

SELF STORAGE FACILITY



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SELF STORAGE FACILITY

I. PROPERTY HIGHLIGHTS



37,145± SF turnkey self-storage facility

Seven buildings on 9± AC

270 units consisting of 25 temperature controlled units and 245 non-temperature controlled units

Excellent visibility, road frontage and signage

Stabilized income with growth potential

* 7.4% Cap Rate

\$96.92/SF

SALE PRICE: \$3,600,000

* Based on existing income and expenses



PROPERTY HIGHLIGHTS

OWNER: All Purpose Storage Lincolnville, LLC

DEED: Book 4736, Page 264

ASSESSOR: Map 28, Lot 54

LOT SIZE: 9± AC

BUILDING SIZE: 37,145± SF

YEAR BUILT: 1996 & 2020

FOUNDATION: Concrete

FRAME: Steel

UTILITIES: Private water; septic system

SIGNAGE: Pylon at street

FRONTAGE: 400'

SALE PRICE: \$3,600,000



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III. INCOME & EXPENSES, UNIT MIX

INCOME AND EXPENSES

CURRENT	
GROSS POTENTIAL INCOME	\$ 421,980.00
NON-STANDARD INCOME	\$ 7,657.00
TENANT INSURANCE INCOME	\$ 26,132.00
VACANCY	\$ (59,249.97)
TOTAL REVENUE	\$ 396,519.03
REAL ESTATE TAXES	\$ 18,554.44
PROPERTY INSURANCE	\$ 6,475.70
ADVERTISING AND MARKETING	\$ 26,160.55
GENERAL AND ADMINISTRATIVE	\$ 15,839.00
PAYROLL	\$ 23,791.00
REPAIRS AND MAINTENANCE	\$ 7,935.00
SNOW REMOVAL	\$ 2,100.00
LANDSCAPING	\$ 1,927.01
TRASH REMOVAL	\$ 1,553.18
UTILITIES	\$ 7,345.00
PROPERTY MANAGEMENT	\$ 19,825.95
TOTAL EXPENSES	\$ 131,506.83
NOI	\$ 265,012.20
CAP RATE	7.4%

UNIT MIX - NON-TEMPERATURE CONTROLLED

UNIT DIMENSION	QUANTITY	STANDARD RATE
5X5	13	\$42.00
5X10	38	\$47.00
5X15	32	\$59.00
10X5	3	\$49.00
10X10	45	\$102.00
10X15	48	\$132.00
10X20	43	\$142.00
10X30	1	\$219.00
10X30	10	\$227.00
40X14	12	\$360.00
TOTAL UNITS	245	

UNIT MIX - TEMPERATURE CONTROLLED

UNIT DIMENSION	QUANTITY	STANDARD RATE
5X5	4	\$52.00
5X10	4	\$107.00
5X15	6	\$122.00
10X10	7	\$124.00
10X15	4	\$177.00
TOTAL UNITS	25	

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IV. SITE MAP



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V. MARKET ANALYSIS MATRIX - 10 MILE RADIUS

UNIT MIX	All Purpose Storage Lincolnvile	Lincolnvile Storage LLC	All Coastal Storage
5x5	\$42	\$50	
5x5 Heated	\$52		
5x10	\$47		
5x10 Heated	\$107		
5x15	\$59		
5x15 Heated	\$122		
10x5	\$49	\$60	\$64
10x10	\$102	\$100	\$102
10x10 Heated	\$124		
10x15	\$132	\$130	
10x15 Heated	\$177		
10x20	\$142	\$150	\$164
10x30	\$219	\$210	\$225
40x14	\$360		

SELF STORAGE FACILITY

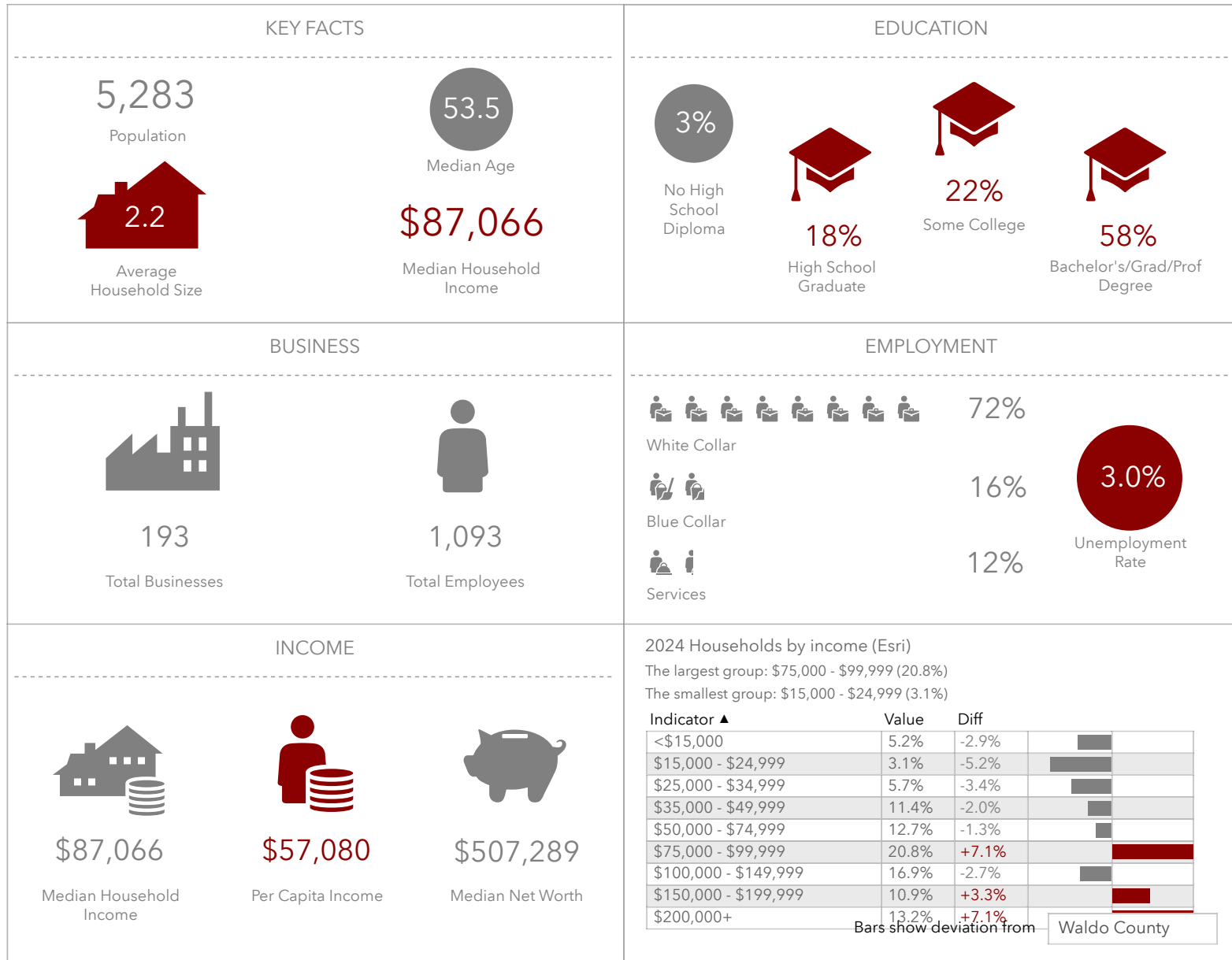
VI. COMPARABLE SALES



					
ADDRESS	550 Beach Rd Lincolnville	20 Industrial Pk Rd Boothbay	17 Town House Rd West Gardiner	331 Main St East Waterboro	728 Main St Richmond
BUILDINGS SIZE	37,145± SF	53,500 SF	26,000 SF	58,850 SF	22,832 SF
LOT SIZE	9± AC	9± AC	7.5± AC	35± AC	20± AC
CLOSE DATE	On Market	8/19/2024	5/1/2024	4/1/2022	8/16/2022
SALE PRICE	\$3,600,000	\$6,000,000	\$2,218,000	\$7,000,000	\$1,600,000
BUILDING PRICE/SF	\$96.92/SF	\$112.15/SF	\$85.31/SF	\$118.95/SF	\$70.08/SF

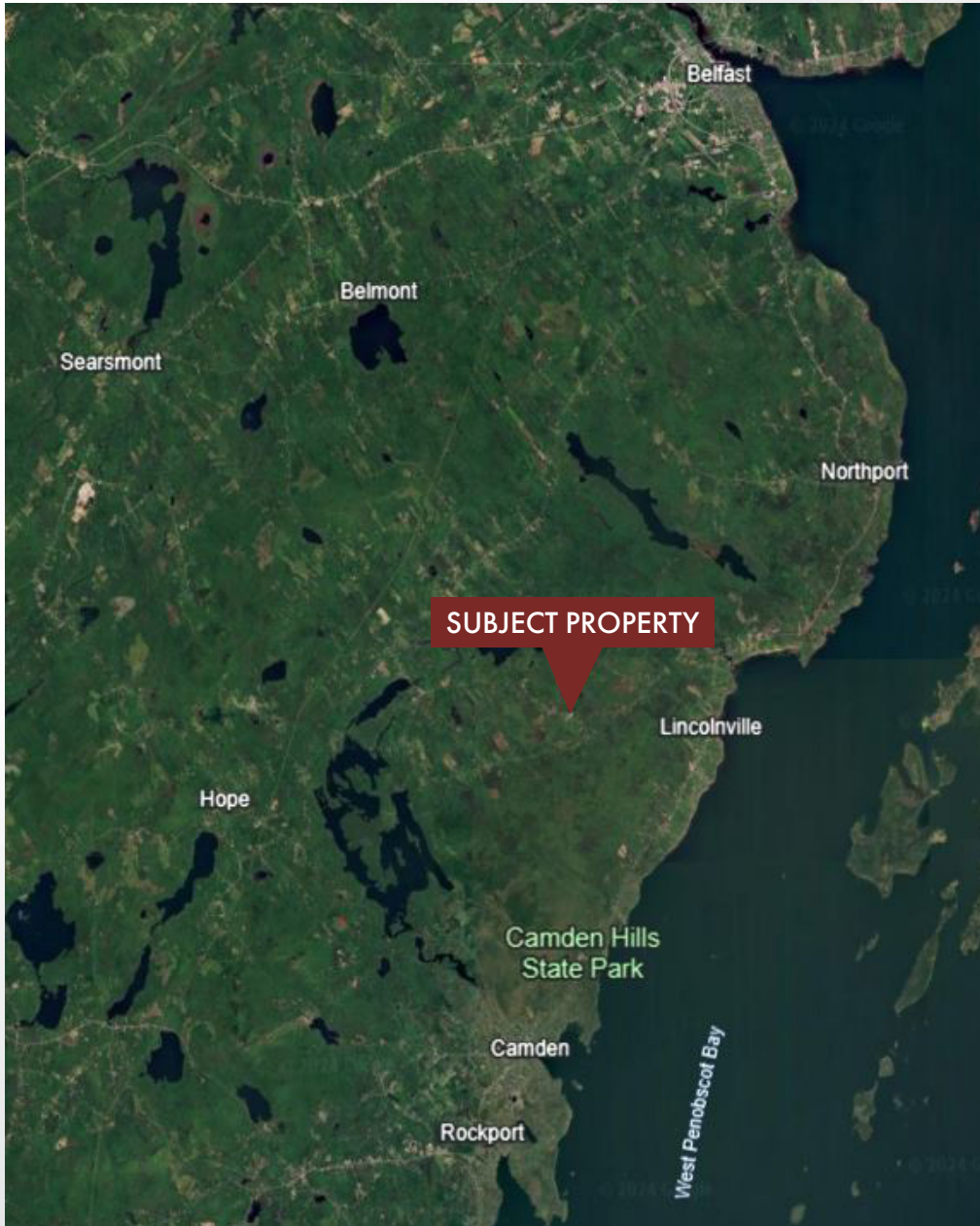


5-MILE RADIUS



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VIII. ABOUT LINCOLNVILLE



Lincolnville is located in Waldo County, which has a population of 40,458 people.

The Heart of the Maine Coast Lincolnville, Maine is a well-kept secret – one of those “off the beaten path” places hiding in plain sight on the Midcoast of Maine. Within its boundaries are beaches, lakes, mountains, salmon streams, great places to stay, fabulous food, and countless things to see and do.

Voted one of the “Top 20 Towns in the U.S.” by Outside Magazine, Lincolnville was first settled in 1774 as a farming and fishing community. Over time it has become home to an eclectic mix of people that includes artists, writers, craftsmen, world-class sailors, boat builders, winemakers, lobstermen, farmers, and just about any other profession you can name.

550 BEACH ROAD, LINCOLNVILLE



For questions and inquiries, contact:

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