

EXECUTIVE SUMMARY



SALE OVERVIEW

Price	\$1,095,000.
Parcel ID	97001001
City	Vass
Square Feet	9 buildings Totaling 30,900 +/- SF
Storage Units	260
Zoning	I-Industrial Self storage permissible with conditional use permit.
Book/Page	240/662
2018 Tax Charges	\$7,187.64

Great Investment Opportunity!

The self storage units sit on 4.09+/- acres with 260 self-storage units varying in size from 5x10 to 10x20. Self storage is permissible use with a conditional use permit in the Industrial zoning.

Proforma per the appraisal is a 9.5% Cap rate. Current cap rate is 6.6%. The estimate of potential gross income indicate the units are being under leased and property has a incredible upside.

for more information

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PHOTOS



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UNIT BREAKDOWN

	5x10	10x10	10x15	10x20	Total Units
Building A	12		14		26
Building B	12		20		32
Building C	12		20		32
Building D	12	5	10	5	32
Building E	12	2	16	2	32
Building F	12	1	18	1	32
Building H	6	2	14	2	24
Building I	6	9		9	24
Building J	6		20		26
Total	90	19	132	19	260
SF	50	100	150	200	
Total SF	4500	1900	19800	3800	30000

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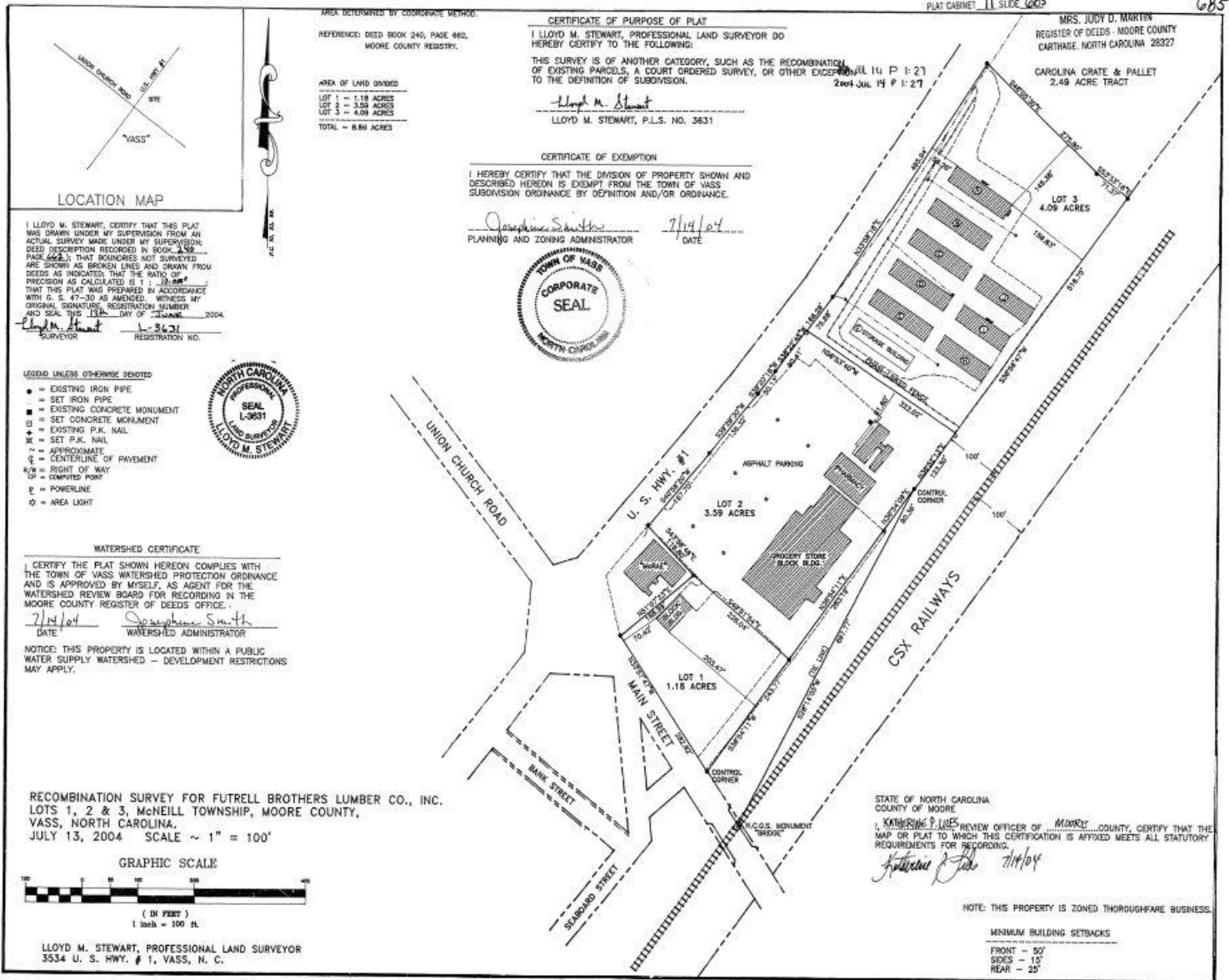
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PLAT MAP



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AERIAL MAP



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