



CSD REALTY COMPANY
Self Storage Specialists



Nederland Premier Storage
1420 S. 21st St.,
Nederland, TX 77627



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**EXCLUSIVE LISTING
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PROPERTY DETAILS:

Price: \$630,000

Price/NRSF: \$61.76

Gross Bldg Area: 10,560 SF

Net Rentable Area: 10,200 SF

Land Area: .57 AC

Year Built: 2007-2010

Construction: Metal-over-Steel
Concrete Drives

Occupancy: 96% Physical

Units: 57

UNIT MIX:

10x10 NC: 12

10x20 NC: 45



Nederland Premier Storage is a 57 unit, 10,200 NRSF self-storage investment opportunity at 1420 S. 21st St., Nederland, Texas. This .57 acre site sits less than a mile from the intersection of S. 21st St. and FM 365 which sees as many as 24,000 passing vehicles per day (Per TxDOT). Nederland is a well-located suburb in the middle of the “Golden Triangle” of Texas which refers to the broader market formed by the cities of Beaumont, Port Arthur and Orange. The Golden Triangle is the petrochemical capital of the Texas and is home to over 400,000 residents, more than 85,000 of which are living within 5 miles of the subject property.

Constructed between 2007 and 2010, Nederland Premier Storage is an immaculately maintained self storage facility that has been “mom and pop” operated since its inception. The 5 metal-over-steel buildings feature a mix of 10x10 and 10x20 non-climate controlled units. The all-concrete facility is mostly fenced and gated with 24/7 keypad access and security camera surveillance. Additionally, the facility is well-lit and features concrete ballards which protect the structures from vehicles.

The current owners manage the property remotely with very little headache thanks to Easy Storage Solutions management software and answering service. Rental rates have rarely been raised through their ownership tenure which provides the next owner with an immediate opportunity to raise revenue. Additionally, revenue can be increased by instituting mandatory tenant insurance for new customers and charging app/admin fees.

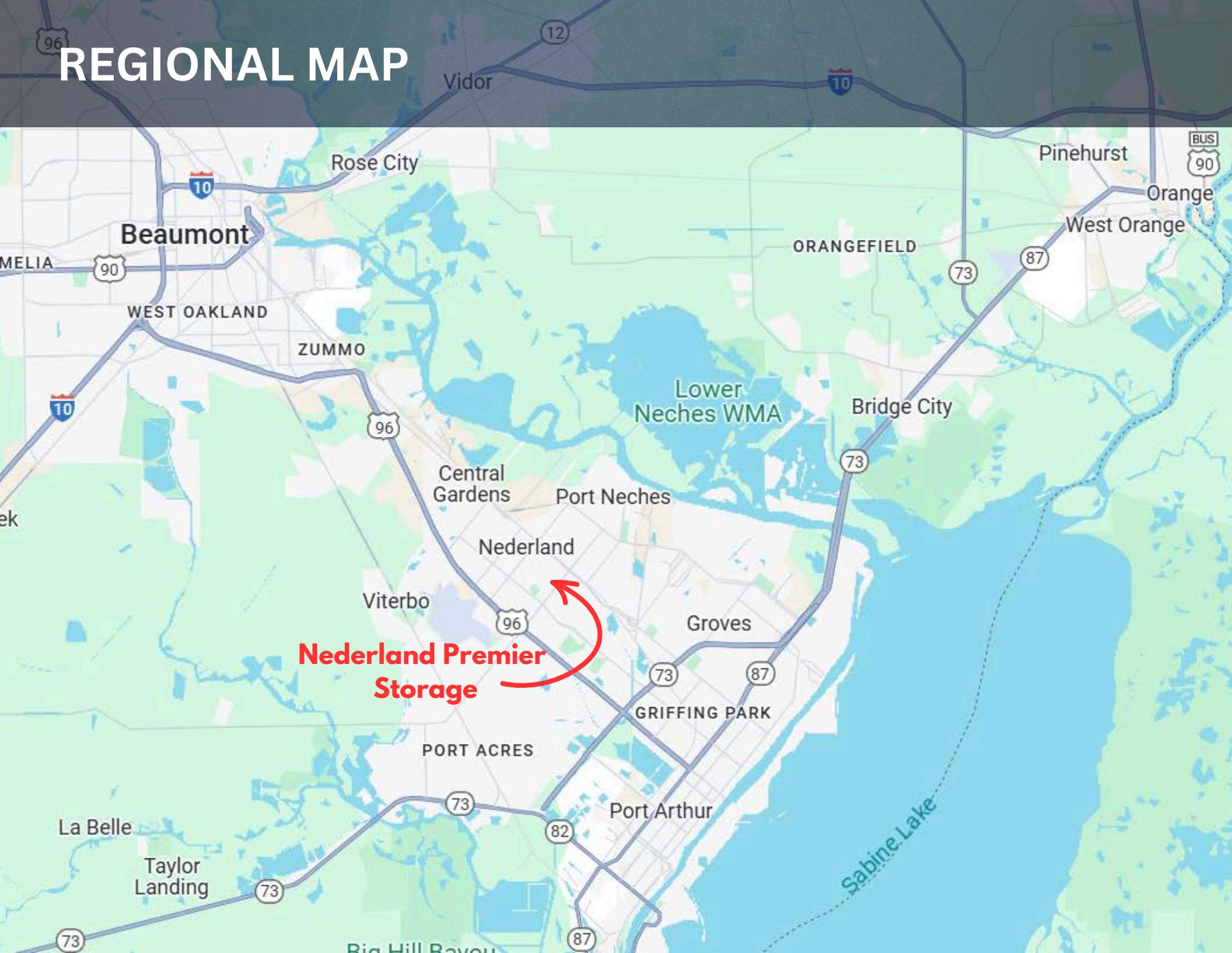


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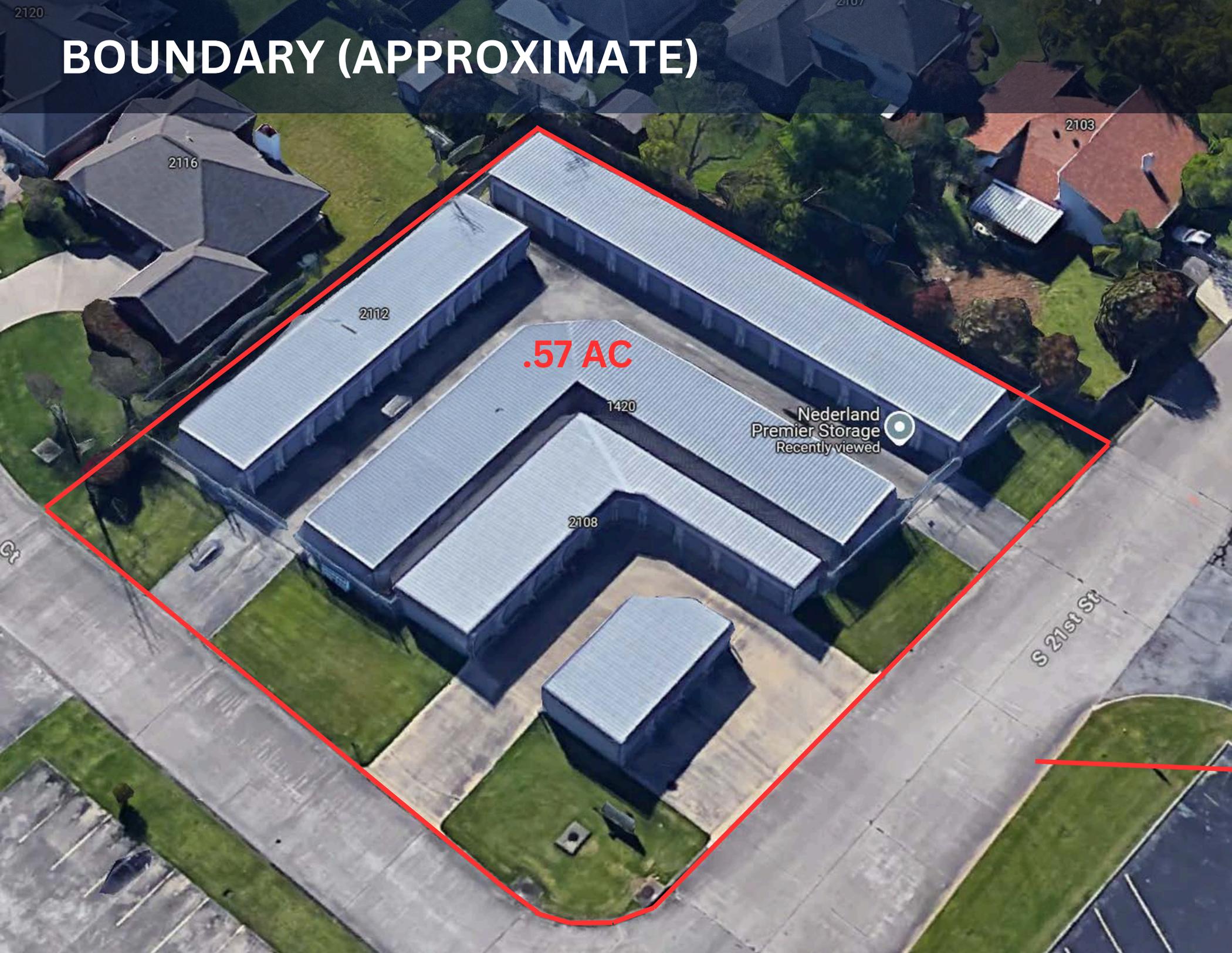
- **85,000+ Population Within 5 Miles**
- **Average Household Income of \$90k+**
- **Only 9.6 NRSF of Total Storage Per Capita**
- **24,000 Vehicles Per Day on FM 365**
- **Abundance of Retail & Hospitality Nearby**
- **Across 21st St. from Heritage Town Center**
- **Located at Entrance of Allan Court Subdivision**
- **96% Physical Occupancy**
- **Owners Have Rarely Raised Rental Rates**
- **All Concrete Foundations and Drives**
- **Metal-Over-Steel Building Construction**
- **Automatic Gates with Keypad Access**
- **24/7 Security Camera Surveillance**
- **Excellent Lighting Throughout the Facility**

REGIONAL MAP



Nederland Premier Storage

BOUNDARY (APPROXIMATE)



.57 AC

Nederland
Premier Storage
Recently viewed

S 21st St

2116

2112

1420

2108

2103

Ct

OVERVIEW

	2025 Financials	Year 1 Projected	Year 2 Projected
Asking Price	\$ 630,000		
Price Per Rentable Square Foot	\$ 61.76		
Cap Rate	6.4%	8.0%	9.4%
Year Built	2007, 2010		
Land Area (per 2019 Survey)	0.57		
Gross Building Area (10 buildings)	10,560	SF	
Total Net Rentable Area	10,200	SF	
Physical Occupancy (% of Area)	96%	97%	95%
Economic Occupancy (% of potential rent)	83%	98%	105%

UNIT-MIX / OCCUPANCY

UNIT TYPE	Number Units	Unit Size	Unit SF	Rentable Area	Standard		Monthly Potential	Annual Potential	Occupancy Stats							
					Rent	PSF			Occupied Units				Vacant Units			
									#	Area	Avg/ Unit	Mthly Rent	Variance	#	Area	Rent
10x10 NC	12	10 x 10	100	1,200	\$85	\$0.85	\$ 1,020	\$ 12,240	12	1,200	\$42.50	\$910	\$ (110)	0	-	\$ -
10x20 NC	45	10 x 20	200	9,000	\$125	\$0.63	\$ 5,625	\$ 67,500	43	8,600	\$62.50	\$4,585	\$ (790)	2	400	\$ 250
TOTAL/AVG PERCENT	57		179	10,200	\$ 117	\$0.65	\$ 6,645	\$ 79,740	55	9,800	\$99.91	\$5,495	\$ (900)	2	400	\$ 250
									96%	96%		83%	-14%	4%	4%	4%

INCOME & EXPENSE

Revenue	2025		Year 1		Year 2	
Annual Potential Rent		\$ 79,740		\$ 79,740		\$ 83,727 (1)
Average Economic Vacancy	-22%	\$ (17,791)	-10%	\$ (7,471)	-5%	\$ (4,186) (2)
Rental Revenue		\$ 61,949		\$ 72,269		\$ 79,541
Other Revenue (admin, late fees, etc.)	7%	\$ 4,028	8%	\$ 5,500	11%	\$ 8,400 (3)
EFFECTIVE GROSS	83%	\$ 65,977	98%	\$ 77,769	105%	\$ 87,941

Operating Expenses	2025		Estimated		Estimated	
Property Taxes	18.8%	\$ 12,371	16.6%	\$ 12,871	15.1%	\$ 13,271
Property Insurance (Original Policy)	6.1%	\$ 4,012	5.2%	\$ 4,075	5.7%	\$ 5,025
Mgmt Software	1.9%	\$ 1,245	1.7%	\$ 1,345	1.6%	\$ 1,445
Utilities	2.6%	\$ 1,746	2.5%	\$ 1,940	2.3%	\$ 2,000
Repairs/Maintenance	4.6%	\$ 3,046	4.0%	\$ 3,100	3.9%	\$ 3,400
Phone	0.7%	\$ 452	0.6%	\$ 500	0.6%	\$ 550
Bank Costs - Credit Card	2.9%	\$ 1,937	2.8%	\$ 2,200	2.8%	\$ 2,500
Miscellaneous	1.6%	\$ 1,036	1.5%	\$ 1,185	0.6%	\$ 550
Total Expenses	39%	\$ 25,845	35%	\$ 27,216	33%	\$ 28,741 (4)

NOI		\$ 40,132		\$ 50,553		\$ 59,200
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(1) Projected annual revenue increase of 2.5% year 2

(2) Projected economic occupancy of 100% by year 2

(3) Other Income (admin & late fees, tenant insurance) projected at 11% annual by year 2

(4) Expenses projected at 33-39% of Revenue

Proposed Third Party Loan

		2025 Financials	Year 1
Purchase Price		\$ 630,000	\$ 630,000
Downpayment	35%	\$ (220,500)	\$ (220,500)
Loan Balance		\$ 409,500	\$ 409,500
Interest Rate		6.30%	6.30%
Term		25	25
<i>Annual Debt Service 1st Lien</i>		\$32,953	\$32,953
NOI		\$ 40,132	\$ 50,553
DEBT COVERAGE RATIO		1.22	1.53
CASH FLOW		\$ 7,179	\$ 17,600
CAP RATE		6.37%	8.02%
CASH-ON-CASH		3.26%	7.98%







DISCLAIMER, RELEASE, INDEMNITY & CONFIDENTIALITY AGREEMENT

IMPORTANT

**EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE.
PLEASE KEEP THIS INFORMATION CONFIDENTIAL! PLEASE DO NOT GO TO THE PROPERTY OR CONTACT
THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING CRAIG RICE AT (713) 417-1626.
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IN COMMERCIAL REAL ESTATE.**

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(3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify CSD Realty Company, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or undefined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Craig Rice	398667	craigrice@cสดrealty.com	(713)417-1626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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