



CARLIN SELF STOR
754 6782

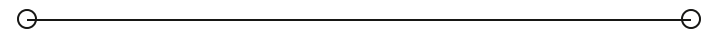
RIGHT TO PASS
ONLY
BY PERMISSION
OF OWNER
ELECTRONICALLY
MONITORED
AND
RECORDED

OFFERING MEMORANDUM

Carlin Self Stor

142 SOUTH 4TH STREET

Carlin, Nevada 89822



PRESENTED BY:

KRISTEN ASMAN
O: 614.370.9077
kristen.asman@svn.com
OH #658012934

JACK BROWER, CCIM
O: 775.883.3936 x104
browerj@svn.com
NV #B/S.0041614.LLC



Table of Contents

9	LOCATION INFORMATION	17	DEMOGRAPHICS	
	Regional Map	10	3-mile_snap_shot.pdf	18
	Location Map	11	Demographics Map & Report	19
	Aerial Map	12		
13	FINANCIAL ANALYSIS	20	ADVISOR BIOS	
	Profit and Loss PDF New.pdf (1)	14	Advisor Bio 1	21
	occupancy_pdf.pdf	15	Advisor Bio 2	22
	management_summary_2024.pdf	16		

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

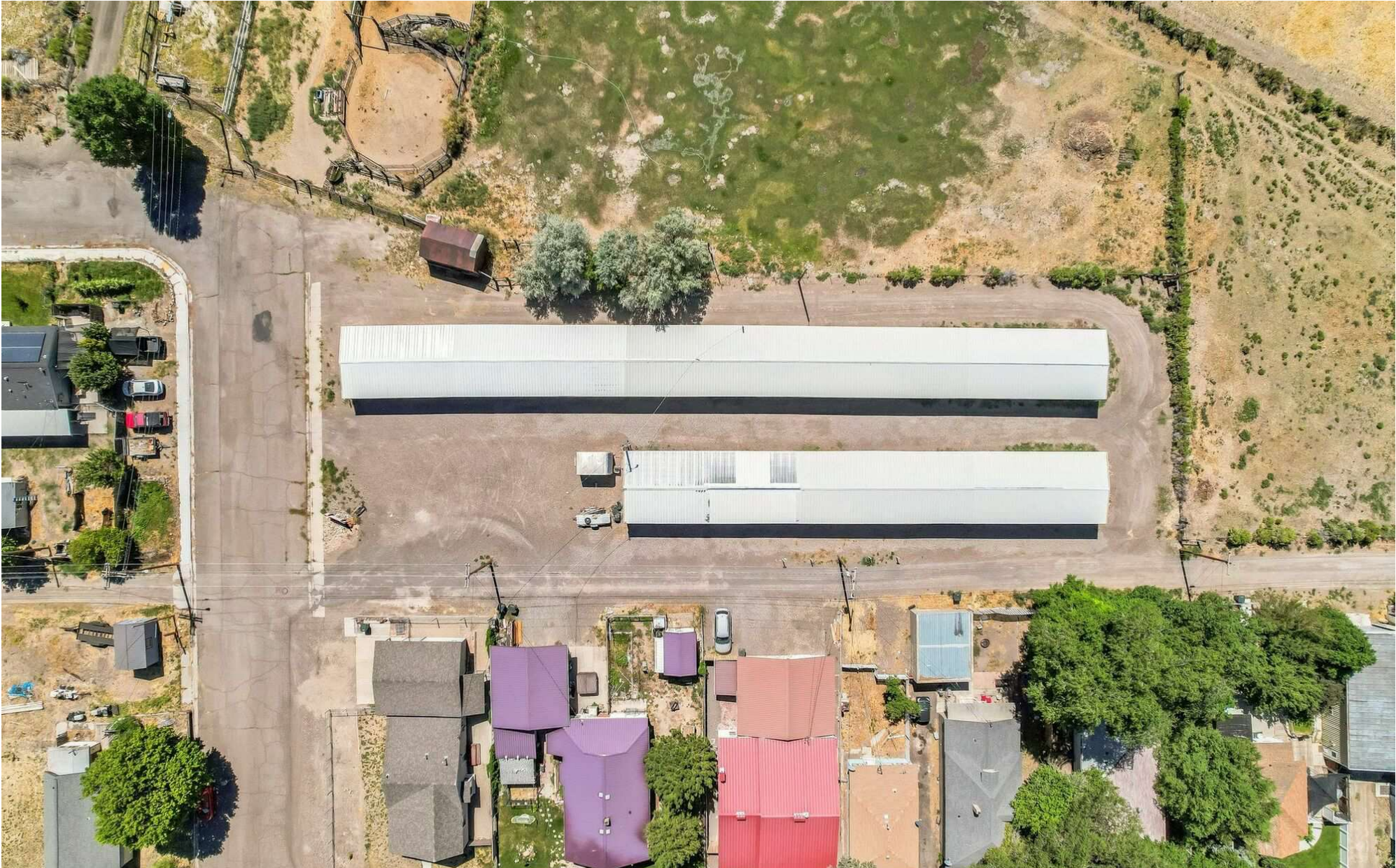
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



AERIAL



CARLIN SELF STOR - CARLIN, NEVADA



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$849,000
NUMBER OF UNITS:	86
LOT SIZE:	0.688 Acres
BUILDING SIZE:	10,560 SF
OCCUPANCY:	95%

PROPERTY DESCRIPTION

Welcome to Gold Country! SVN is proud to present Carlin Self Stor For Sale located in Carlin, NV. The area is home to two of the world's largest open-pit gold mines which process about 3 million ounces of gold each year! Carlin Self Stor is one of only 3 self storage properties in a 20 mile radius, so it stays fully leased with 86 units and 10,560 SF on .69 Acres. Carlin, NV is in the oldest city in Elko County, and, like most of Nevada, Elko county showing a 10% population increase! There is no expansion room on-site but the property absorbs multiple rate increases per year with 95% occupancy. Next rent raise is set for this Fall.

PROPERTY HIGHLIGHTS

- One of only 3 storage properties in a 20-mile radius
- 95% Occupied
- Median Household Income \$75,000-\$100,000
- Located just off of I-80 between Salt Lake and Reno

ELKO COUNTY - CARLIN, NEVADA



WELCOME TO GOLD COUNTRY!

The city is known as the "Gateway to the Carlin Trend", a mining district that's been mined since the 1960s and is considered one of the most important in the world. The Carlin Trend has produced almost 100 million ounces of gold and includes two of the world's largest open-pit gold mines, which process about 3 million ounces of ore each year.

Along with most of Nevada, **the Elko County area is showing at 10% population increase!**

Carlin, Nevada is the oldest city in Elko County in the northeastern corner of Nevada, United States. As of the 2020 census, the population was 53,702. Its county seat is Elko, strategically **located on I-80 between Salt Lake City and Reno and only a couple of hours south of Twin falls, Idaho.** Elko County is the fourth-largest county by area in the contiguous United States, ranking lower when the boroughs of Alaska are included. It is one of only 10 counties in the U.S. with more than 10,000 square miles of area.

The median income for a household in the county is \$67,038 and the **median income for a family is \$75,171.**

Carlin, NV has about 2500 people but there are **only 3 storage properties for 20 miles**, so quite a few tenants come from outside of Carlin.

CARLIN SELF STOR

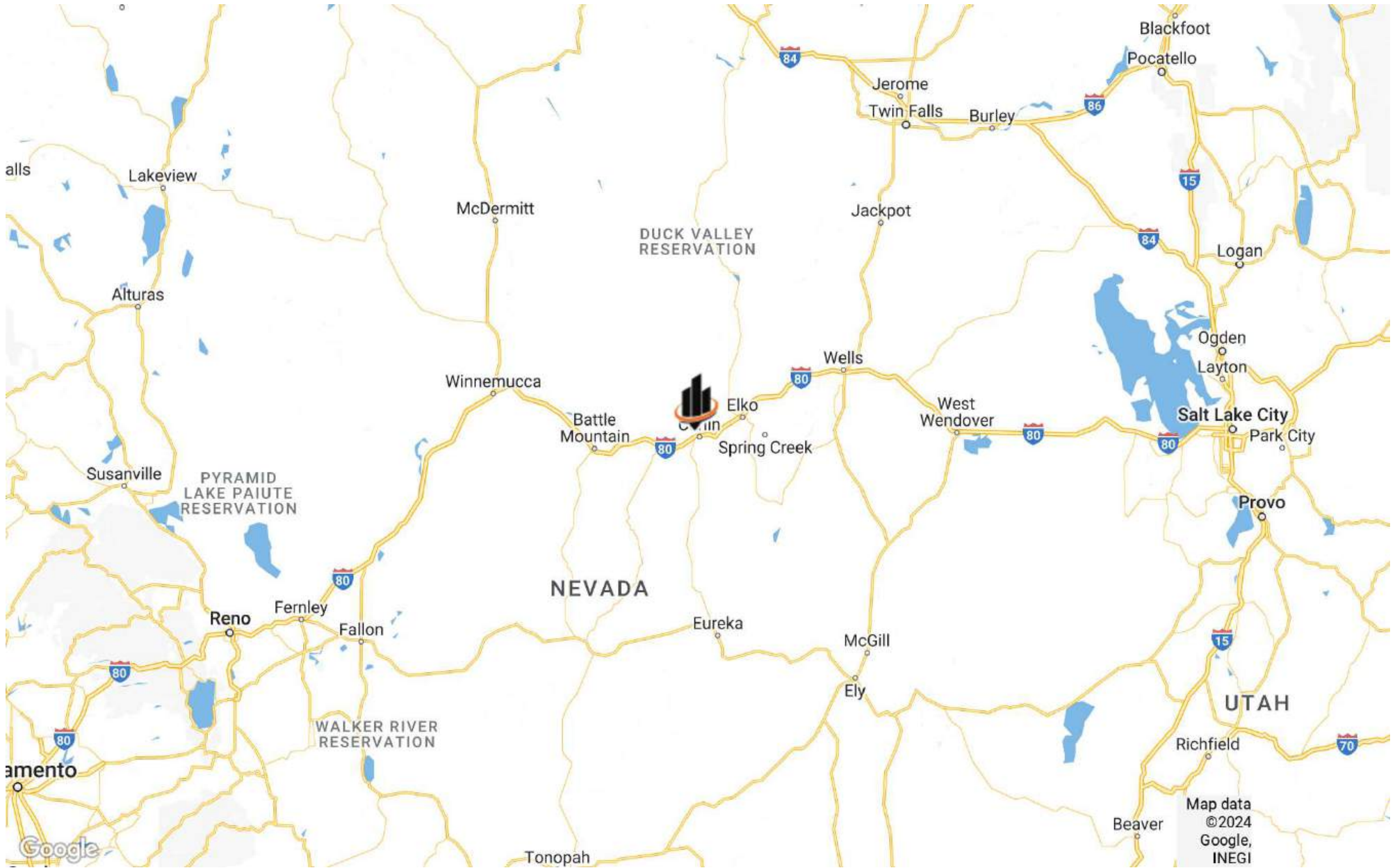




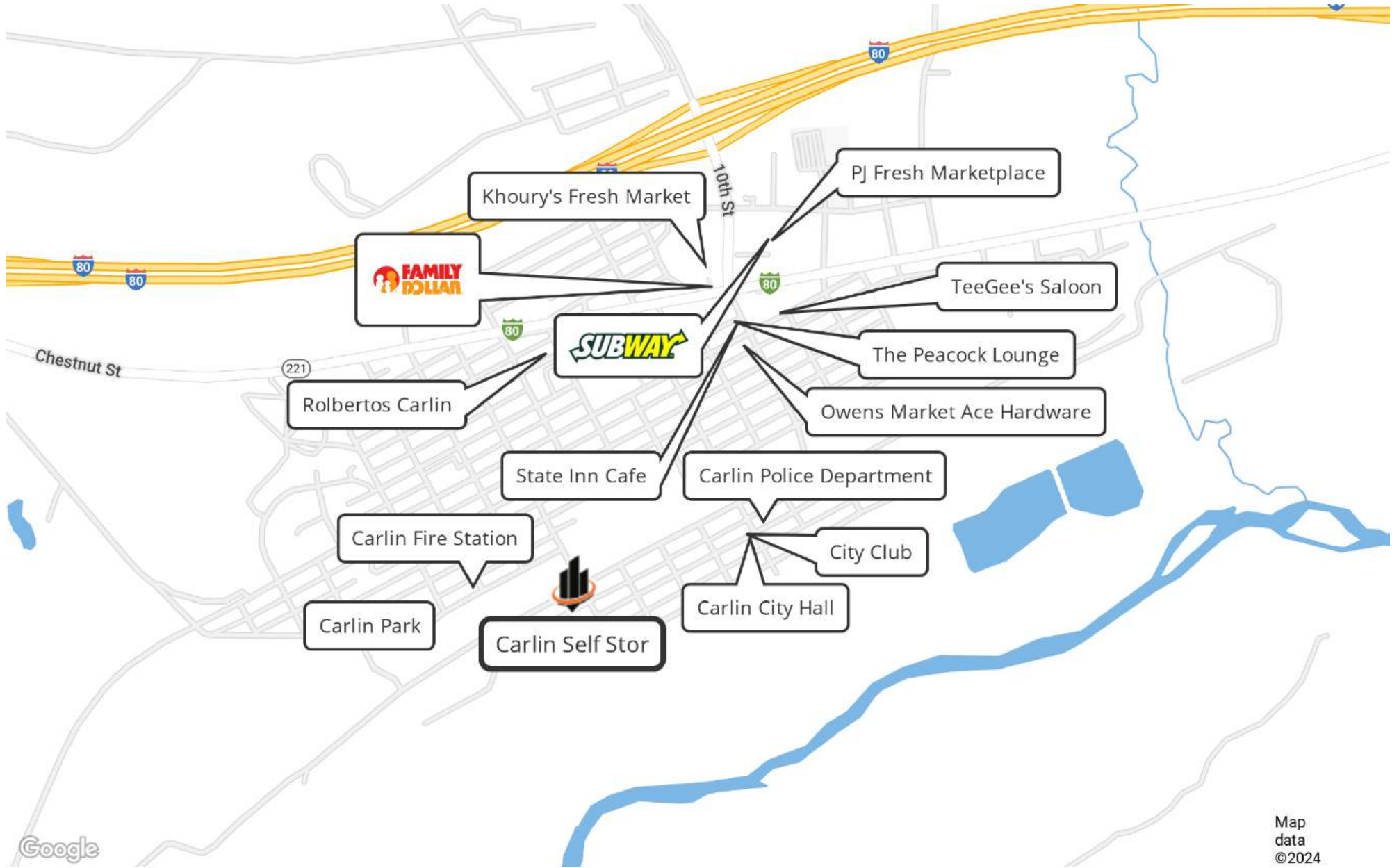
SECTION 1
Location
Information



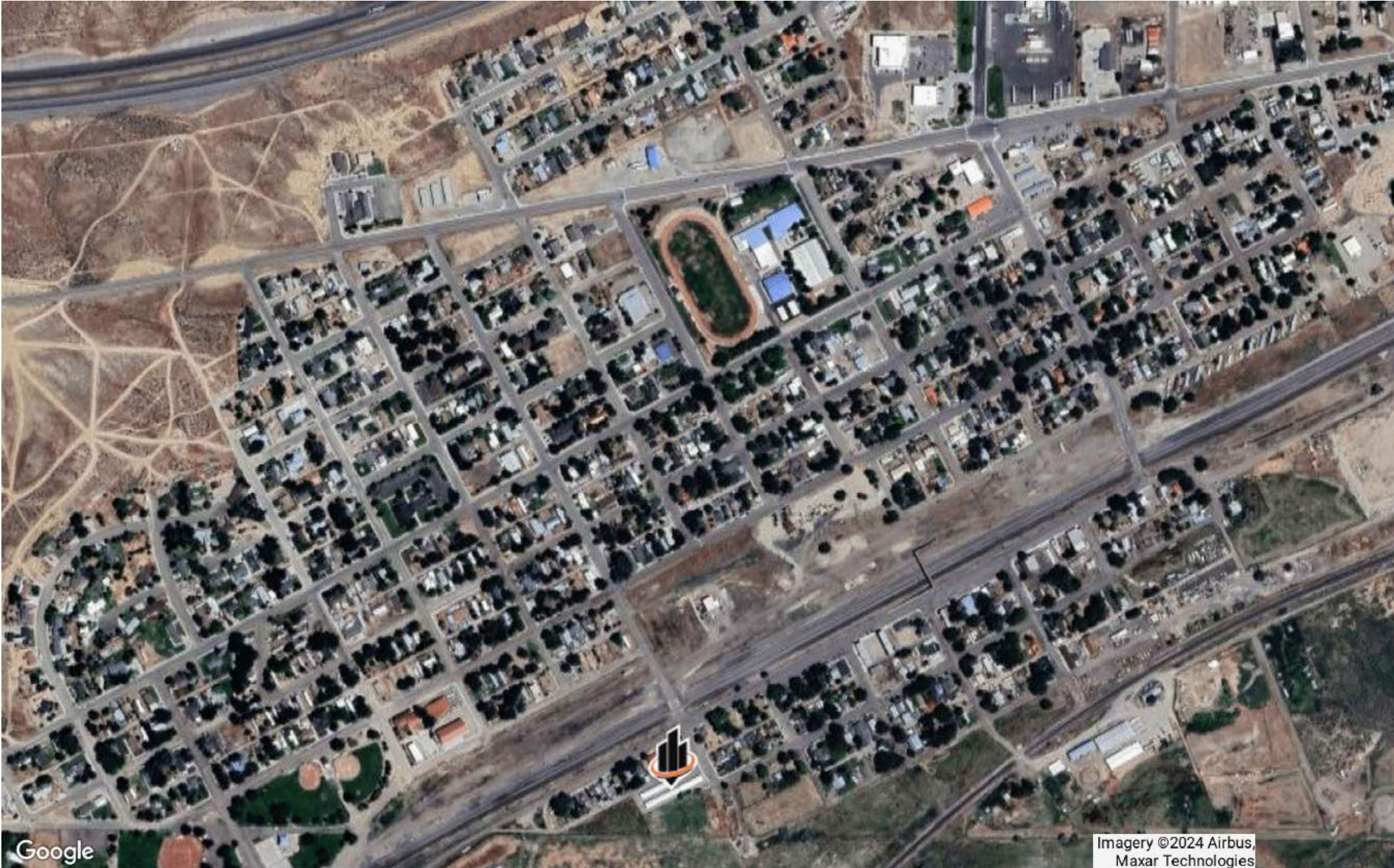
REGIONAL MAP



RETAIL MAP - CARLIN, NV



AERIAL MAP





SECTION 2
Financial
Analysis

**Carlin Self Stor
Profit and Loss**

	2023	2024	2024 Forecast	Pro-Forma	Pro-Forma
	(partial year)	Through July 31st	12 months	Year 1	Year 2
Total Gross Income	\$ 49,241.00	\$ 45,362.81	\$ 77,764.82	\$ 85,541.30	\$ 94,095.43
Expenses:					
Fees	495.00	151.05	258.94	258.94	258.94
General Business	408.56	875.35	1313.03	1313.03	1313.03
Property Insurance	1,989.69	2,188.13	1,989.69	1989.69	1989.69
Rental Insurance	385.00	1,793.50	2,690.25	2690.25	2690.25
Office Supplies	216.85	127.75	216.85	216.85	216.85
Software and Apps	4,843.27	2,159.45	3,239.18	3239.18	3239.18
Payroll Expense	1392.94	984.41	1392.94	1392.94	1392.94
Payroll Wages	6,346.55	5,600.00	9,600.00	9600.00	9600.00
Taxes	3,976.71	3,976.71	3,976.71	3,976.71	3,976.71
Utilities	1096.92	522.66	744.00	744.00	744.00
Electric	660.00	124.00	212.57	212.57	212.57
Total Expenses	\$ 21,811.49	\$ 18,503.01	\$ 25,634.15	\$ 25,634.15	\$ 25,634.15
Net Operating Income	\$ 27,429.51	\$ 33,292.18	\$ 52,130.66	\$ 59,907.14	\$ 68,461.27

Software and Apps is Call Center, Website, and Rental Software (ESS)

Payroll expense is payroll software Bill.com

Property Manager is \$800/month

Units Occupancy Report

Size	# Units	# Occ	SF/Unit	SF Total	Occ SF	Price	Gross Possible	Avg Actual Price	Gross	Occupancy %
5 x 12	8	8	60	480	480	\$60.00	\$480.00	\$51.88	\$415.04	100.00%
10 x 12	72	68	120	8,640.0	8,160.0	\$75.00	\$5400.00	\$66.62	\$4530.16	94.44%
10 x 24	6	6	240	1,440.0	1,440.0	\$125.00	\$750.00	\$113.08	\$678.48	100.00%
	86	82		10560			\$6630.00		\$5623.68	

Management Summary Report

Management Summary Report for 7/31/2024

Payments

	Day July 31	Week July 28 - August 3	Month July 2024	Year Jan - Jul 2024
ACH	\$78.42	\$156.84	\$243.68	\$1,428.98
Credit Card	\$167.52	\$3,489.46	\$4,355.95	\$31,959.48
One-time ACH	\$0.00	\$53.40	\$53.40	\$437.52
One-time Credit Card	\$78.42	\$715.88	\$1,335.76	\$11,536.83
Total	\$324.36	\$4,415.58	\$5,988.79	\$45,362.81

Activity

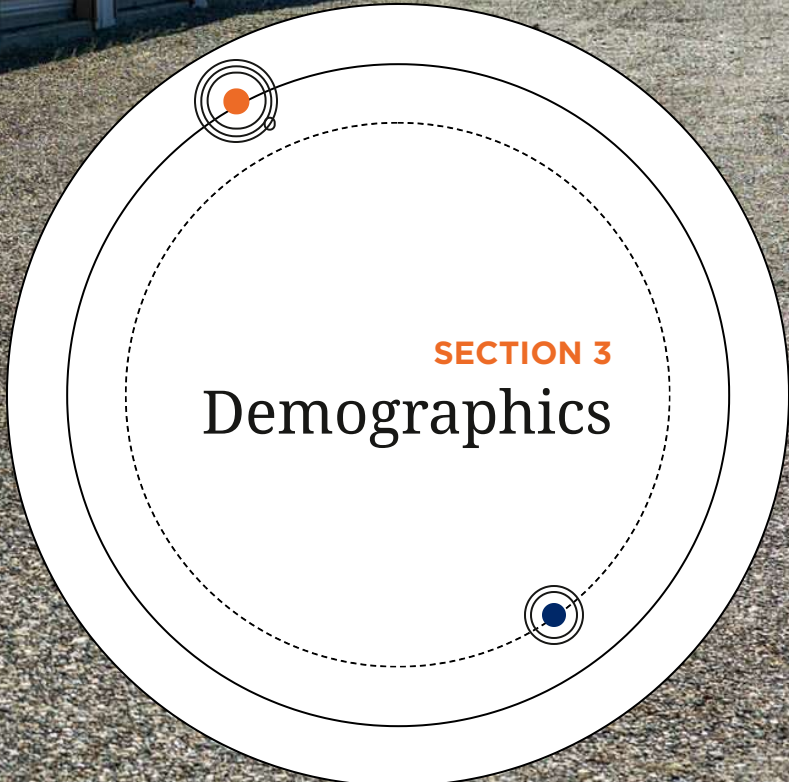
	Day July 31	Week July 28 - August 3	Month July 2024	Year Jan - Jul 2024
Move Ins	0	0	4	25
Move Outs	1	1	4	30

Sales

	Day July 31	Week July 28 - August 3	Month July 2024	Year Jan - Jul 2024
10 Day Late Fee	\$0.00	\$0.00	\$79.00	\$858.90
Auction	\$0.00	\$0.00	\$0.00	\$1,215.00
Auction Cleaning Deposit (Refundable)	\$0.00	\$0.00	\$0.00	\$71.00
Deposit	\$0.00	\$0.00	\$20.00	\$105.00
Insurance Premium	\$36.00	\$406.00	\$592.26	\$4,389.84
Lockout Fee	\$0.00	\$0.00	\$15.00	\$175.00
Prorated Insurance Premium	\$0.00	\$8.42	\$17.12	\$96.24
Rent	\$288.36	\$3,727.76	\$5,245.41	\$38,268.16
Setup Fee	\$0.00	\$0.00	\$20.00	\$107.35
Unallocated	\$0.00	\$273.40	\$0.00	\$76.32
Total	\$324.36	\$4,415.58	\$5,988.79	\$45,362.81

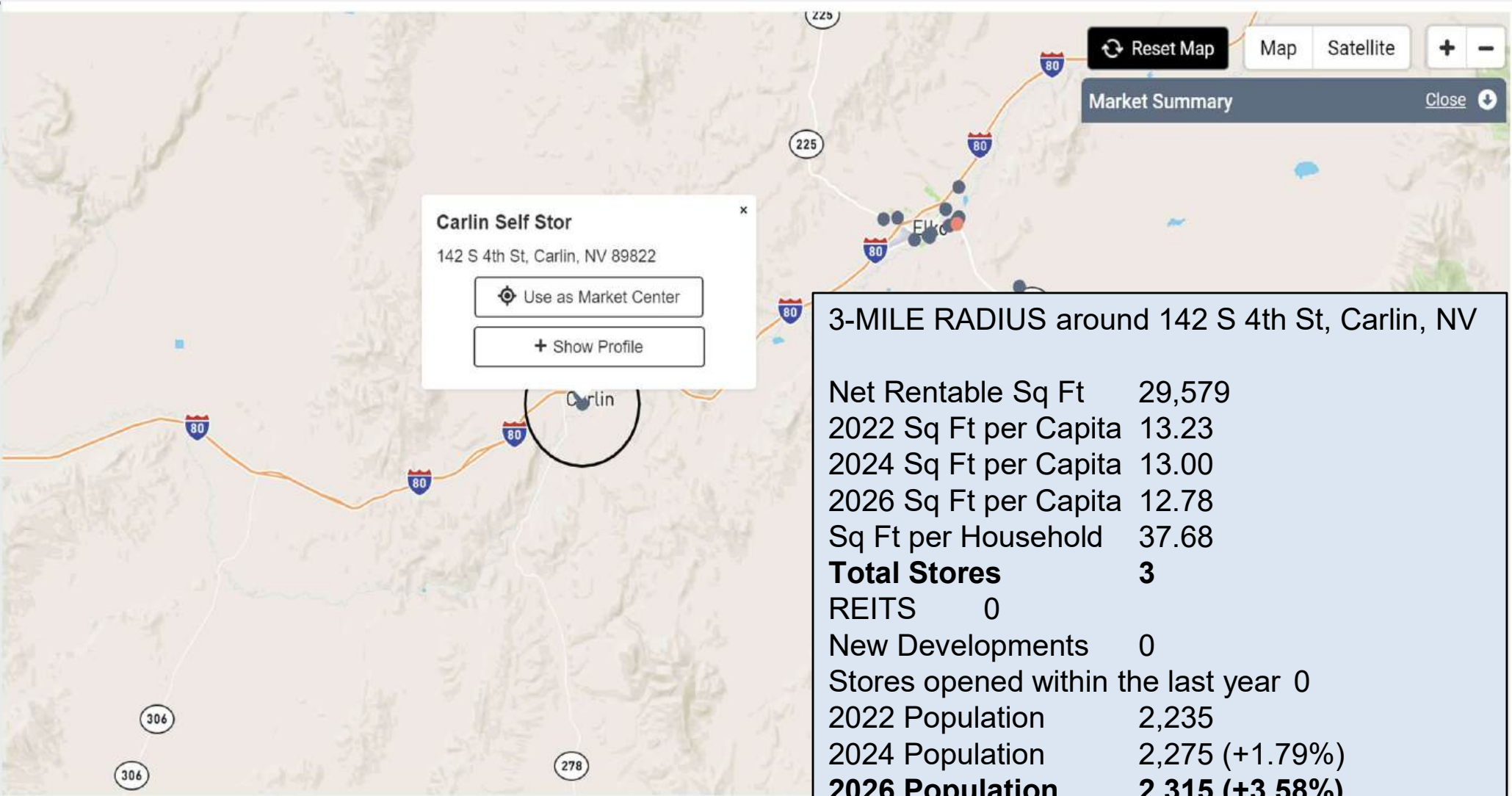
Occupancy As of 7/31/2024 11:59PM

Occupancy	Units	Percentage
Available	5	5.8%
Rented	81	94.2%
Total	86	100.0%



SECTION 3
Demographics

3-MILE MARKET SNAPSHOT



Info Per Stortrack; Only 3 Properties in a 20 mile radius!

DEMOGRAPHICS MAP & REPORT

POPULATION

10 MILES 15 MILES 20 MILES

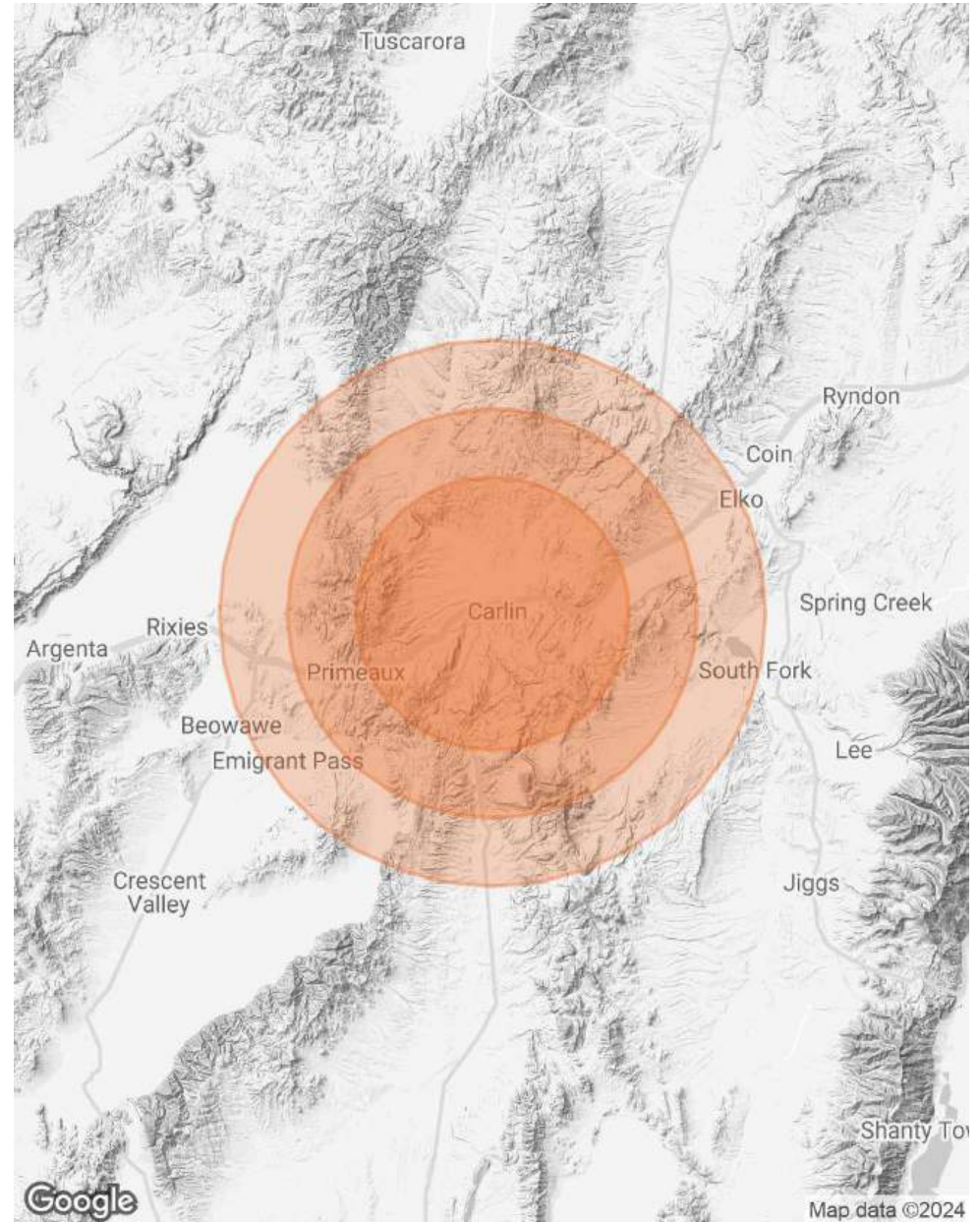
	10 MILES	15 MILES	20 MILES
TOTAL POPULATION	2,004	2,120	4,943
AVERAGE AGE	39	39	37
AVERAGE AGE (MALE)	39	40	38
AVERAGE AGE (FEMALE)	39	39	37

HOUSEHOLDS & INCOME

10 MILES 15 MILES 20 MILES

	10 MILES	15 MILES	20 MILES
TOTAL HOUSEHOLDS	806	854	1,903
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$91,914	\$91,613	\$101,560
AVERAGE HOUSE VALUE	\$319,738	\$317,382	\$320,727

Demographics data derived from AlphaMap



25

A large white circle with a dashed inner border and two solid outer borders. It contains the text "SECTION 4" in orange and "Advisor Bios" in black. There are two decorative circular icons: one with an orange dot at the top-left and one with a blue dot at the bottom-right.

SECTION 4
Advisor Bios



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: **614.370.9077** | Cell: **614.370.9077**

OH #658012934

PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelors of Science Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but specializes in investment sales with the National Self Storage Team.

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University
Hondros School of Real Estate

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200
Columbus, OH 43219
614.944.5140



JACK BROWER, CCIM

Senior Advisor

browerj@svn.com

Direct: **775.883.3936 x104** | Cell: **775.721.7023**

NV #B/S.0041614.LLC

PROFESSIONAL BACKGROUND

Jack Brower, CCIM, serves as a senior advisor for SVN in Northern Nevada, focusing on the sale of investment industrial, office, and retail properties in the Northern Nevada market. Having been a Broker/Salesman since 1998, Brower is a multiple time recipient of SVN Achiever's Award.

Prior to joining SVN in 2003, Brower served as a senior associate for Gold Dust Commercial Associates in Carson City. Brower began his commercial real estate career after being an owner and operating partner of a Sizzler franchise with three restaurants and prior to that, a Sous Chef for Hyatt Hotels.

Brower's extensive business experience includes industrial, office and retail transactions, representing buyers and sellers of investment properties or owner/users of property. He also represents landlords and tenants securing real estate leases. Additional experience includes: apartments, mobile home parks and self storage facilities. With diverse commercial real estate experience, he has developed an expertise in local, national and investor-oriented transactions.

Brower has been instrumental in several key transactions, including a 65,000-square-foot former building supply building in Carson City. This building, after having been at the top of Carson City's list for economic development of 'dark' big box buildings, was transformed into a \$40 million project known as Casino Fandango. Since then Brower has worked with such clients as: *Wells Fargo *US Bank *Zion's Bank *American Wick Drain *RTP Manufacturing *Complete Millworks *Click Bond *Wells/Bloomfield Manufacturing *Mallory Ignition *Cinderlite Trucking *WalMart *Foster Machining *Wallis Steel *MC-21 *Universal Analyzers *Fortifiber Corporation *Oakley Sunglasses *CVS *Bodine's Casino *Bully's Sports Bar & Grill *Chili's *Del Taco *Outback Steakhouse

EDUCATION

SVN | Gold Dust Commercial Associates

305 N. Carson Street #200

Carson City, NV 89701

775.883.3936