

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%

38 - Unit Package:

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

- 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.

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
	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
SOLD	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
	A19	14	40	0	\$ -	\$ -
	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

HISTORICAL AND PRO FORMA CASH FLOWS

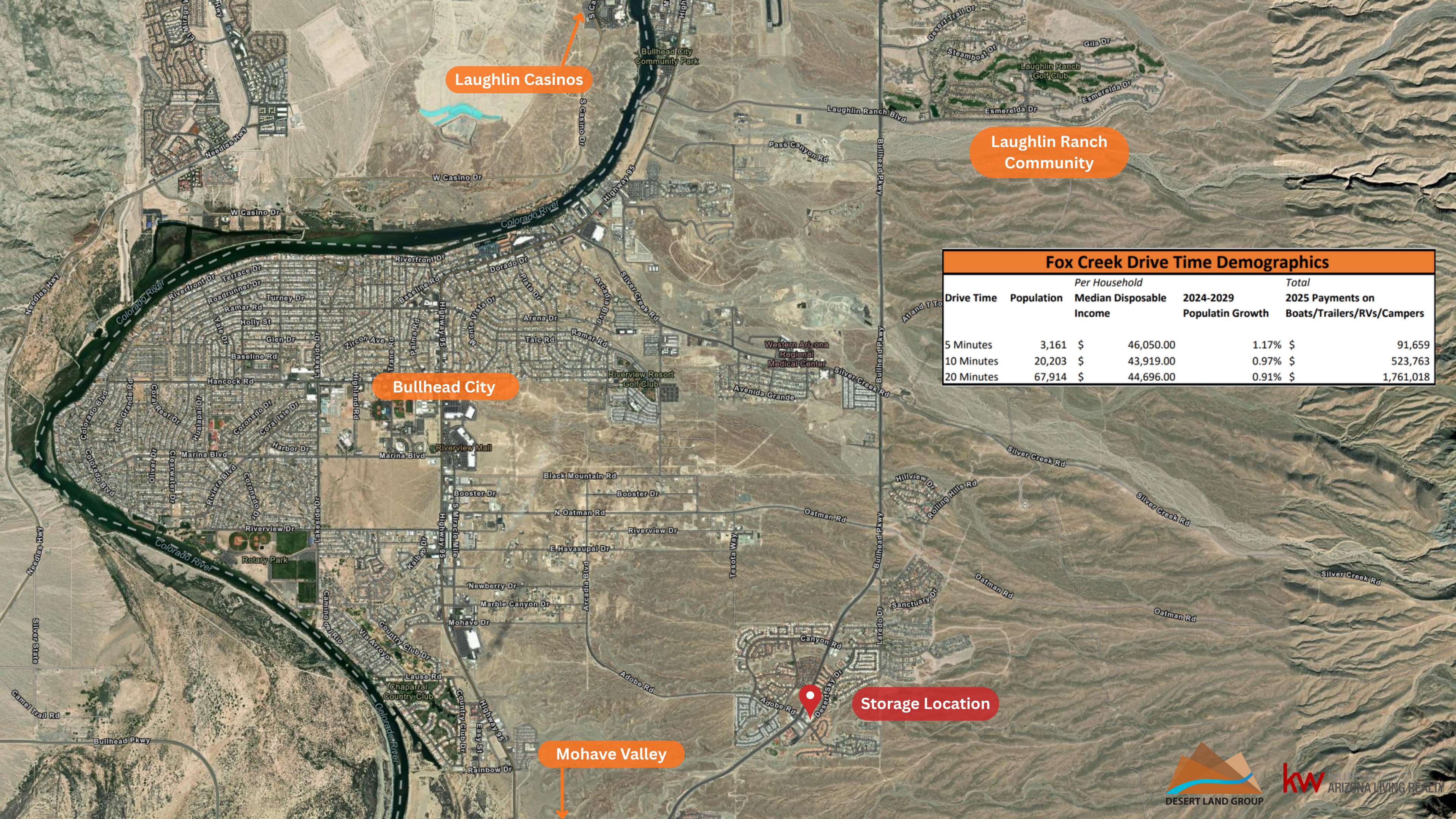
	PRO FORMA (2025/26)	2019	2020	2021	2022	2023	2024
INCOME							June-Dec. 2024
POTENTIAL GROSS INCOME	\$ 187,260.00	\$ 140,460.00	\$ 147,483.00	\$ 154,857.15	\$ 165,697.15	\$ 173,982.01	\$ 93,630.00
TOTAL INCOME	\$ 172,855.38	\$ 90,486.80	\$ 121,472.02	\$ 124,824.74	\$ 133,002.14	\$ 145,212.30	\$ 67,207.00
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
		NOI	Implied Cap Rate	
BULK PURCAHSE OF 13 UNITS	\$ 570,000	\$42,338	7.43%	
BULK PURCHASE OF 38 UNITS	\$ 2,785,200	\$147,862	5.31%	



Laughlin Casinos

Laughlin Ranch Community

Bullhead City

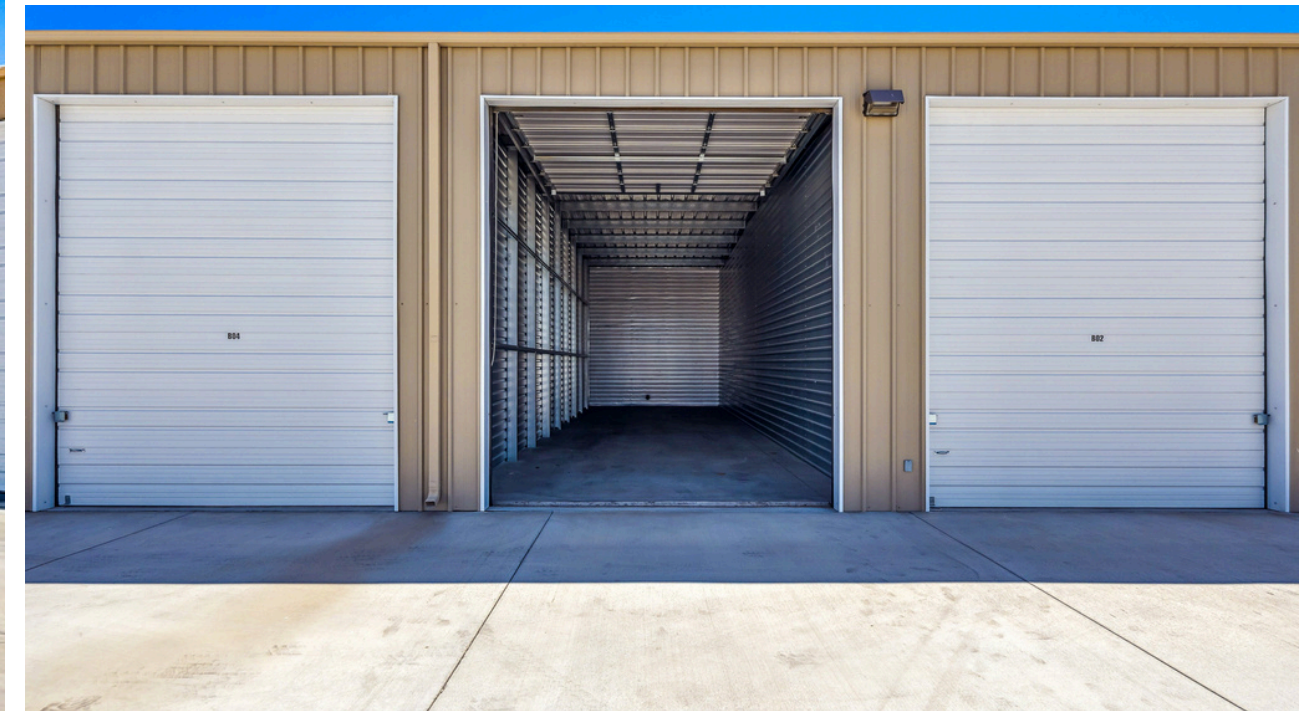
Mohave Valley

Storage Location

Fox Creek Drive Time Demographics				
Drive Time	Population	Per Household Median Disposable Income	2024-2029 Populatin 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



Aerial Photo

