

## **Questions About The Storage Facility**

-When Did You Buy the Property?

August 2023

- How Many Total Units Are on Site?

64 storage units and 4 parking spaces

- Which Management Software Does the Business Use?

Storable.com

- What's The Total Rentable Square Footage?

8500 SF for the units and 1000 for the parking spaces

- Total Lot Square Footage?

0.78 acres (2 lots in different levels) one lot empty.

- Occupancy Rate?

Is ready for a new owner, now is closed.

- What Was Your Total Gross Revenue in 2022 and 2023?

N/A

- What Is Your Projected 2024 Total Gross Revenue

The potential gross revenue at 100% \$119,760 and at 90% is \$107,784.00

- Taxes for 2022 and 2023

Taxes for 2022 \$1,360.52

- Can You Send the Current Rent Roll Report?

The Storage is closed at the moment.

- Unit Mix List and Their Current Rates?

4 - parking spaces \$30.00

16 - 10 x 5 units \$80.00

22 - 10 x 10 units \$140.00

20 - 10 x 20 units \$200.00

6 - 10 x 25 units \$250.00

- Is There Currently Tenant Projection / Insurance?

Yes, is a program in place on the website when you rent a unit:

\$2,000.00 \$12.00/month

\$3,000.00 \$15.00/month

\$5,000.00 \$20.00/month

\$10,000.00 \$33.00/month

\$15,000.00 \$42.00/month

- What Are the Daily Operational Expenses And Utilities?

Electrical bill Entergy \$40/month

Internet T-Mobile \$50/month

Phone T-Mobile \$20/month

- How Much Do You Spend on Marketing?

N/A

-What Company Manages Your Website?

Storable.com (website: <https://www.blockspacesolutions.com/>)

-How Many People Do You Have on Staff?

N/A

- Any Recent Repairs or Renovations to The Property?

New fence in the perimeter

New automatic gate

Remote gate opening by app SL Access

New keypads, interior and exterior

The place was cleared of trees to improve visibility.

New solar lights around the perimeter (7)

New solar security cameras

New signs on the front and on the gate (attached)

The roof was repaired and sealed, and the water gutters were cleaned.

New driveway around the storage in 2 weeks

New mechanic combination lock in the 2-front entrance to the building

New latches on all units

- Other Streams of Revenue For The Business Other Than Self Storage?

Percentage of insurance paid.

- How Many Security Cameras Are on Site?

7 and 4 more will be installed.

Any documents or management reports you can send would be greatly appreciated.

Sign on the front:



Signs on the gate:



