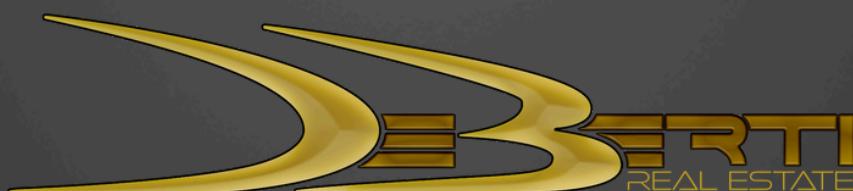




# LAKESIDE STORAGE CONDOS

MOORESVILLE, NORTH CAROLINA

295 CAYUGA DR. INVESTMENT PACKAGE



[www.DeBertiCRE.com](http://www.DeBertiCRE.com)

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## PROPERTY INFORMATION

Property Name: **Lakeside Storage Condos**  
Address: 291-295 Cayuga Drive  
Mooresville, NC 28117  
Year Built: 2008  
Ceiling Height: 16'

**Portfolio Package \$6,150,000**

16 of 20 units

## Key Investment Takeaways

- **Proven Rent Stability:** Zero history of rent lapse or payment interruption across occupied units.
- **Rapid Lease - up Performance:** Vacancies are typically pre - leased, allowing new tenant occupancy within 24 - 48 hours.
- **High Demand Asset Class:** Commercial industrial condo units are in a supply-constrained, high-demand submarket.
- **Demonstrated Rental Growth:** Rents recently increased on 8 units, with 8 units remaining providing additional upside.
- **Strong In-Place Returns:** Current in-place income supports approximately a 5.80% cap rate.
- **Clear Value-Add Upside:** Stabilized pro forma supports approximately a 7.15% + cap rate.
- **Pro Forma Validation:** New and renewed leases are meeting or exceeding pro forma rent projections.
- **Majority Ownership Control:** Majority unit ownership allows for streamlined management, leasing strategy, and value execution.
- **Turnkey for Incoming Investor:** Financials, leasing momentum, and rent growth strategy already in place.

Proforma CAP: 7.15%  
Current CAP: 5.80%

## ■ 295 CAYUGA DR. (BUILDING 4)

- Building total SqFt: 22,947
- Building total units: 13
- **Portfolio SqFt: 20,907**
- **Portfolio total units: 11 Condos**

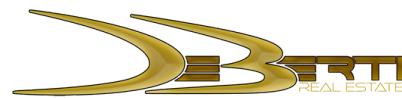
## ■ 291 CAYUGA DR. (BUILDING 3)

- Building total SqFt: 12,515
- Building total units: 7 Condos
- **Portfolio SqFt: 9,685**
- **Portfolio total units: 5 Condos**

**Association Fees include All Electricity, Landscaping & Maintenance and are \$1.92/SF/YR**



- GATED ACCESS • COMMON AREA RESTROOMS
- RARELY AVAILABLE SMALL UNITS
- LOCATED IN THE HEART OF MOORESVILLE'S 'RACE PARK'



**Shane DeBerti**  
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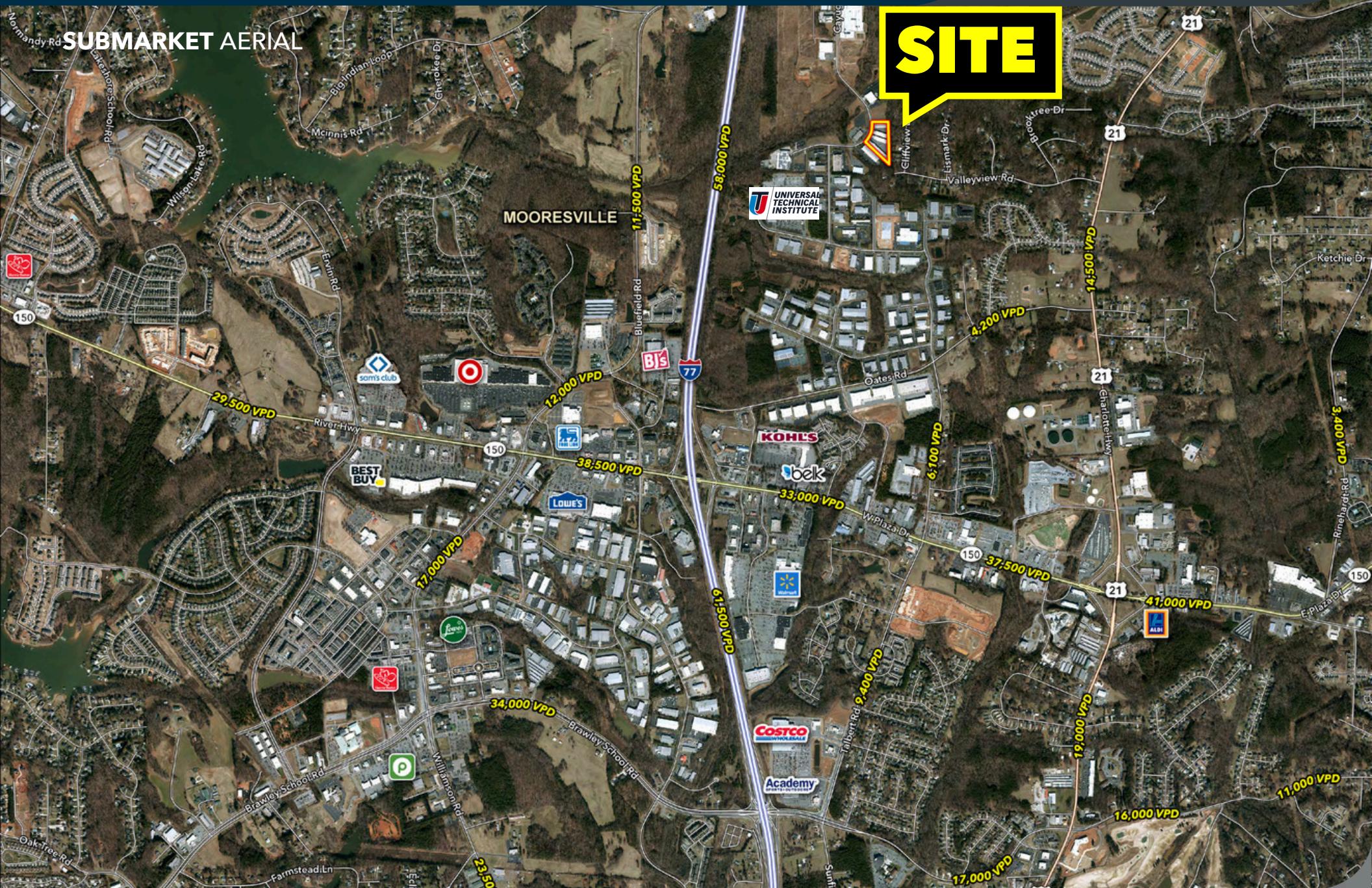
# LAKESIDE STORAGE CONDOS MOORESVILLE, NC

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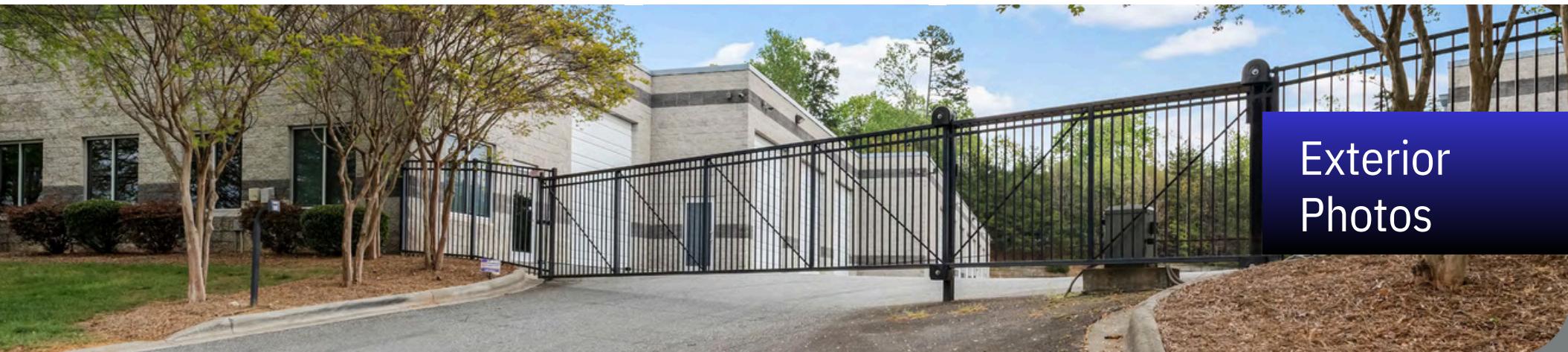


# LAKESIDE STORAGE CONDOS MOORESVILLE, NC

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**LAKESIDE STORAGE CONDOS** MOORESVILLE, NC  
291 - 295 CAYUGA DR. INVESTMENT PACKAGE

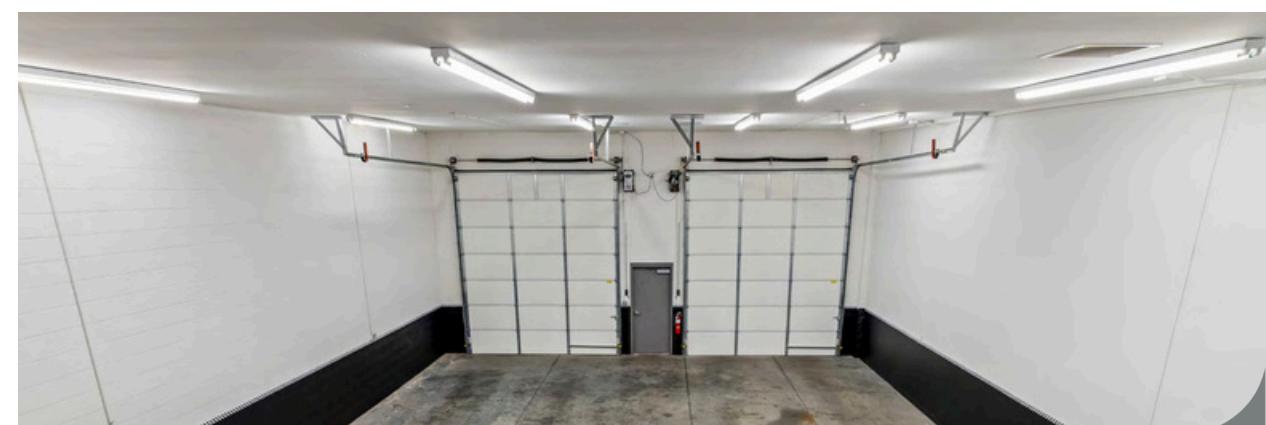
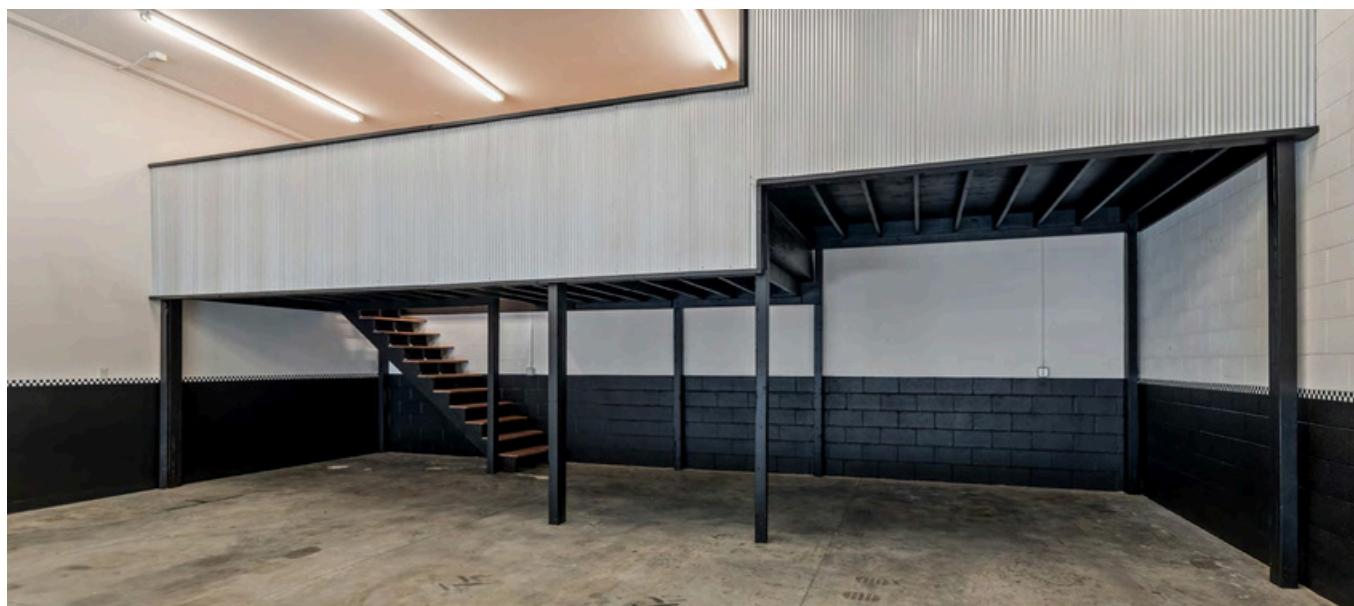
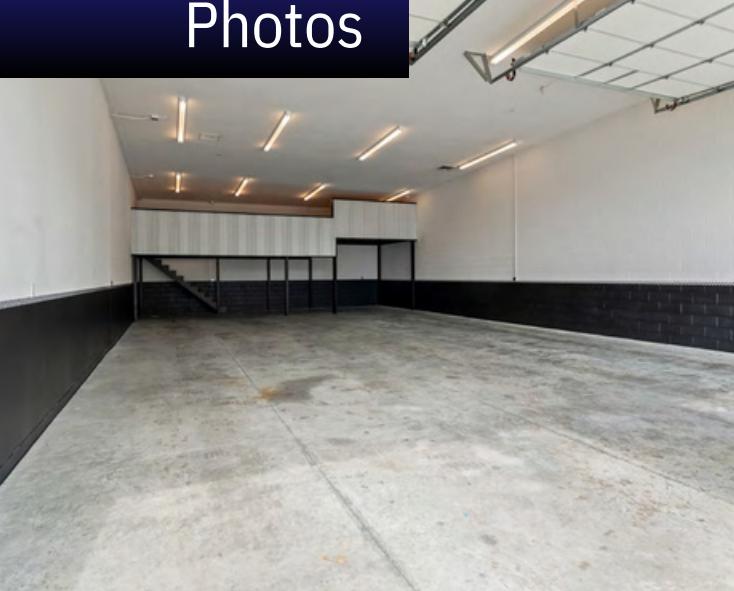


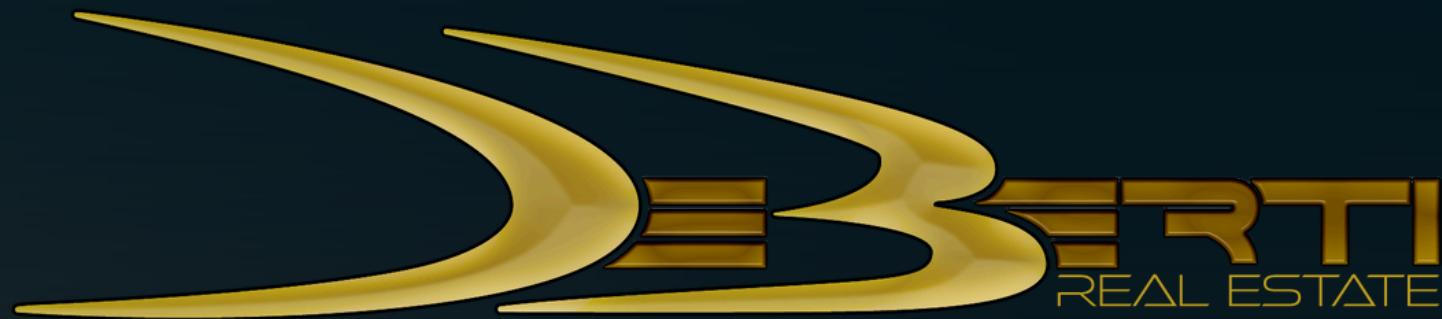
Exterior  
Photos

# LAKESIDE STORAGE CONDOS MOORESVILLE, NC

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## Interior Photos





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