

Storage Unit Packages for Sale



Toy Shack at Fox Creek
2486 Adobe Rd. Bullhead City, AZ

Offering Options

13 - Unit Package:

- \$570,000
- 12x30 Units
- 4,800 total SF
- Current Occ. 92%

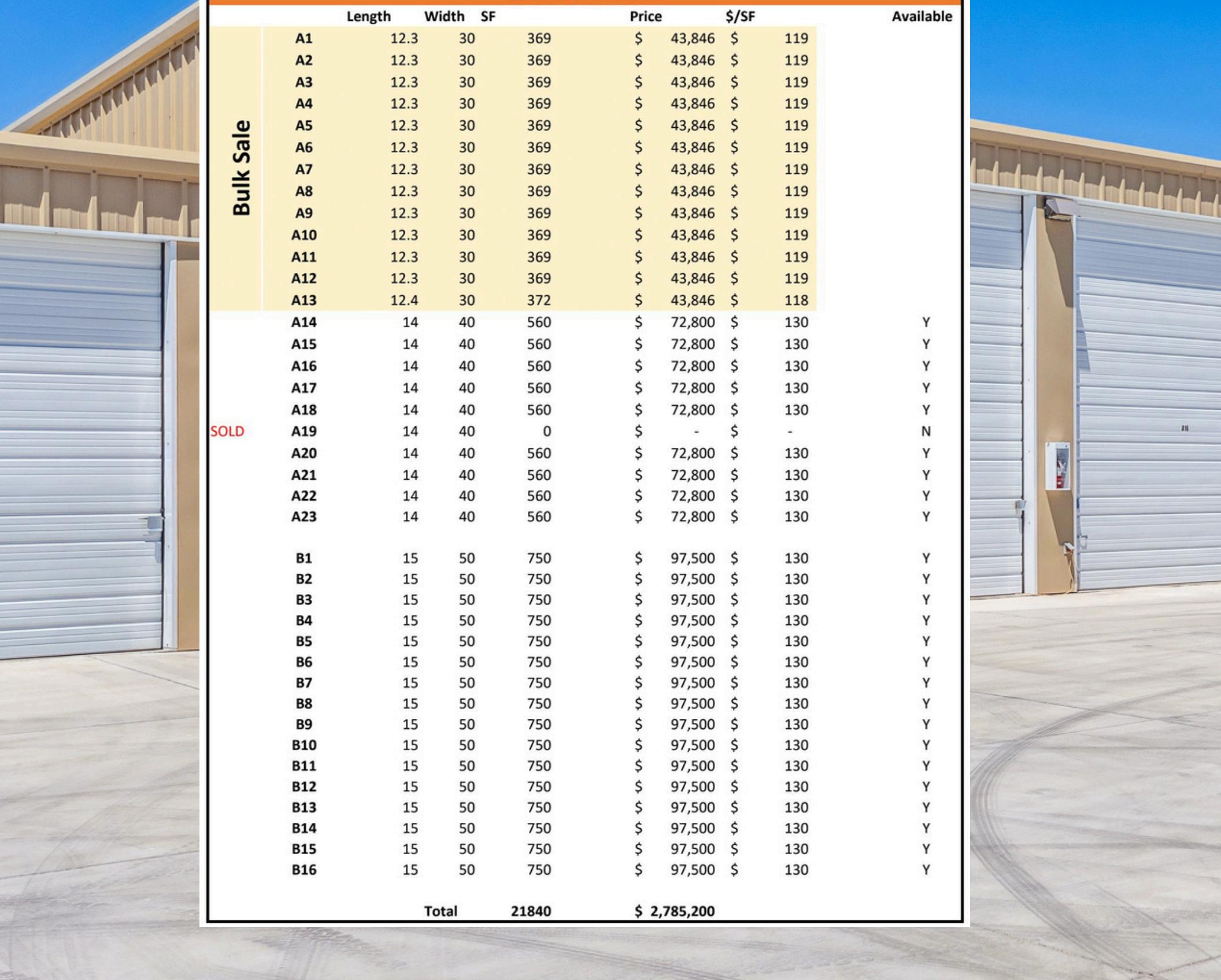
- Located at the intersection of Adobe Road and Bullhead Parkway
- Both offerings include extra wide drive lanes, computer-controlled access, 24/7 digital video surveillance, and fully fenced property
- Facility has a maintenance room for video cameras and gate controls
- All units are individually condo platted. One out of 39 total units is already sold and individually owned
- Ideal storage for Boats, RVs, and any other oversize vehicles.

38 - Unit Package:

- \$2,785,200
- Mix of 12x30, 14x40, and 15x50 Units
- Includes 13 Unit Package
- 21,840 Sf



Unit Breakdown



BHC Fox Creek						
	Length	Width	SF	Price	\$/SF	Available
Bulk Sale	A1	12.3	30	369	\$ 43,846	\$ 119
	A2	12.3	30	369	\$ 43,846	\$ 119
	A3	12.3	30	369	\$ 43,846	\$ 119
	A4	12.3	30	369	\$ 43,846	\$ 119
	A5	12.3	30	369	\$ 43,846	\$ 119
	A6	12.3	30	369	\$ 43,846	\$ 119
	A7	12.3	30	369	\$ 43,846	\$ 119
	A8	12.3	30	369	\$ 43,846	\$ 119
	A9	12.3	30	369	\$ 43,846	\$ 119
	A10	12.3	30	369	\$ 43,846	\$ 119
	A11	12.3	30	369	\$ 43,846	\$ 119
	A12	12.3	30	369	\$ 43,846	\$ 119
	A13	12.4	30	372	\$ 43,846	\$ 118
SOLD	A14	14	40	560	\$ 72,800	\$ 130
	A15	14	40	560	\$ 72,800	\$ 130
	A16	14	40	560	\$ 72,800	\$ 130
	A17	14	40	560	\$ 72,800	\$ 130
	A18	14	40	560	\$ 72,800	\$ 130
	A19	14	40	0	\$ -	\$ -
	A20	14	40	560	\$ 72,800	\$ 130
	A21	14	40	560	\$ 72,800	\$ 130
	A22	14	40	560	\$ 72,800	\$ 130
	A23	14	40	560	\$ 72,800	\$ 130
Bulk Sale	B1	15	50	750	\$ 97,500	\$ 130
	B2	15	50	750	\$ 97,500	\$ 130
	B3	15	50	750	\$ 97,500	\$ 130
	B4	15	50	750	\$ 97,500	\$ 130
	B5	15	50	750	\$ 97,500	\$ 130
	B6	15	50	750	\$ 97,500	\$ 130
	B7	15	50	750	\$ 97,500	\$ 130
	B8	15	50	750	\$ 97,500	\$ 130
	B9	15	50	750	\$ 97,500	\$ 130
	B10	15	50	750	\$ 97,500	\$ 130
	B11	15	50	750	\$ 97,500	\$ 130
	B12	15	50	750	\$ 97,500	\$ 130
	B13	15	50	750	\$ 97,500	\$ 130
	B14	15	50	750	\$ 97,500	\$ 130
	B15	15	50	750	\$ 97,500	\$ 130
	B16	15	50	750	\$ 97,500	\$ 130
Total		21840		\$ 2,785,200		

BHC Fox Creek Current Rents						
	Length	Width	SF	Monthly Rent	\$/SF	Available
Bulk Sale	A1	12.3	30	369	\$ 295	\$ 0.80
	A2	12.3	30	369	\$ 295	\$ 0.80
	A3	12.3	30	369	\$ 295	\$ 0.80
	A4	12.3	30	369	\$ 295	\$ 0.80
	A5	12.3	30	369	\$ 295	\$ 0.80
	A6	12.3	30	369	\$ 295	\$ 0.80
	A7	12.3	30	369	\$ 295	\$ 0.80
	A8	12.3	30	369	\$ 295	\$ 0.80
	A9	12.3	30	369	\$ 295	\$ 0.80
	A10	12.3	30	369	\$ 295	\$ 0.80
	A11	12.3	30	369	\$ 295	\$ 0.80
	A12	12.3	30	369	\$ 295	\$ 0.80
	A13	12.4	30	372	\$ 295	\$ 0.79
	A14	14	40	560	\$ 395	\$ 0.71
	A15	14	40	560	\$ 395	\$ 0.71
	A16	14	40	560	\$ 395	\$ 0.71
	A17	14	40	560	\$ 395	\$ 0.71
	A18	14	40	560	\$ 395	\$ 0.71
SOLD	A19	14	40	0	\$ -	N
	A20	14	40	560	\$ 395	\$ 0.71
	A21	14	40	560	\$ 395	\$ 0.71
	A22	14	40	560	\$ 395	\$ 0.71
	A23	14	40	560	\$ 395	\$ 0.71
	B1	15	50	750	\$ 495	\$ 0.66
	B2	15	50	750	\$ 495	\$ 0.66
	B3	15	50	750	\$ 495	\$ 0.66
	B4	15	50	750	\$ 495	\$ 0.66
	B5	15	50	750	\$ 495	\$ 0.66
	B6	15	50	750	\$ 495	\$ 0.66
	B7	15	50	750	\$ 495	\$ 0.66
	B8	15	50	750	\$ 495	\$ 0.66
	B9	15	50	750	\$ 495	\$ 0.66
	B10	15	50	750	\$ 495	\$ 0.66
	B11	15	50	750	\$ 495	\$ 0.66
	B12	15	50	750	\$ 495	\$ 0.66
	B13	15	50	750	\$ 495	\$ 0.66
	B14	15	50	750	\$ 495	\$ 0.66
	B15	15	50	750	\$ 495	\$ 0.66
	B16	15	50	750	\$ 495	\$ 0.66

Historical Cash Flows



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Historical and Pro Forma Cash Flows										
	PRO FORMA (2025/26)	2019	2020	2021	2022	2023	2024	June-Dec. 2024		
INCOME										
POTENTIAL GROSS INCOME	\$ 187,260.00	\$ 140,460.00	\$ 147,483.00	\$ 154,857.15	\$ 165,697.15	\$ 173,982.01	\$ 93,630.00			
TOTAL INCOME	\$ 172,855.38	\$ 90,486.80	\$ 121,472.02	\$ 124,824.74	\$ 133,002.14	\$ 145,212.30	\$ 67,207.00			
Economic Vacancy	7.69%	35.58%	17.64%	19.39%	19.73%	16.54%	28.22%			
*Physical Vacancy was 7% in 2023										
EXPENSES										
Water	\$ 425.00	\$ 194.19	\$ 198.76	\$ 201.58	\$ 216.75	\$ 231.82	\$ 231.82			
Electric	\$ 1,850.00	\$ 1,267.37	\$ 1,297.20	\$ 1,315.62	\$ 1,414.65	\$ 1,512.99	\$ 1,512.99			
Open Tech	\$ 1,300.00	\$ 1,050.82	\$ 1,075.56	\$ 1,090.83	\$ 1,172.94	\$ 1,254.48	\$ 1,254.48			
SiteLink	\$ 785.00	\$ 622.31	\$ 636.96	\$ 646.01	\$ 694.63	\$ 742.92	\$ 742.92			
Wifi	\$ 1,253.08	\$ 1,015.14	\$ 1,039.04	\$ 1,053.79	\$ 1,133.11	\$ 1,211.88	\$ 1,211.88			
Insurance	\$ 2,734.93	\$ 2,215.60	\$ 2,267.76	\$ 2,299.96	\$ 2,473.08	\$ 2,645.00	\$ 2,645.00			
Repairs	\$ 1,150.00	\$ 439.77	\$ 450.12	\$ 456.51	\$ 490.88	\$ 525.00	\$ 525.00			
HOA Quarterly (Fox Creek)	\$ 781.70	\$ 633.27	\$ 648.18	\$ 657.38	\$ 706.86	\$ 756.00	\$ 756.00			
Property Tax	\$ 16,501.30	\$ 13,367.91	\$ 13,682.61	\$ 13,876.89	\$ 14,921.38	\$ 15,958.70	\$ 15,958.70			
Credit Card Service Charge	\$ 3,058.87	\$ 2,478.03	\$ 2,536.37	\$ 2,572.38	\$ 2,766.00	\$ 2,958.29	\$ 2,958.29			
Trash										
TOTAL EXPENSE	\$ 29,839.89	\$ 23,284.41	\$ 23,832.56	\$ 24,170.95	\$ 25,990.27	\$ 27,797.08	\$ 27,797.08			
TOTAL INCOME	\$ 172,855.38	\$ 90,486.80	\$ 121,472.02	\$ 124,824.74	\$ 133,002.14	\$ 145,212.30	\$ 67,207.00			
TOTAL EXPENSE	\$ 29,839.89	\$ 23,284.41	\$ 23,832.56	\$ 24,170.95	\$ 25,990.27	\$ 27,797.08	\$ 27,797.08			
NET INCOME	\$ 143,015.50	\$ 67,202.39	\$ 97,639.46	\$ 100,653.79	\$ 107,011.87	\$ 117,415.22	\$ 39,409.92			

Note: Roughly 24 of the 39 Units have been leased out since the first 2 years of opening with no rent increases, creating an economic vacancy that is well above actual physical vacancy.

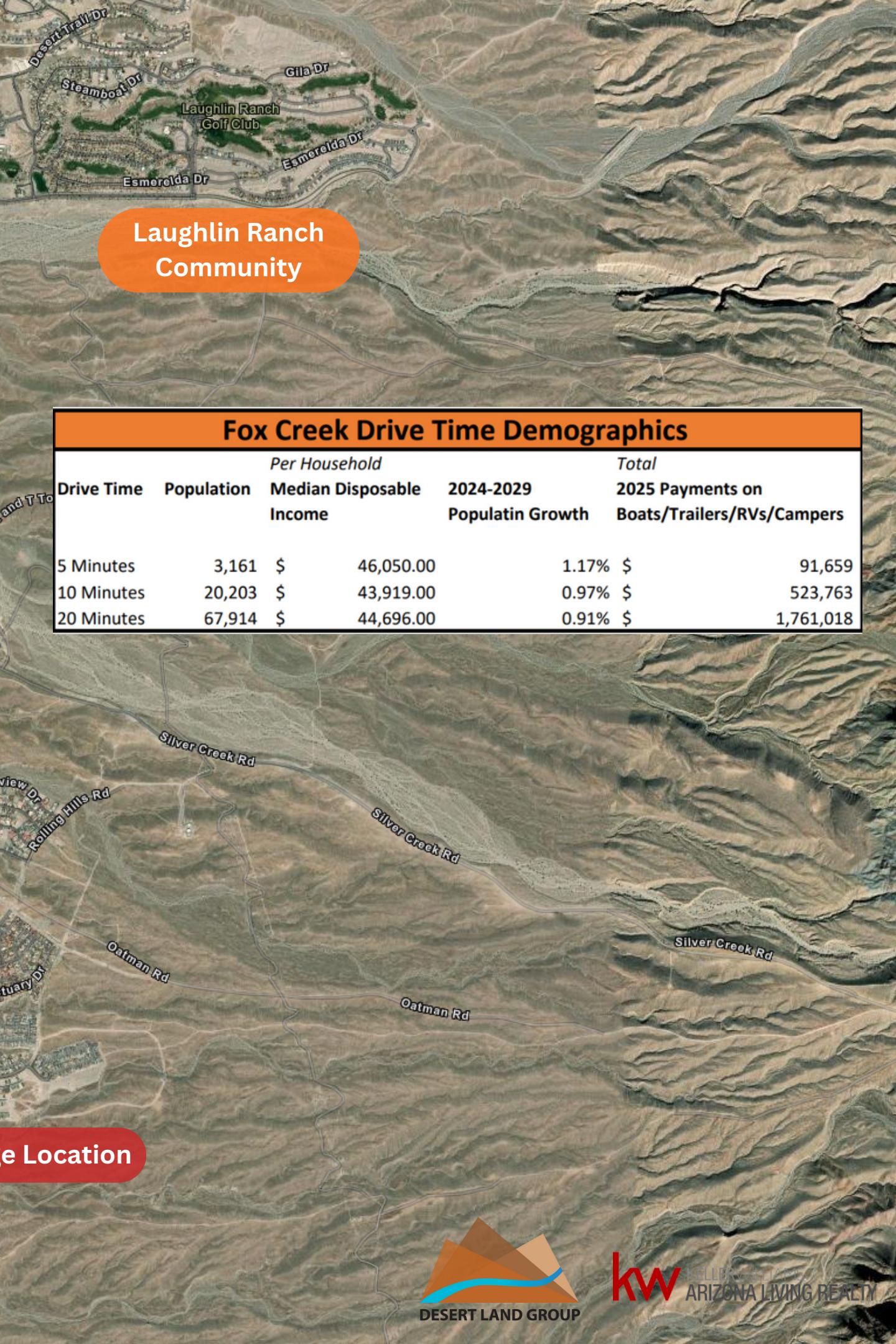
****Toy Shack Acquired the Property in June 2024, we do not have the entire month to month expense history updated.**



Historical Cash Flows

TOY SHACK AT FOX CREEK STORAGE PRO FORMA (2025-26)				
GROSS REVENUE(S)	Monthly Rent	Units	Annual PGI	
- 13 X 30 Units	\$295	13	\$46,020	
- 14 x 40 Units	\$395	9	\$42,660	
- 15 x 50 Units	\$495	16	\$95,040	
	TOTAL(S)	38	\$183,720	
Estimated Annualized Economic Occupancy & EGI	Occ.	92%	\$169,022	
EXPENSES				
- RE Taxes			\$ 16,501	
- Insurance			\$ 3,650	
- Water/Sewer/Electric/Trash/Wi-Fi			\$ 2,275	
- Sitelink/Management			\$ 10,800	
- Banking/Merchant/Business Fees			\$ 1,850	
- FoxCreek Master HOA Fee(s)			\$ 782	
	TOTAL EXPENSES		\$ 35,858	
ESTIMATED NET OPERATING INCOME			\$133,164	
ESTIMATED NOI WITH GUARENTEED YEAR 1 RENTS			\$147,862	
BULK PURCHASE OF 13 UNITS	\$ 570,000	NOI	Implied Cap Rate	
BULK PURCHASE OF 38 UNITS	\$ 2,785,200	\$147,862	7.43% 5.31%	

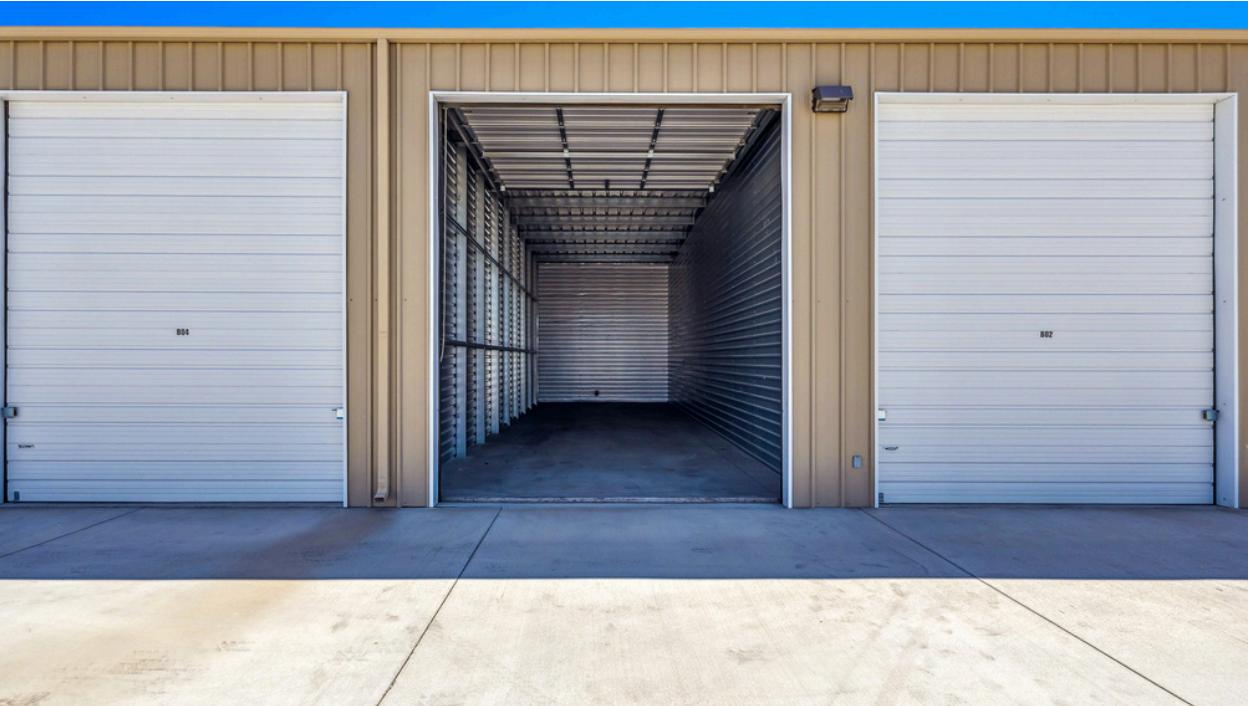




Fox Creek Drive Time Demographics

Drive Time	Population	Per Household Median Disposable Income	2024-2029 Population Growth	Total 2025 Payments on Boats/Trailers/RVs/Campers
5 Minutes	3,161	\$ 46,050.00	1.17%	\$ 91,659
10 Minutes	20,203	\$ 43,919.00	0.97%	\$ 523,763
20 Minutes	67,914	\$ 44,696.00	0.91%	\$ 1,761,018

Site Photos



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Aerial Photo

