



**FLYER**

# Stow Away Storage Moberly

**620 N MORLEY ST**

Moberly, MO 65270

**PRESENTED BY:**

**JACK LUSTER**

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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.

PROPERTY SUMMARY



OFFERING SUMMARY

|                                       |           |
|---------------------------------------|-----------|
| SALE PRICE:                           | \$500,000 |
| 12 NOI ESTIMATE AT CURRENT OCCUPANCY: | \$48,433  |
| CAP RATE:                             | 9.7       |
| REVENUE:                              | \$69,515  |
| GROSS POTENTIAL REVENUE:              | \$75,408  |
| OCCUPANCY:                            | 90.4%     |
| NET RENTABLE SF:                      | 5,374     |
| LOT SIZE:                             | 50,126 SF |



PROPERTY DESCRIPTION

This is a fully climate controlled storage facility in Moberly Missouri. This property houses 52 units, totaling 5,374 NRSF. The 1.15 acres parcel is located in an opportunity zone with potential to expand outside.

PROPERTY HIGHLIGHTS

- Remote Managed
- All Climate Controlled
- Opportunity Zone
- History of High Occupancy
- Value Add
- Very High Traffic Count

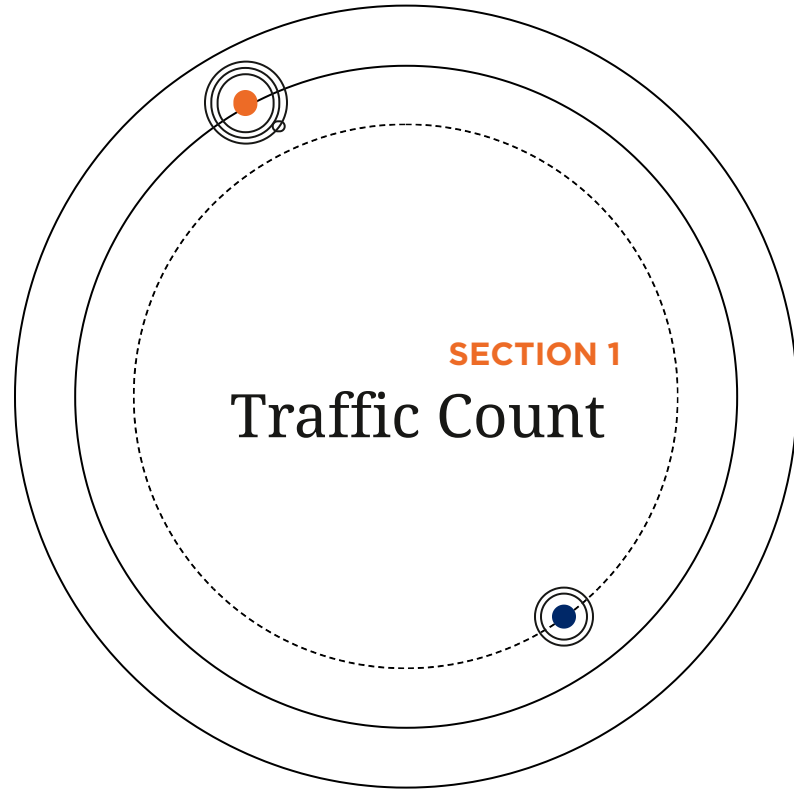
PROPERTY OVERVIEW

PROPERTY DETAILS

|                           |   |
|---------------------------|---|
| PROPERTY NAME             | Stow Away Climate Controlled Storage                        |
| LOCATION                  | 620 N. Morley Street, Moberly Missouri                      |
| TOTAL BUILD SF            | 8,614   |
| NET RENTABLE SF           | 5,374   |
| UNITS                     | 52  |
| BUILD AGE                 | 2015  |
| BUILDING EXTERIOR REMODEL | 2021  |
| SECURITY                  | Video Surveillance  |
| FRAMING                   | Metal   |
| EXTIOR WALLS              | Masonry and Metal   |
| ROOF                      | Metal   |
| SIGNAGE                   | On building and Pylon                                       |
| LAND                      | 1.15 acres with potential expansion on north side of parcel |

## PARCEL OUTLINE





## Traffic Count Report

### Family Dollar

620 N Morley St, Moberly, MO 65270

Building Type: **General Retail**

Secondary: **Freestanding**

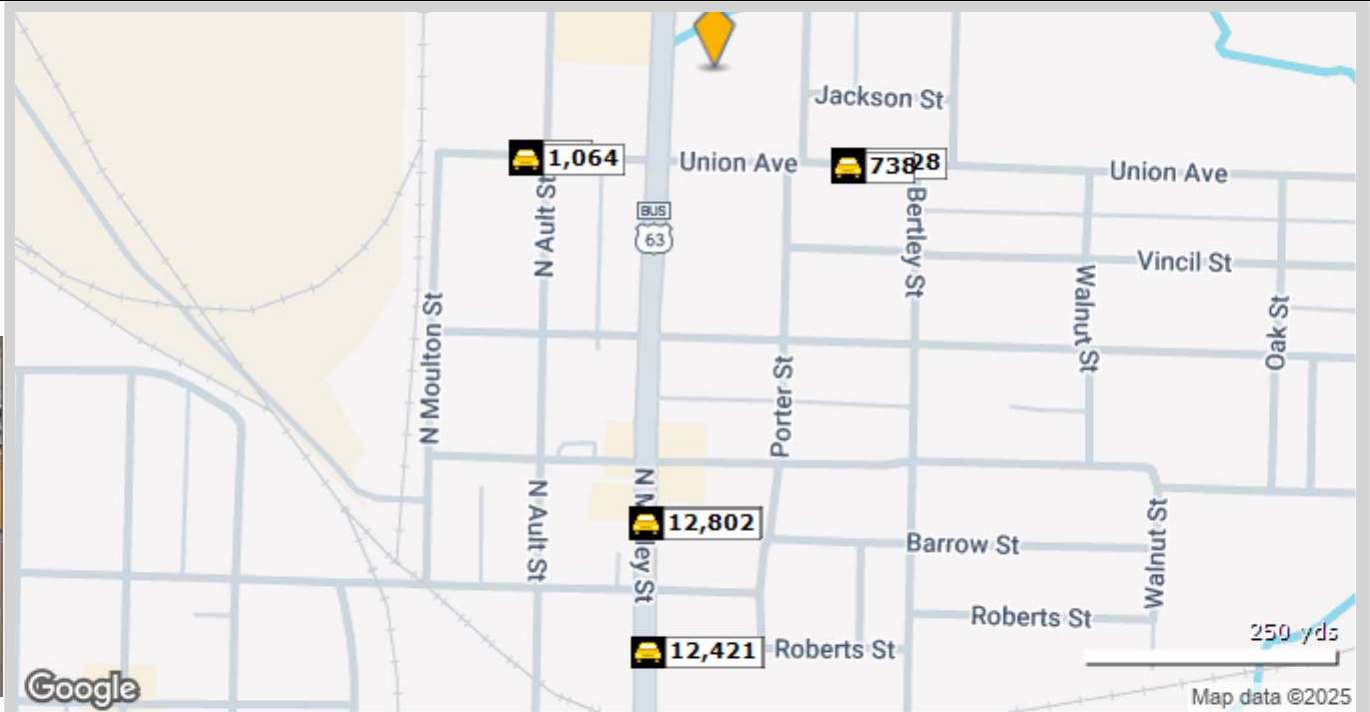
GLA: **8,000 SF**

Year Built: **2015**

Total Available: **0 SF**

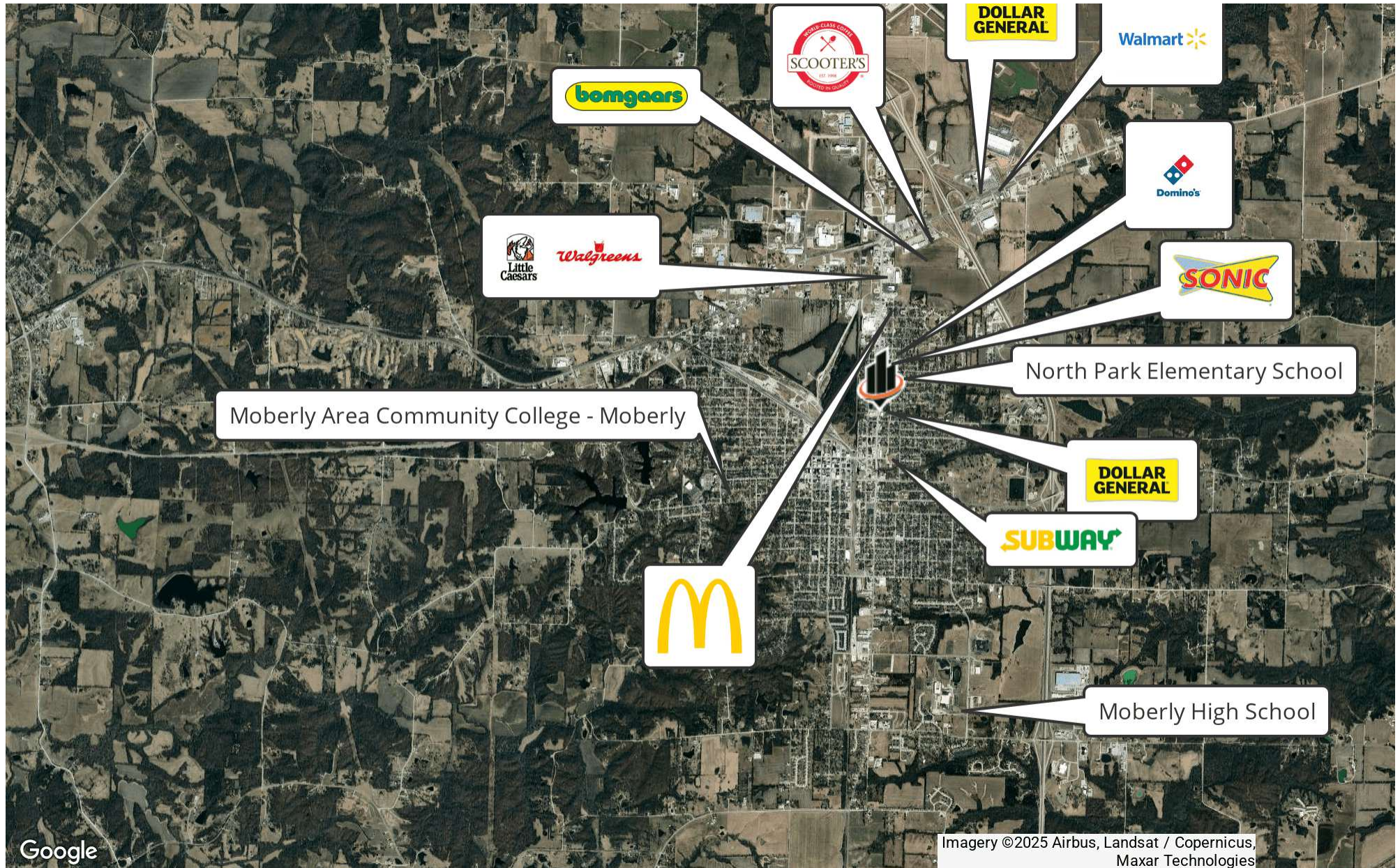
% Leased: **100%**

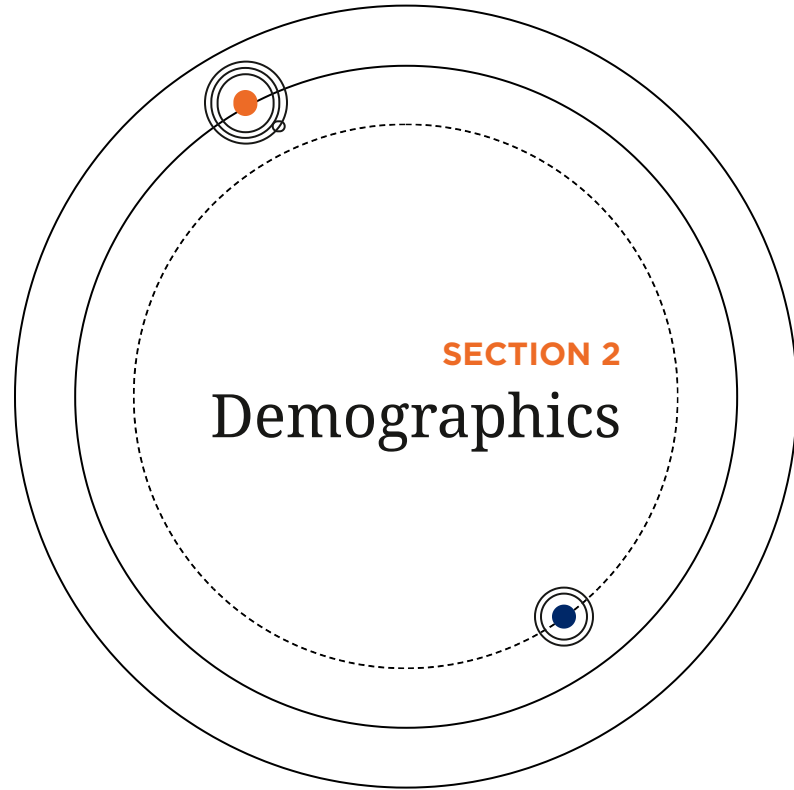
Rent/SF/Yr: **-**



|    | Street      | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | Union Ave   | Porter St    | 0.02 W         | 2022       | 1,018            | MPSI        | .09                     |
| 2  | Union Ave   | Porter St    | 0.02 W         | 2021       | 1,028            | MPSI        | .09                     |
| 3  | Union Ave   | Porter St    | 0.02 W         | 2018       | 738              | MPSI        | .09                     |
| 4  | Union Ave   | N Ault St    | 0.01 E         | 2022       | 951              | MPSI        | .12                     |
| 5  | Union Ave   | N Ault St    | 0.01 E         | 2020       | 1,064            | MPSI        | .12                     |
| 6  | N Morley St | Farror St    | 0.03 N         | 2022       | 12,030           | MPSI        | .26                     |
| 7  | N Morley St | Farror St    | 0.03 N         | 2018       | 12,962           | MPSI        | .26                     |
| 8  | N Morley St | Farror St    | 0.03 N         | 2020       | 12,802           | MPSI        | .26                     |
| 9  | N Morley St | E Coates St  | 0.03 N         | 2020       | 13,261           | MPSI        | .33                     |
| 10 | N Morley St | E Coates St  | 0.03 N         | 2022       | 12,421           | MPSI        | .33                     |

## RETAILER MAP



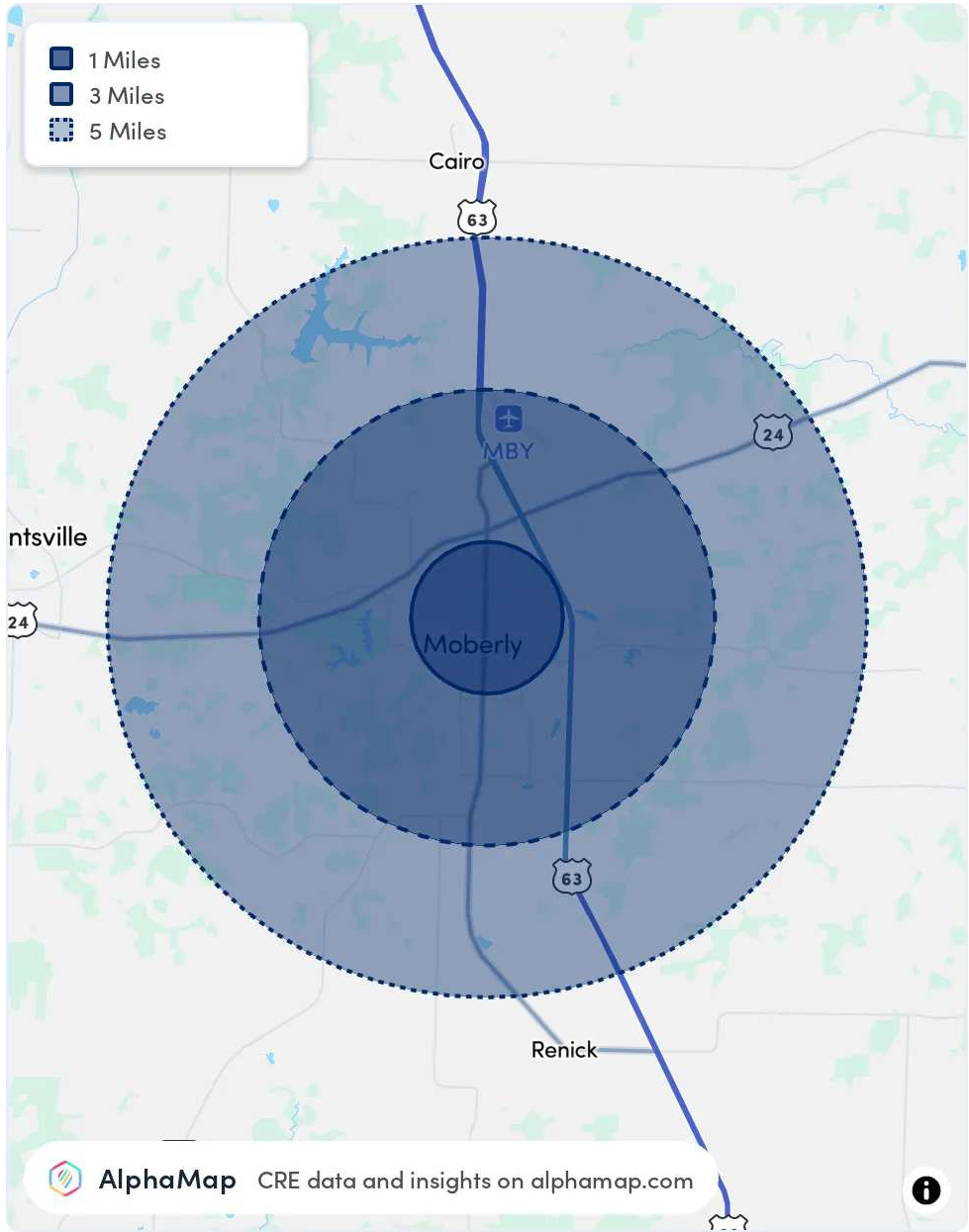


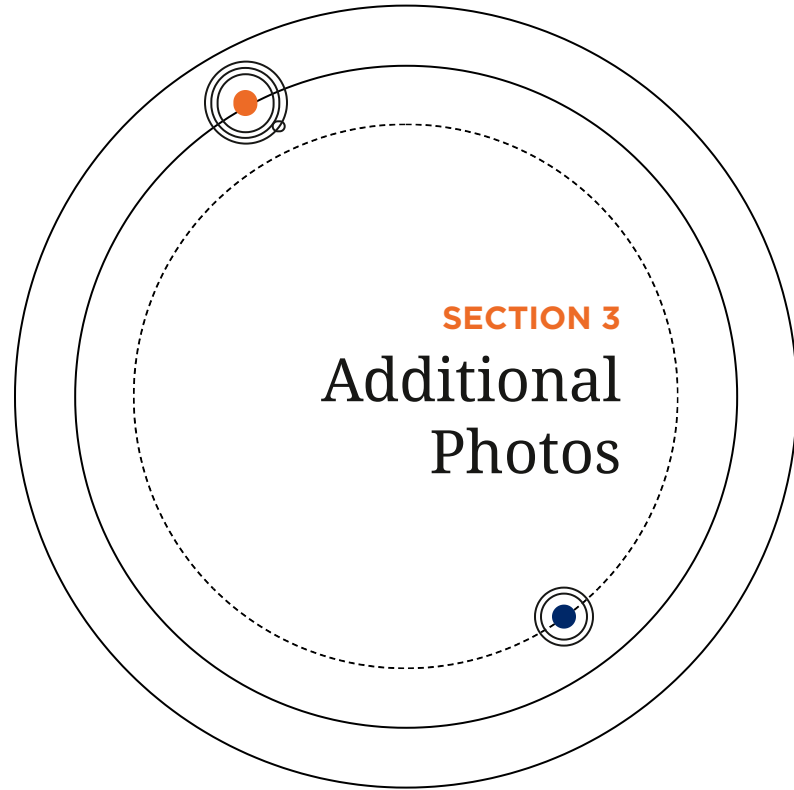
AREA ANALYTICS

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 5,946  | 13,203  | 16,756  |
| AVERAGE AGE          | 39     | 40      | 40      |
| AVERAGE AGE (MALE)   | 37     | 39      | 39      |
| AVERAGE AGE (FEMALE) | 40     | 41      | 42      |

| HOUSEHOLD & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,576     | 5,461     | 6,426     |
| PERSONS PER HH      | 2.3       | 2.4       | 2.6       |
| AVERAGE HH INCOME   | \$55,473  | \$69,526  | \$72,923  |
| AVERAGE HOUSE VALUE | \$129,252 | \$161,259 | \$175,945 |
| PER CAPITA INCOME   | \$24,118  | \$28,969  | \$28,047  |

Map and demographics data derived from AlphaMap



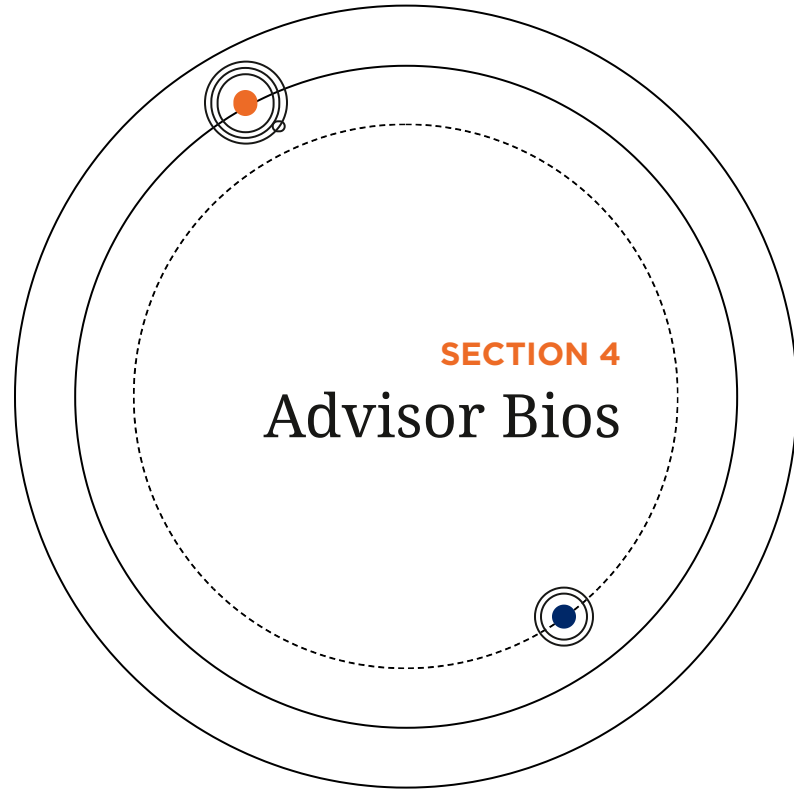


## ADDITIONAL PHOTOS

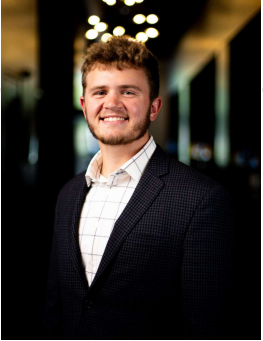


## ADDITIONAL PHOTOS





## ADVISOR BIO



### JACK LUSTER

Advisor

jack.luster@svn.com

Direct: **618.292.1075** | Cell: **618.292.1075**

## PROFESSIONAL BACKGROUND

Raised in central Iowa, Jack quickly realized his passion for serving others. Raised as a Christian, passionate about being an athlete, Jack was mentored to help bring people together to reach a common goal. He pursued baseball at DMACC where he then went on to play at North Dakota State University in Fargo, North Dakota. This is where Jack realized his passion for Commercial Real Estate.

His main focus is with-in investment sales, with a specialty in Self-Storage, Jack is the only Commercial Real Estate Advisor, in the state of Iowa, that is a member of the Iowa Self-Storage Association where he is actively working on all self-storage properties across the state of Iowa and the Midwest. When Jack isn't in the office, he has his own baseball/softball private coaching business, which he does after work, and on the weekends to help kids accomplish their athletic goals.

## EDUCATION

Bachelor degree at North Dakota State University.

Associates degree at Des Moines Area Community College.

## MEMBERSHIPS

Member of the Iowa Self Storage Association.

Member of the West Des Moines Chamber of Commerce.

Member of the Iowa Commercial Real Estate Association.

### SVN | CREATE Commercial Real Estate Advisors

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West Des Moines, IA 50266

## ADVISOR BIO



### HARRISON HAYNES

Associate Advisor

[harrison.haynes@svn.com](mailto:harrison.haynes@svn.com)

Direct: **563.451.5909** | Cell: **563.451.5909**

## PROFESSIONAL BACKGROUND

Harrison is an Associate Advisor for SVN | CREATE. Graduate from Wartburg College in Waverly, IA with a bachelor's degree in finance and minor in economics and a 4-year member of the Knights Football team. Harrison Grew up in the Finance world with family all over the industry and found a love for Commercial Real Estate after school with an opportunity at a prestigious global firm, SVN who has a footprint all over the nation made joining the brand an easy choice. Harrison specializes in Self Storage & Investment Sales. Investment Sales and Acquisitions are a big part of Harrison's everyday life as he finds enjoyment in building the Wealth and Security for one's retirement or future. He finds great enjoyment in locating a property that an Owner/User or Investor can be happy about and build their portfolio to transform his client's lives positively in any way that he can. Harrison appreciates the time and effort it takes to achieve his own goals and the goals of the people he is representing. His love for the industry continues to grow with every new day tapping into different markets, speaking with clients on the phone or in person, and with the development of his client's independent wealth through investment properties.

## EDUCATION

Bachelor's Degree at Wartburg College in Finance and Economics

## MEMBERSHIPS

Member of Iowa Commercial Real Estate Association  
Member of SVN National Self Storage specialty practice group  
National Self Storage Association Vendor Member

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