



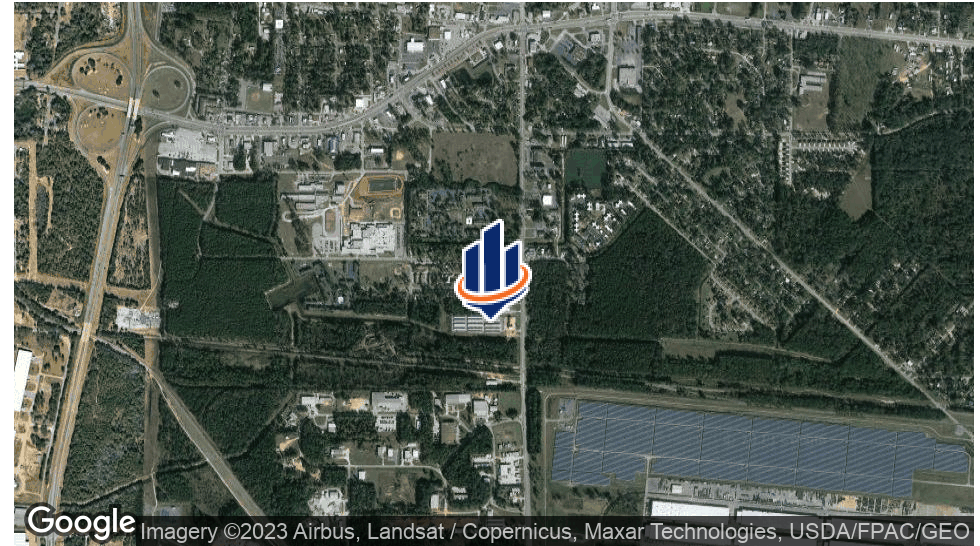
# MOCK ROAD SELF STORAGE

431 S MOCK RD  
ALBANY, GA 31705

Todd Davis  
C: 229.349.3884  
todd.davis@svn.com



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$5,900,000</b>
Building Size:	67,450 SF
<b>Lot Size:</b>	<b>4.47 Acres</b>
Price / SF:	\$87.47
Cap Rate:	5.95%
Zoning:	C 4
APN:	00155/00004/15B

## PROPERTY OVERVIEW

Located in Albany GA, Mock Rd. Self Storage is an established well maintained complex that consists of 67,450 SF (513 Units), 4.47 acres, and a free-standing manager's office. The units are completely fenced, with coded entrance, and security cameras. 50 climate-controlled units were added in 2023. Major employers such as Proctor & Gamble, Miller Coors, Marine Corp Logistic Base, and GA Pacific are located less than 2 miles away. There are over 1,000 residential rental units in close proximity. Mock Rd Self Storage has 8,930 cars travel past per day.

### Featuring:

- 83 Climate Controlled Units
- 430 Non Climate Units

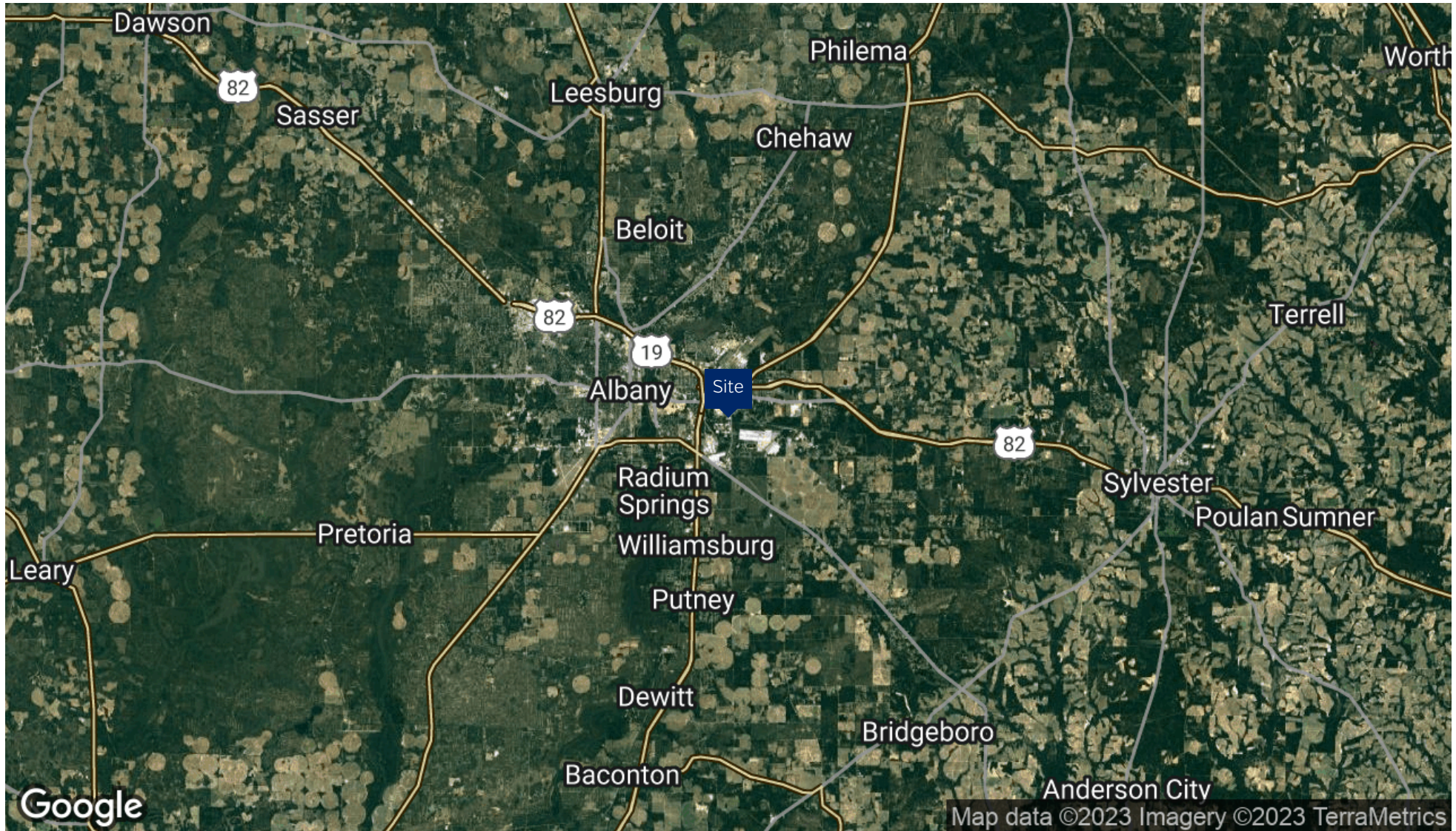


# Retailer Map





# Regional Map





# Financial Summary

Mock Road Self Storage		
Financial Summary		
	Proforma	Current
Gross Potential Rent	<b>\$522,180.00</b>	\$411,300.00
Other Income		
<b>Gross Potential Income</b>	<b>\$522,180.00</b>	\$411,300.00
Economic Occupancy	92%	78%
<b>Effective Gross Profit</b>	<b>\$480,405.60</b>	\$411,300.00
Less Expenses	\$65,465.86	\$65,465.86
<b>Net Operating Income</b>	<b>\$414,939.74</b>	\$345,834.14
Cap Rate	<b>7.0%</b>	5.80%
<b>Expenses</b>		
Real Estate Taxes	\$16,765.86	\$16,765.86
Manager's Salary	\$27,000.00	\$27,000.00
Utilities	\$9,000.00	\$9,000.00
Insurance	\$7,000.00	\$7,000.00
Miscellaneous	\$2,700.00	\$2,700.00
<b>Total Operating Expenses</b>	<b>\$62,465.86</b>	\$62,465.86



# Occupancy / Vacancy Mix

<b>Mock Road Self Storage</b>									
<b>Occupancy / Vacancy Mix</b>									
<i>Unit Size</i>	<i>Unit Rate</i>	<i>Total Units</i>	<i>Total SF</i>	<i>Occ. Units</i>	<i>Vacant Units</i>	<i>% SF Occupied</i>	<i>Gross Potential</i>	<i>Projected Rent</i>	<i>% Gross Potential</i>
5 x 10	\$60.00	50	2,500	38	12	76%	\$3,000.00	\$2,250.00	76%
5 x 10 CC	\$85.00	7	350	2	5	28.97%	\$595.00	\$85.00	14.29%
10 x 10	\$70.00	165	16,500	136	29	82.42%	\$11,550.00	\$9,520.00	82.42%
10 x 10 CC	\$120.00	56	5,600	23	33	41.07%	\$6,720.00	\$2,640.00	39.29%
10 x 15	\$80.00	90	13,500	87	3	96.67%	\$7,200.00	\$6,940.00	96.39%
10 x 20	\$90.00	125	25,000	121	4	96.8%	\$11,250.00	\$10,890.00	96.8%
10 x 20 CC	\$160.00	20	4,000	12	8	60%	\$3,200.00	\$1,920.00	60%
<b>Total</b>		<b>513</b>	<b>67,450</b>	<b>419</b>	<b>94</b>	<b>85.32%</b>	<b>\$43,515.00</b>	<b>\$34,275.00</b>	<b>78.77%</b>



# Demographics Map & Report

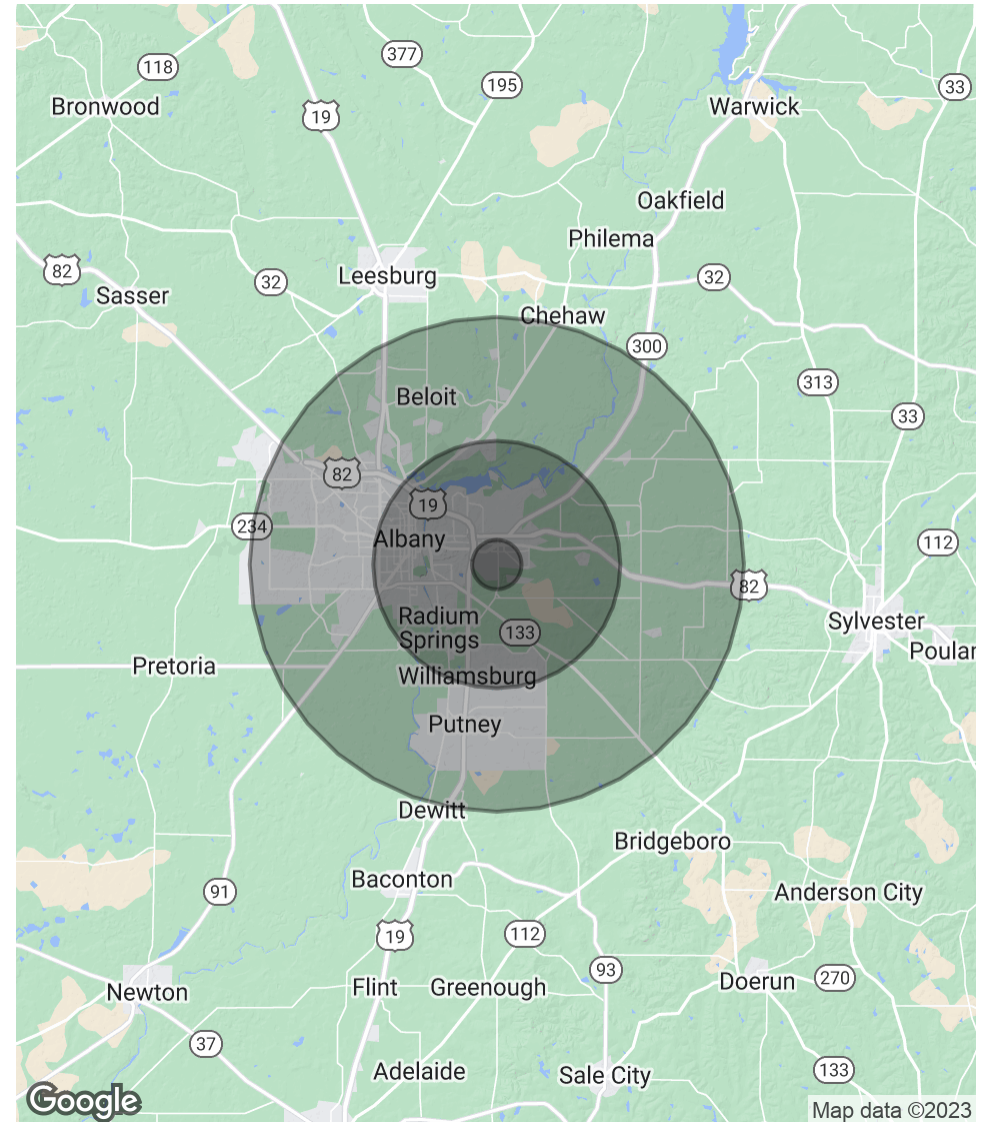
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,921	41,971	100,505
Average Age	31.9	35.6	37.1
Average Age (Male)	20.8	32.3	34.7
Average Age (Female)	42.9	37.1	38.5

## HOUSEHOLDS & INCOME

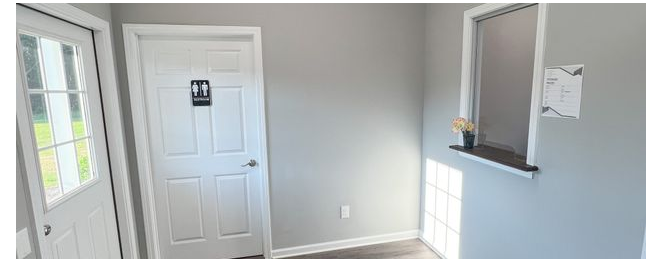
	1 MILE	5 MILES	10 MILES
Total Households	1,319	18,584	45,061
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$25,107	\$31,836	\$47,517
Average House Value	\$26,107	\$70,112	\$106,445

\* Demographic data derived from 2020 ACS - US Census





# Additional Photos







**TODD DAVIS**

Senior Advisor

todd.davis@svn.com

Direct: 877.518.5263 x384 | Cell: 229.349.3884

## PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination. Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines. Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial

SVN | Saunders Ralston Dantzler  
125 N. Broad Street Suite 210  
Thomasville, GA 31792





For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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