



# LAKESIDE STORAGE CONDOS

MOORESVILLE, NORTH CAROLINA

295 CAYUGA DR. INVESTMENT PACKAGE

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



Shane DeBerti  
Shane@DeBertiCRE.com  
D 704.450.3333

## 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**  
shane@DeBertiCRE.com  
D 704.450.3333



# LAKESIDE STORAGE CONDOS MOORESVILLE, NC

291 - 295 CAYUGA DR. INVESTMENT PACKAGE

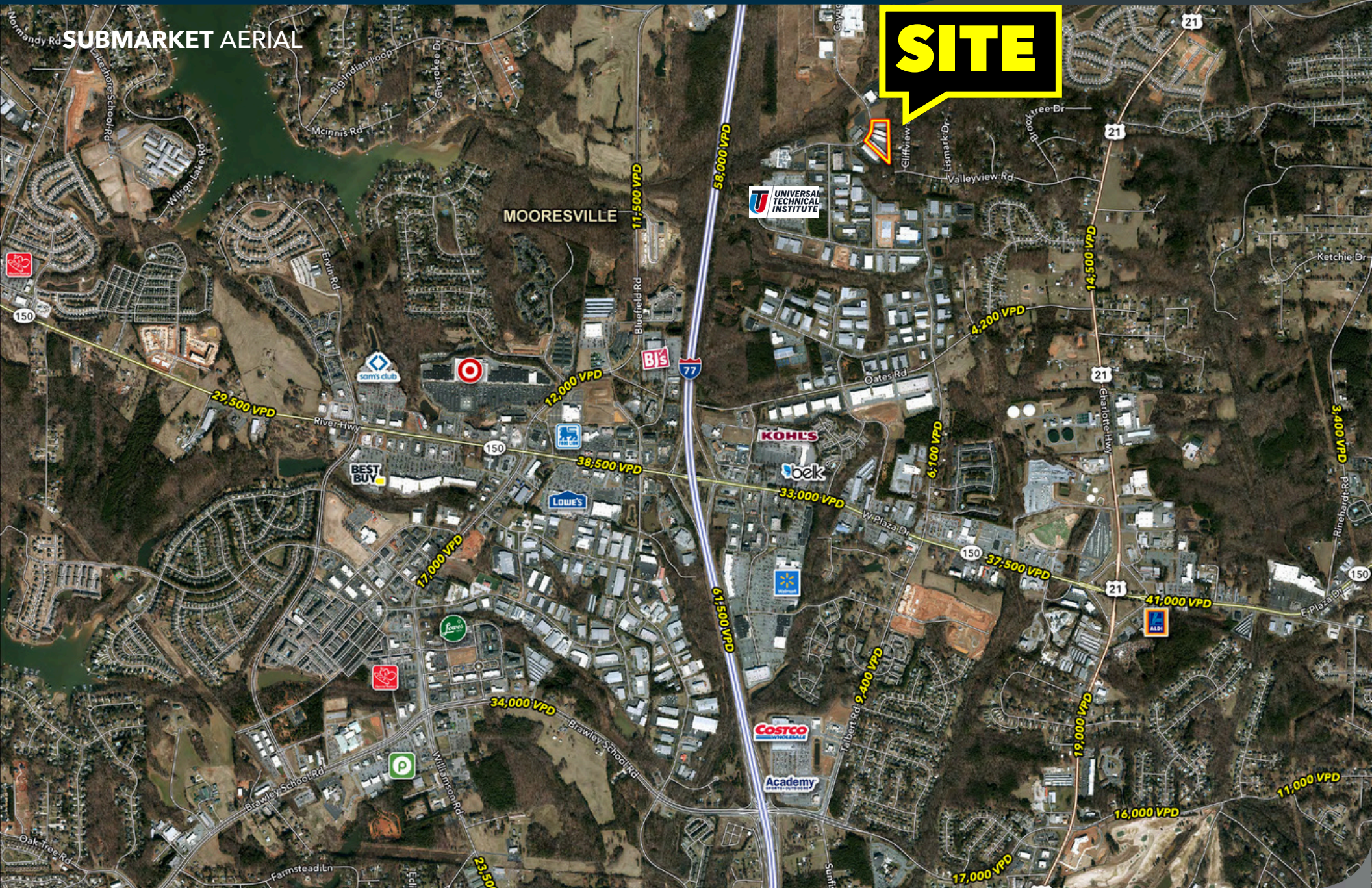


The information and floor plan is an approximation of existing home or an architectural plans and is provided with the permission of the seller or seller's agent. All dimensions are approximate and not to exact scale. This measurements are completed in accordance with NC Real Estate Commission Guidelines. Copyright © 2012-2025, Harsha Bauer. <https://pictureahome.com>. Picture A Home® is a Registered Trademark.



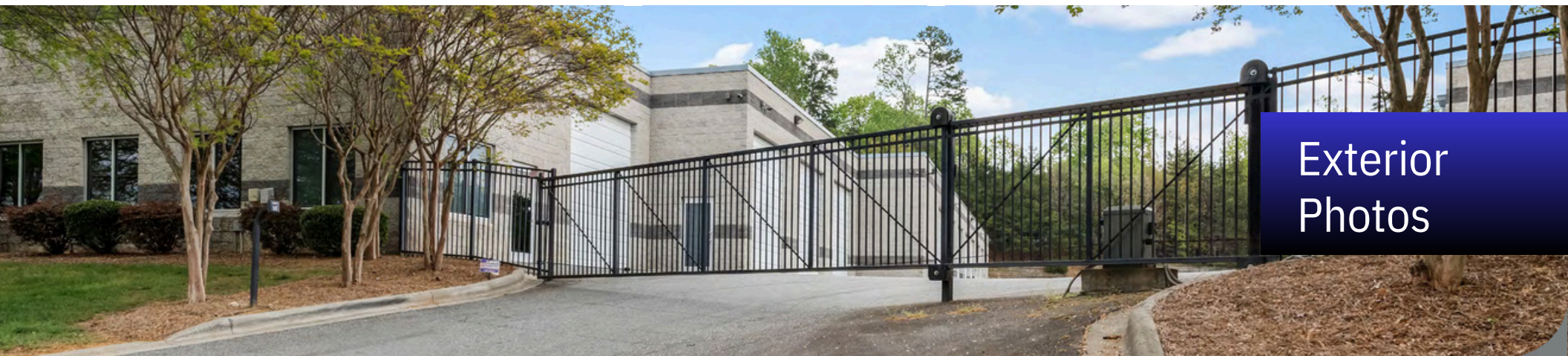
# LAKESIDE STORAGE CONDOS MOORESVILLE, NC

291 - 295 CAYUGA DR. INVESTMENT PACKAGE





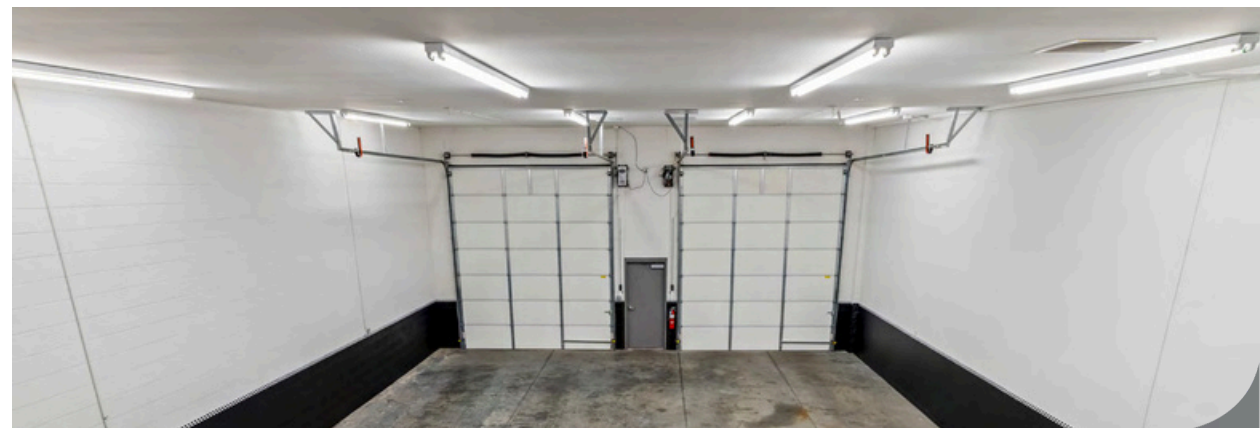
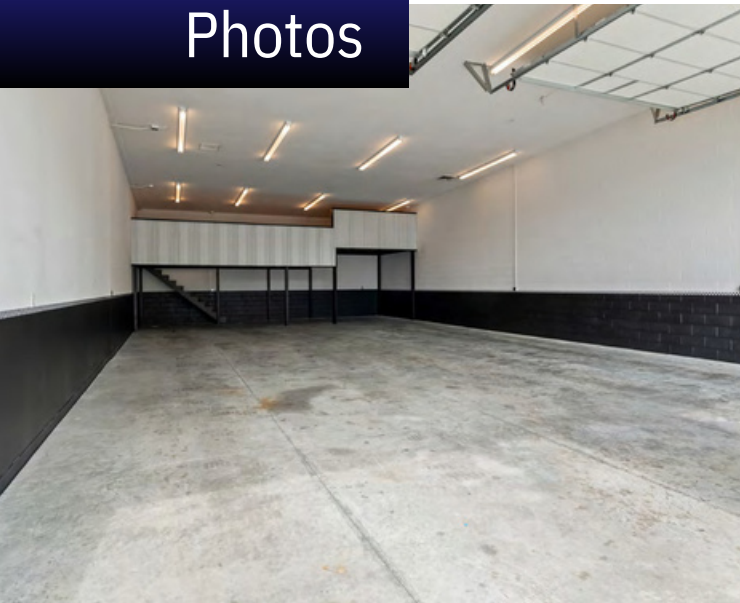
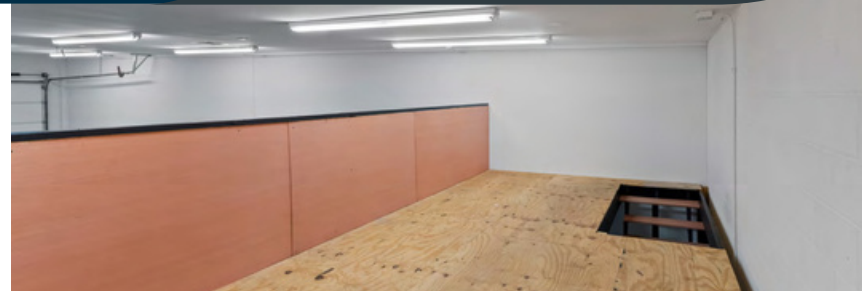
**LAKE SIDE STORAGE CONDOS** MOORESVILLE, NC  
291 - 295 CAYUGA DR. INVESTMENT PACKAGE



Exterior  
Photos



Interior  
Photos





**SHANE DEBERTI**

The Firm Real Estate  
704.450.3333  
shane@DeBertiCRE.com  
182 N. Main St.  
Mooresville, NC 28115