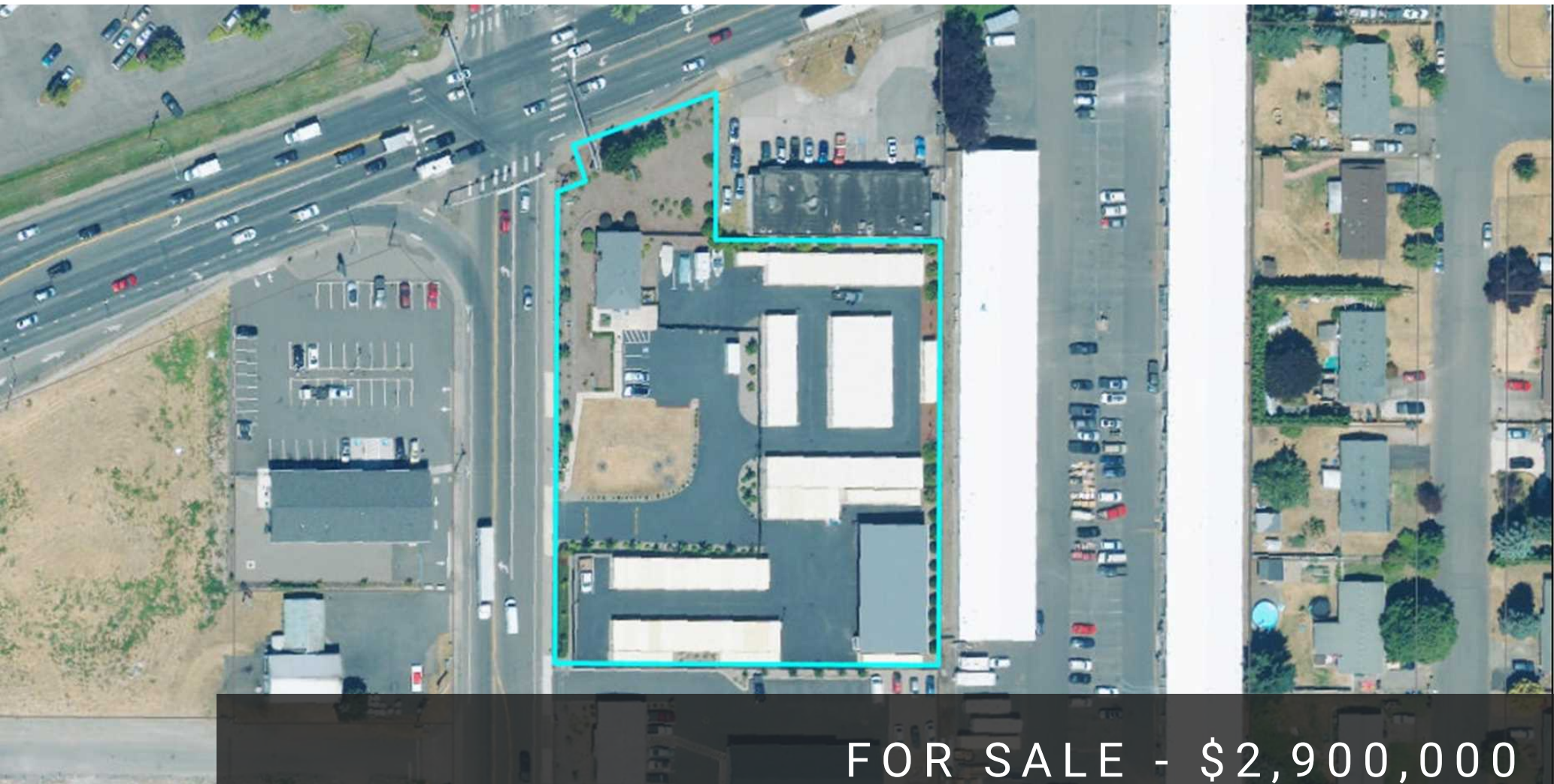


OPERATIONAL SELF STORAGE PROPERTY FOR SALE



6209 NE 121ST AVENUE, VANCOUVER, WA 98682



FOR SALE - \$2,900,000

KW COMMERCIAL | VANCOUVER

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY:

TREVOR SOSKY
Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

INDEPENDENT SELF STORAGE SUMMARY

6209 NORTHEAST 121ST AVENUE



Price:	\$2,900,000
Number of Units	107 + covered parking + secure parking
Occupancy:	+/-95%
NOI:	\$148,854
CAP Rate:	5.15%
Lot Size:	1.86 Acres
Zoning:	IL



Property Overview

Estate Sale The Independent Self Storage property consists of a 1,040 SF Office Building, 107 Container Storage Rentals with sizes ranging from 6'x8' up to 40'x8', 7 covered boat/RV storage spaces, 7 secured parking spaces. Fully Fenced property with 24 HR Access. Property to be sold As-Is. Monthly rental amounts seem to be under market with anticipated increase to 7% Cap Rate within +/- 12 months on rent increases. Please contact broker for more details.



PROPERTY PHOTOS

6209 NORTHEAST 121ST AVENUE



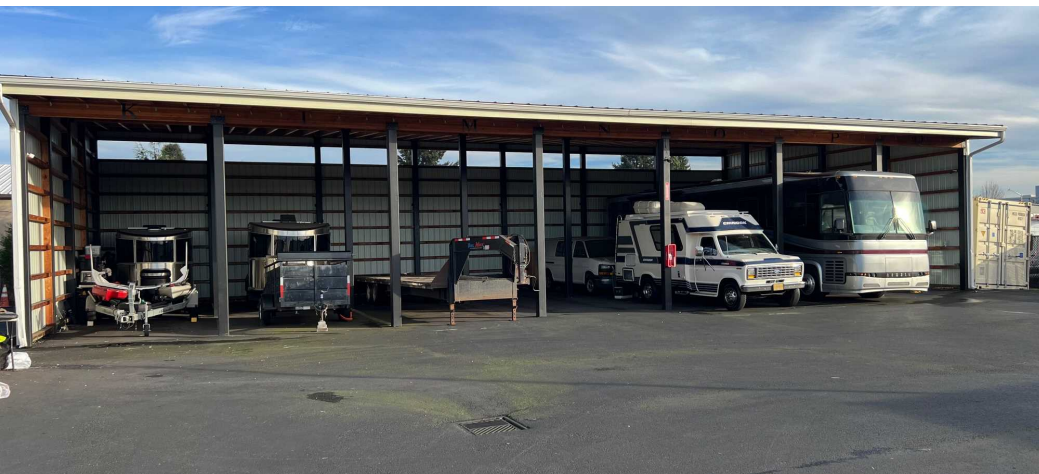
PROPERTY PHOTOS

6209 NORTHEAST 121ST AVENUE



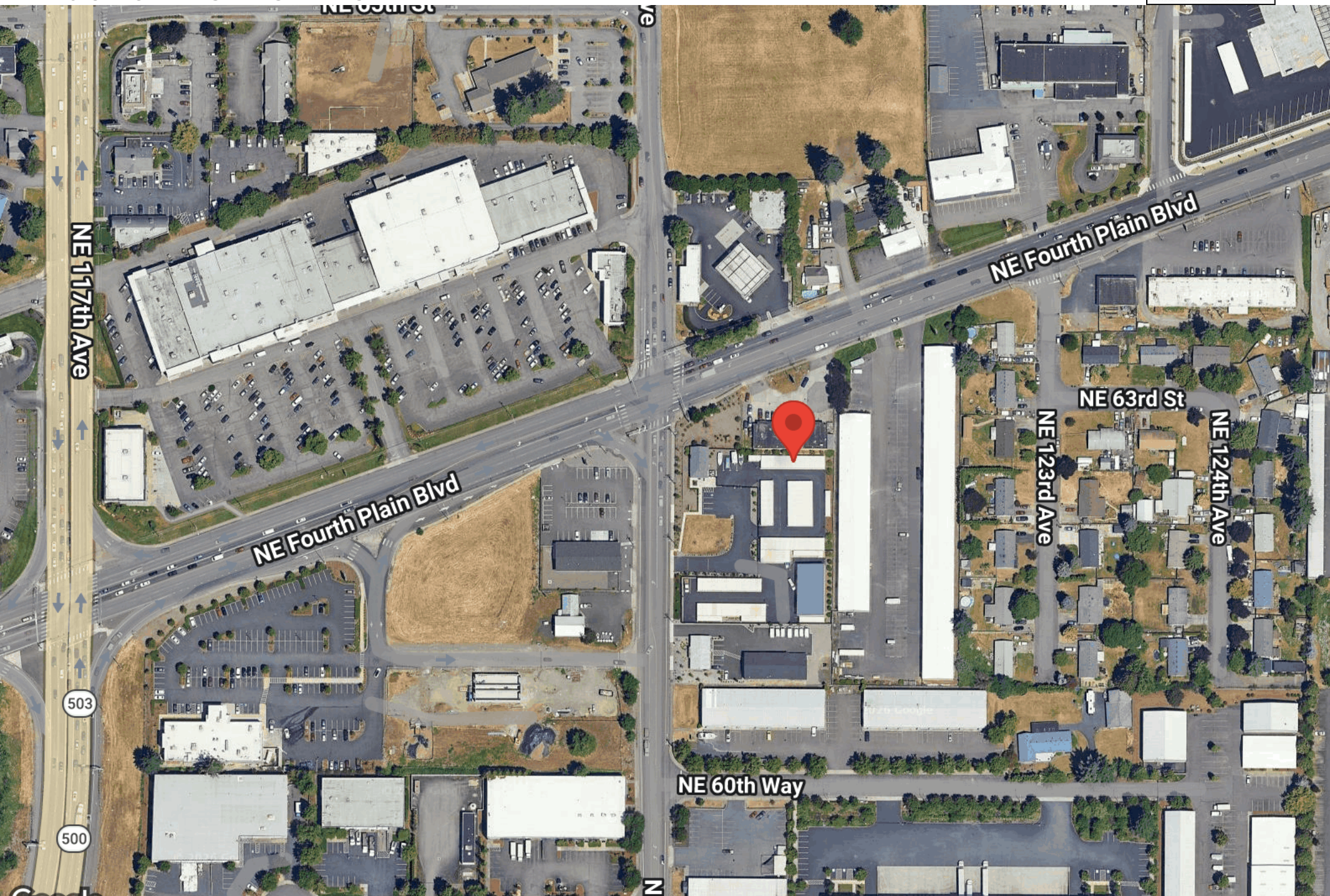
PROPERTY PHOTOS

6209 NORTHEAST 121ST AVENUE



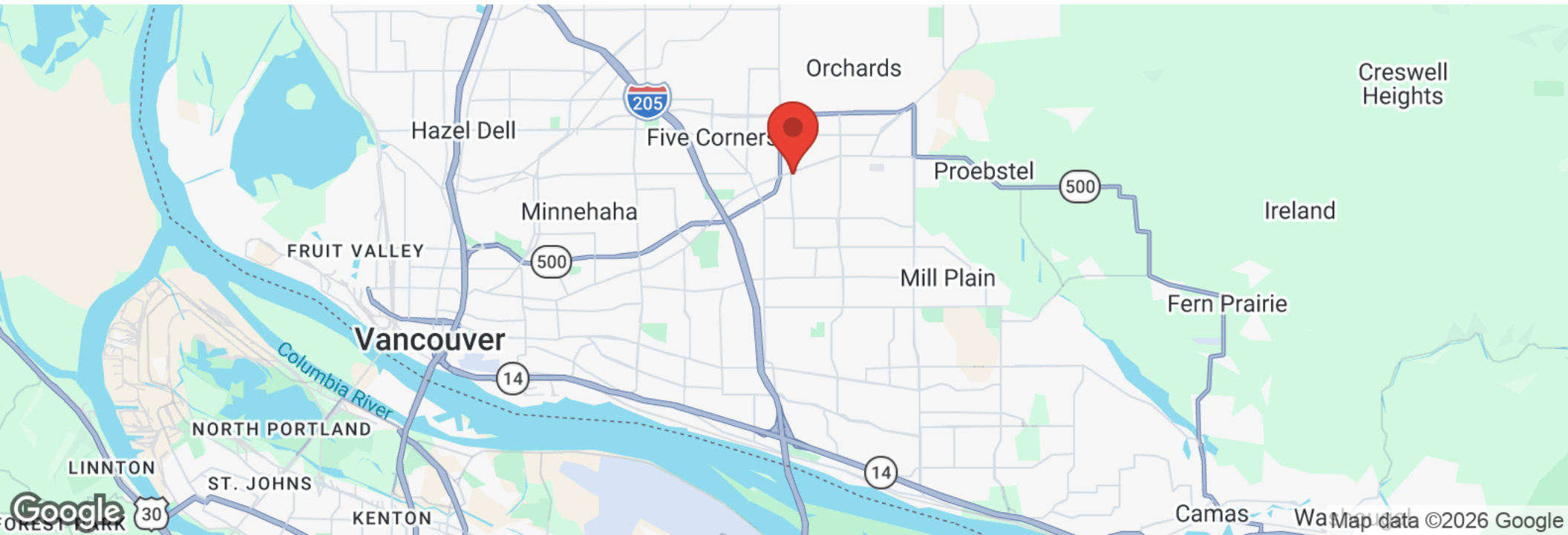
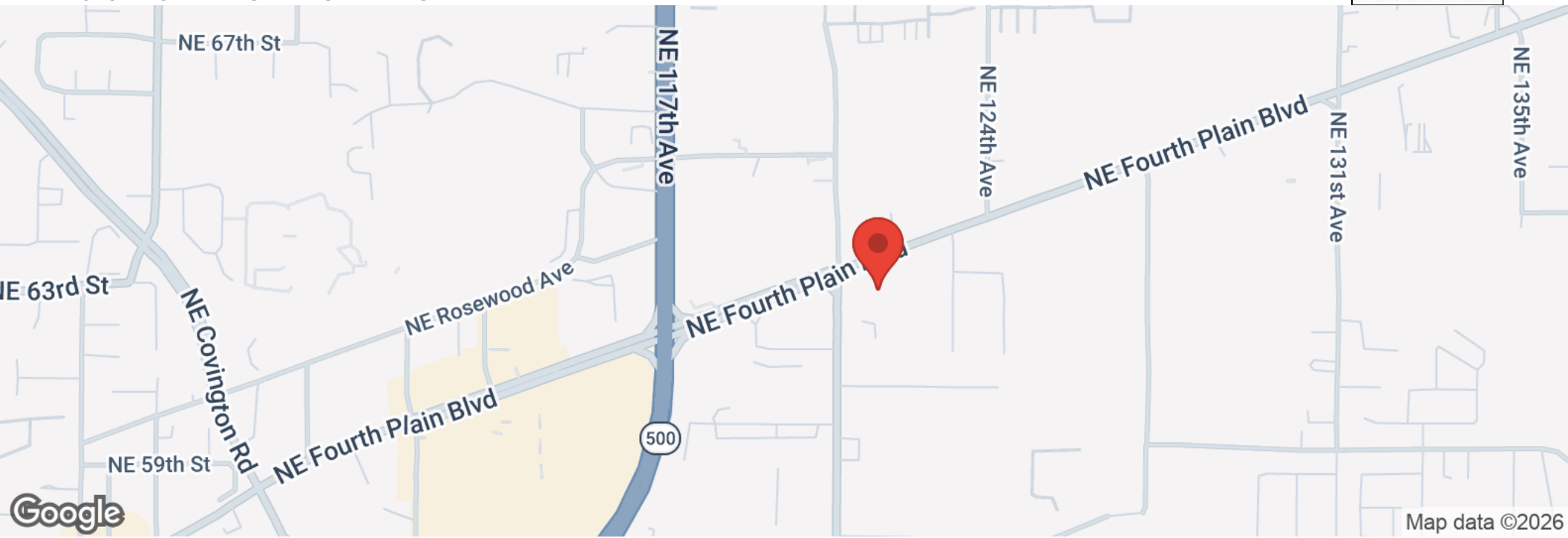
AERIAL MAP

6209 NORTHEAST 121ST AVENUE



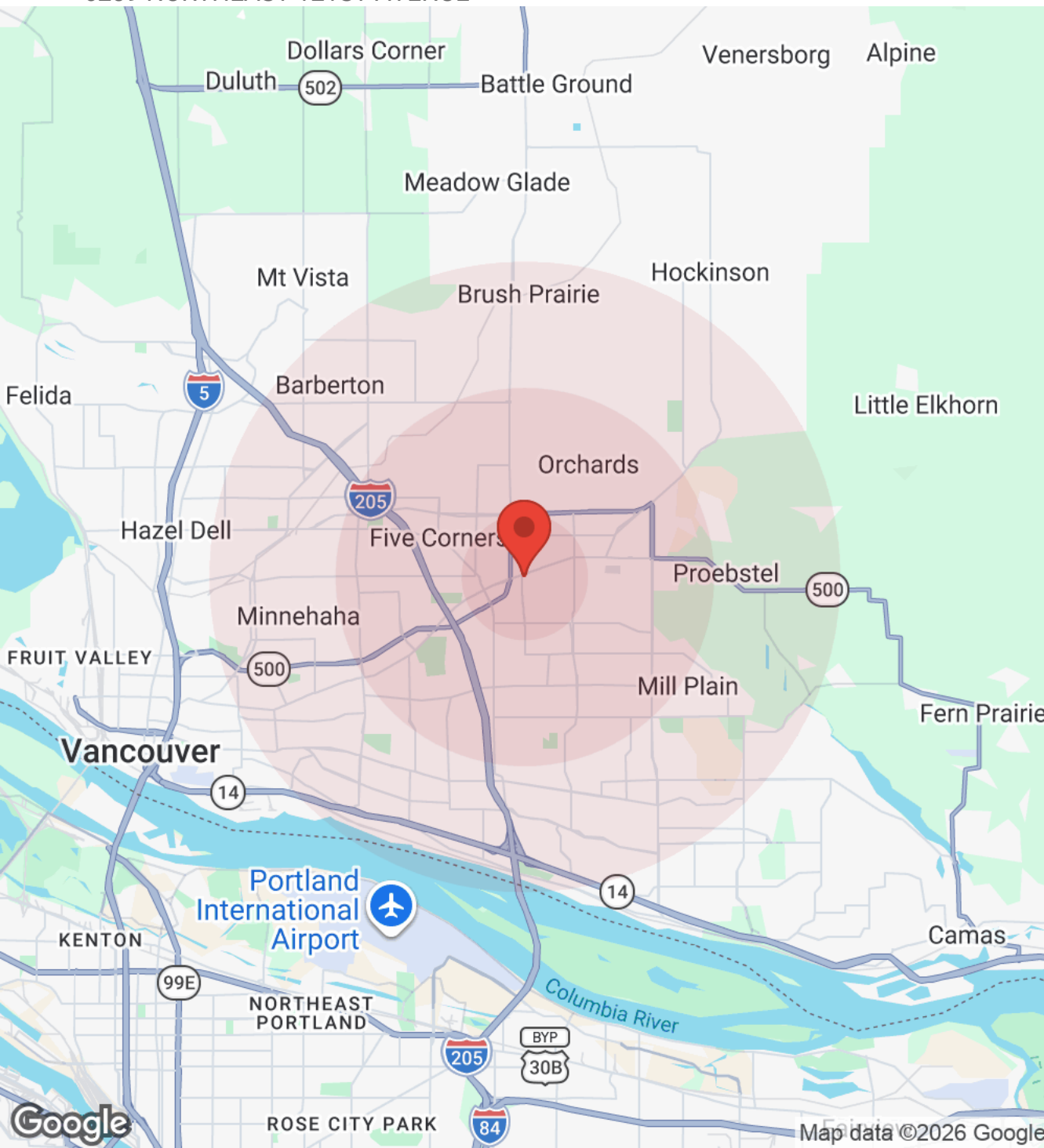
LOCATION MAPS

6209 NORTHEAST 121ST AVENUE



DEMOGRAPHICS

6209 NORTHEAST 121ST AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	7,337	67,069	129,721
Female	7,569	68,884	132,580
Total Population	14,906	135,953	262,301

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,819	25,146	46,555
Ages 15-24	2,049	17,760	33,367
Ages 25-54	6,559	58,467	110,965
Ages 55-64	1,513	14,579	29,236
Ages 65+	1,965	20,002	42,178

Race	1 Mile	3 Miles	5 Miles
White	9,605	92,475	178,365
Black	510	5,098	9,338
Am In/AK Nat	60	585	1,128
Hawaiian	194	1,482	2,728
Hispanic	2,893	19,808	39,109
Asian	939	9,789	18,676
Multi-Racial	677	6,485	12,512
Other	28	231	446

Income	1 Mile	3 Miles	5 Miles
Median	\$82,262	\$91,434	\$92,080
< \$15,000	276	2,573	5,713
\$15,000-\$24,999	178	1,749	3,924
\$25,000-\$34,999	476	3,038	5,422
\$35,000-\$49,999	591	4,571	8,436
\$50,000-\$74,999	937	7,925	16,115
\$75,000-\$99,999	1,101	8,211	15,996
\$100,000-\$149,999	1,278	11,779	22,437
\$150,000-\$199,999	463	5,796	11,454
> \$200,000	255	4,866	11,580

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,885	53,591	107,383
Occupied	5,554	50,507	101,077
Owner Occupied	3,311	30,444	58,796
Renter Occupied	2,243	20,063	42,281
Vacant	332	3,084	6,307