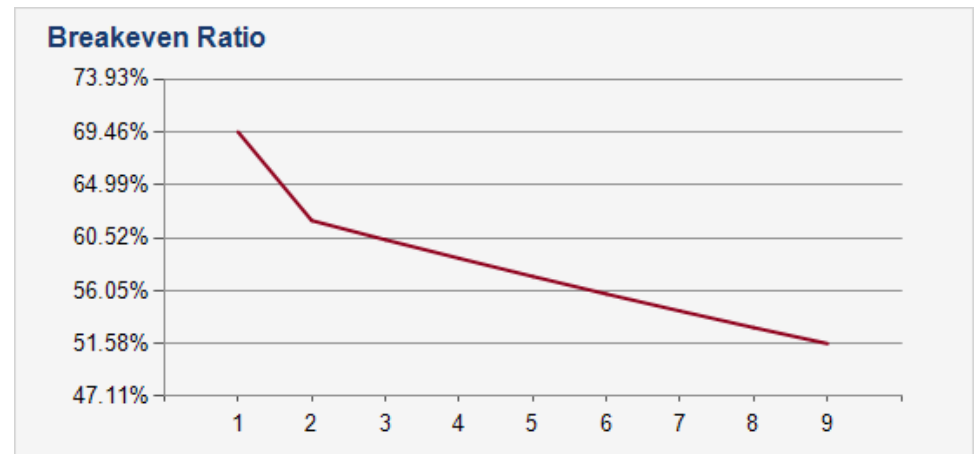
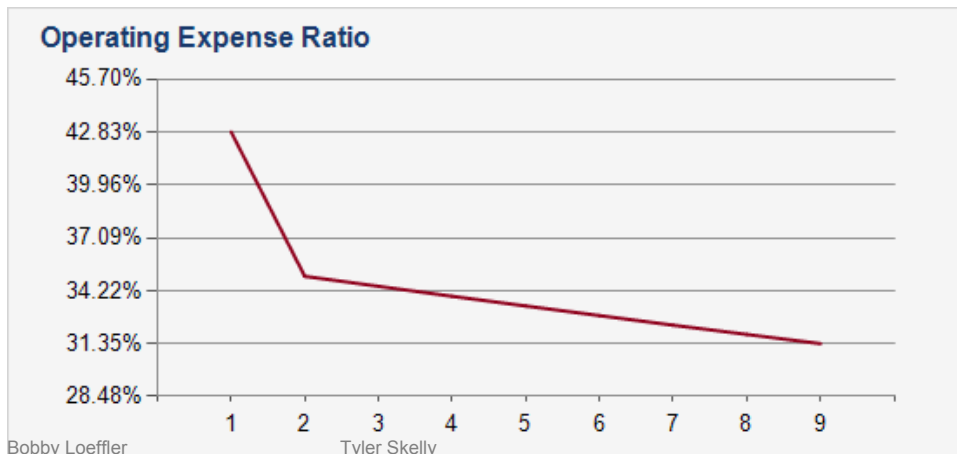
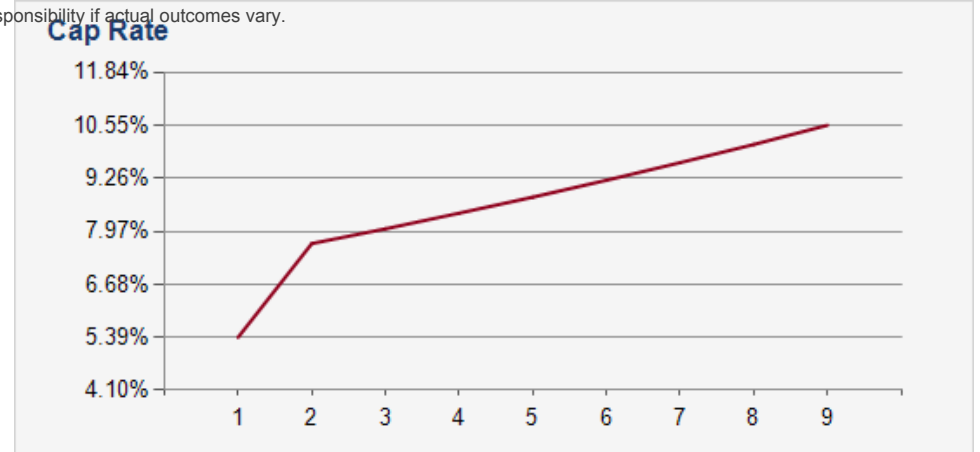
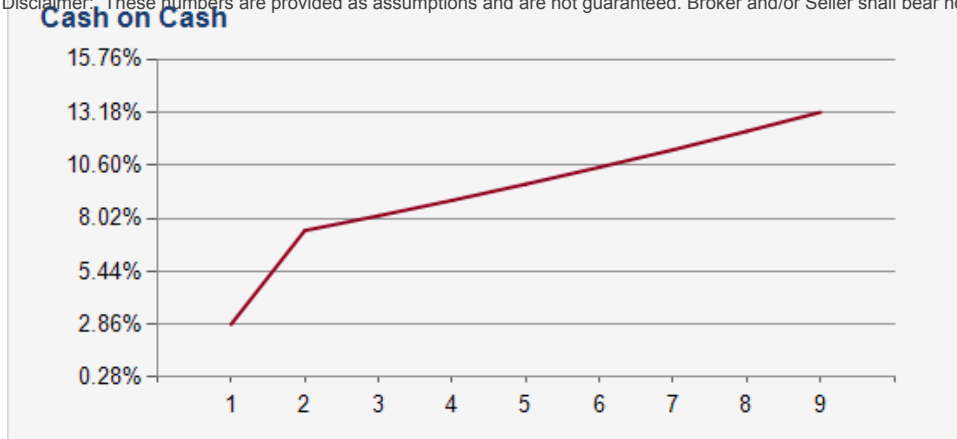


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Calendar Year	CURRENT	+10% +TINS @ 90% Econ.	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	2.86%	7.42%	8.14%	8.89%	9.68%	10.50%	11.35%	12.25%	13.18%	14.15%
CAP Rate	5.39%	7.67%	8.03%	8.41%	8.80%	9.21%	9.64%	10.08%	10.55%	11.03%
Debt Coverage Ratio	1.36	1.94	2.03	2.12	2.22	2.33	2.43	2.55	2.66	2.79
Operating Expense Ratio	42.83%	35.00%	34.46%	33.92%	33.39%	32.87%	32.35%	31.85%	31.35%	30.86%
Gross Multiplier (GRM)	8.69	7.66	7.38	7.10	6.84	6.59	6.34	6.10	5.88	5.66
Loan to Value	50.03%	49.15%	48.23%	47.28%	46.23%	45.13%	43.97%	42.69%	41.38%	39.95%
Breakeven Ratio	69.46%	61.97%	60.35%	58.78%	57.25%	55.77%	54.33%	52.93%	51.58%	50.26%
Price / SF	\$116.53	\$116.53	\$116.53	\$116.53	\$116.53	\$116.53	\$116.53	\$116.53	\$116.53	\$116.53
Price / Unit	\$18,966	\$18,966	\$18,966	\$18,966	\$18,966	\$18,966	\$18,966	\$18,966	\$18,966	\$18,966
Income / SF	\$10.97	\$13.74	\$14.27	\$14.82	\$15.39	\$15.98	\$16.59	\$17.23	\$17.90	\$18.59
Expense / SF	\$4.70	\$4.81	\$4.91	\$5.02	\$5.14	\$5.25	\$5.37	\$5.49	\$5.61	\$5.73

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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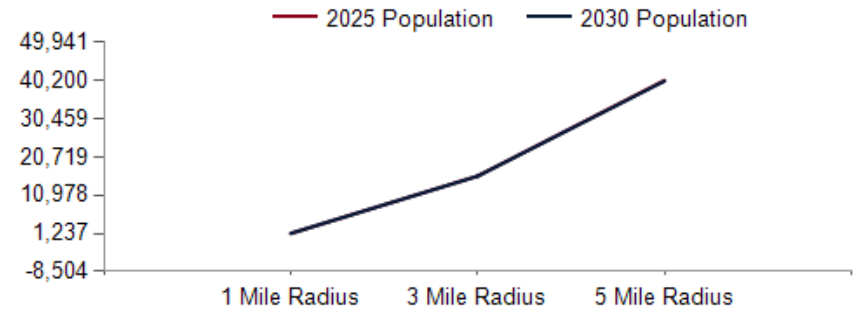
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## Demographics

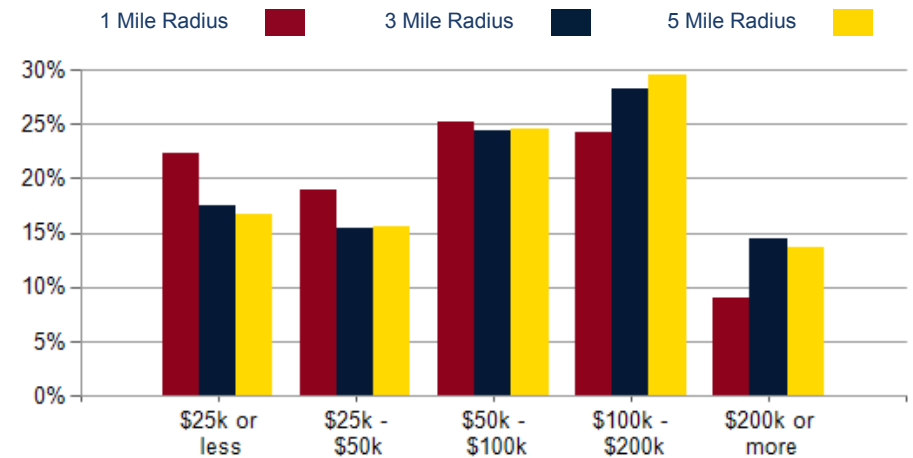
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,122	14,573	36,490
2010 Population	1,097	14,782	37,949
2025 Population	1,240	15,864	40,200
2030 Population	1,237	15,818	40,048
2025 African American	5	84	245
2025 American Indian	11	185	462
2025 Asian	26	280	686
2025 Hispanic	129	1,593	4,091
2025 Other Race	30	454	1,213
2025 White	1,018	13,103	33,207
2025 Multiracial	149	1,728	4,321
2025-2030: Population: Growth Rate	-0.25%	-0.30%	-0.40%

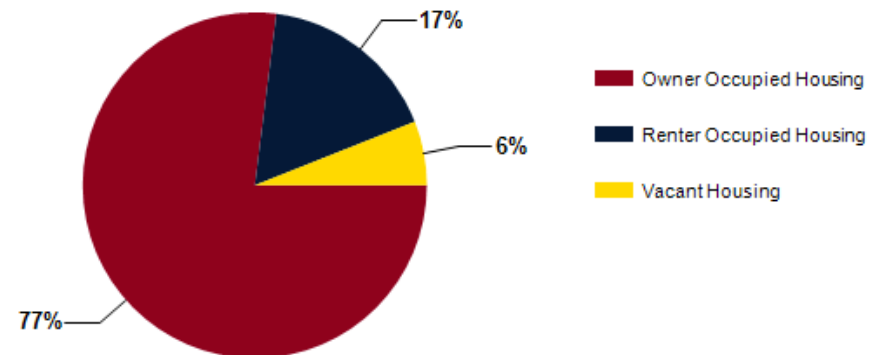
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	95	717	1,703
\$15,000-\$24,999	19	476	1,224
\$25,000-\$34,999	24	359	999
\$35,000-\$49,999	73	695	1,730
\$50,000-\$74,999	55	772	2,208
\$75,000-\$99,999	74	897	2,083
\$100,000-\$149,999	100	1,189	3,315
\$150,000-\$199,999	24	752	1,849
\$200,000 or greater	46	989	2,377
Median HH Income	\$70,197	\$84,617	\$83,981
Average HH Income	\$96,058	\$115,409	\$113,176



### 2025 Household Income



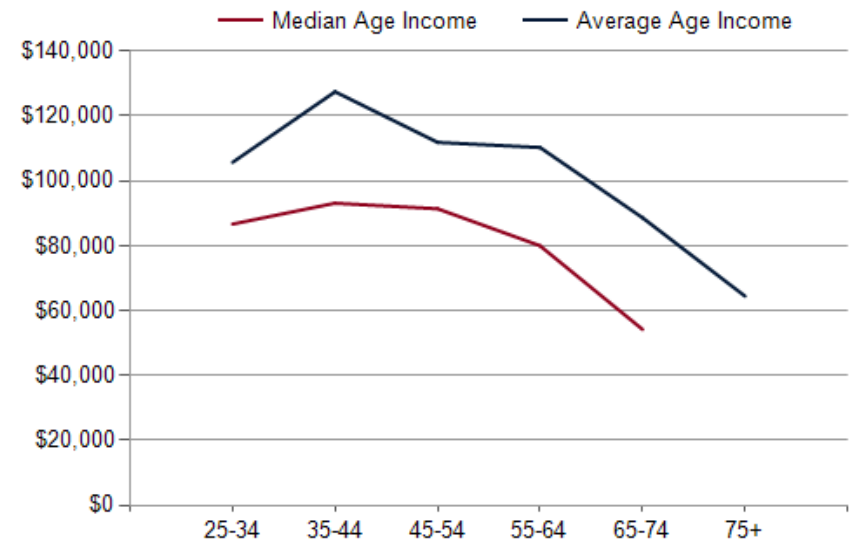
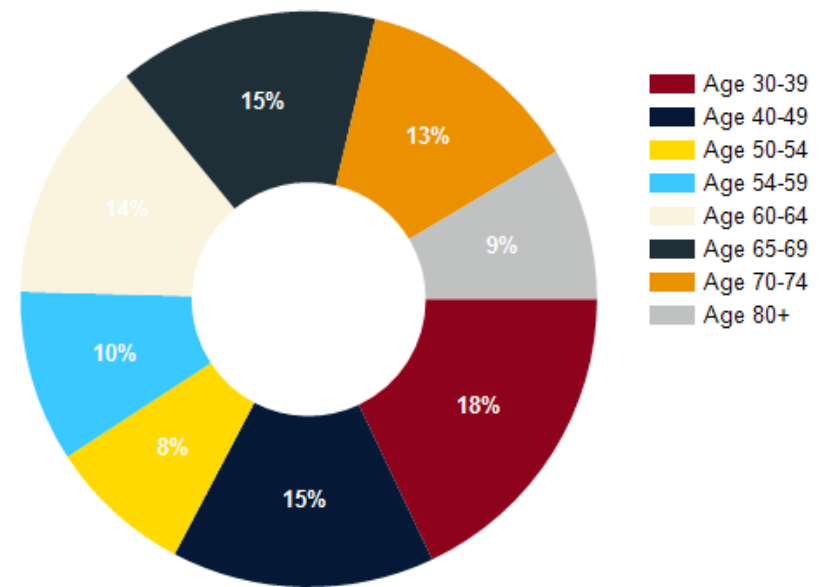
### 2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	77	863	2,026
2025 Population Age 35-39	74	936	2,351
2025 Population Age 40-44	68	1,014	2,527
2025 Population Age 45-49	56	788	2,157
2025 Population Age 50-54	68	769	1,972
2025 Population Age 55-59	81	911	2,211
2025 Population Age 60-64	115	1,405	3,153
2025 Population Age 65-69	123	1,533	3,532
2025 Population Age 70-74	107	1,433	3,494
2025 Population Age 75-79	72	1,015	2,639
2025 Population Age 80-84	46	645	1,759
2025 Population Age 85+	37	481	1,790
2025 Population Age 18+	1,028	13,237	33,570
2025 Median Age	52	52	51
2030 Median Age	53	53	52

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,674	\$87,277	\$84,953
Average Household Income 25-34	\$105,717	\$114,001	\$109,949
Median Household Income 35-44	\$93,118	\$116,161	\$110,852
Average Household Income 35-44	\$127,479	\$144,462	\$137,328
Median Household Income 45-54	\$91,403	\$116,178	\$113,947
Average Household Income 45-54	\$111,876	\$146,301	\$144,266
Median Household Income 55-64	\$79,988	\$102,424	\$102,466
Average Household Income 55-64	\$110,300	\$128,738	\$127,827
Median Household Income 65-74	\$54,205	\$80,391	\$81,414
Average Household Income 65-74	\$88,634	\$111,245	\$108,511
Average Household Income 75+	\$64,450	\$77,998	\$79,842

Population By Age



# Attic Mini Storage & Corner Store

## CONFIDENTIALITY and DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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