



7627 Memorial Dr, Rosepine, LA 70659



303 N Hendrick Ave & 503 S. 1st Street, Diboll, TX 75941



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**Exclusively Presented by:  
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An aerial photograph of a self-storage facility. In the background, there is a large, complex metal structure, possibly a bridge or a large industrial building, situated near a body of water. The foreground shows a paved area with a small white building, a fence, and several long, single-story storage units with corrugated metal roofs. A prominent red diagonal graphic element runs from the top left towards the bottom right, partially obscuring the image.

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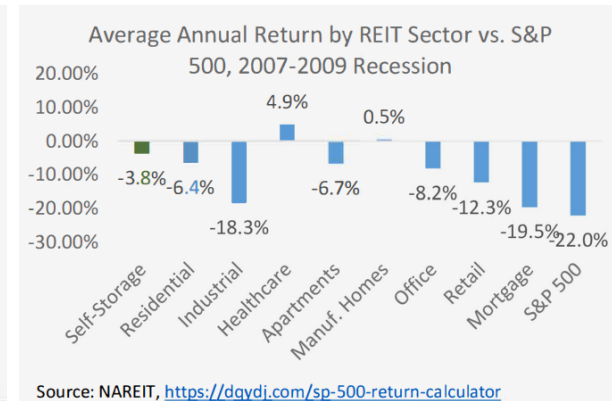
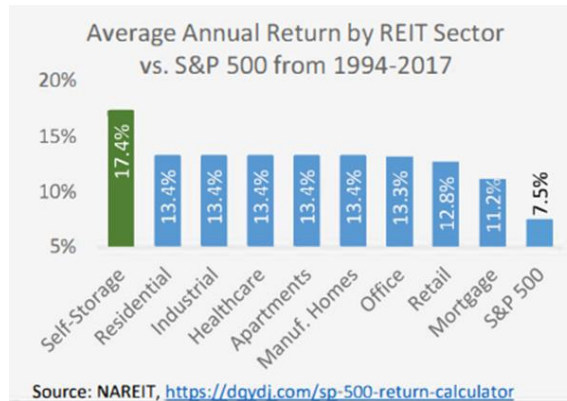
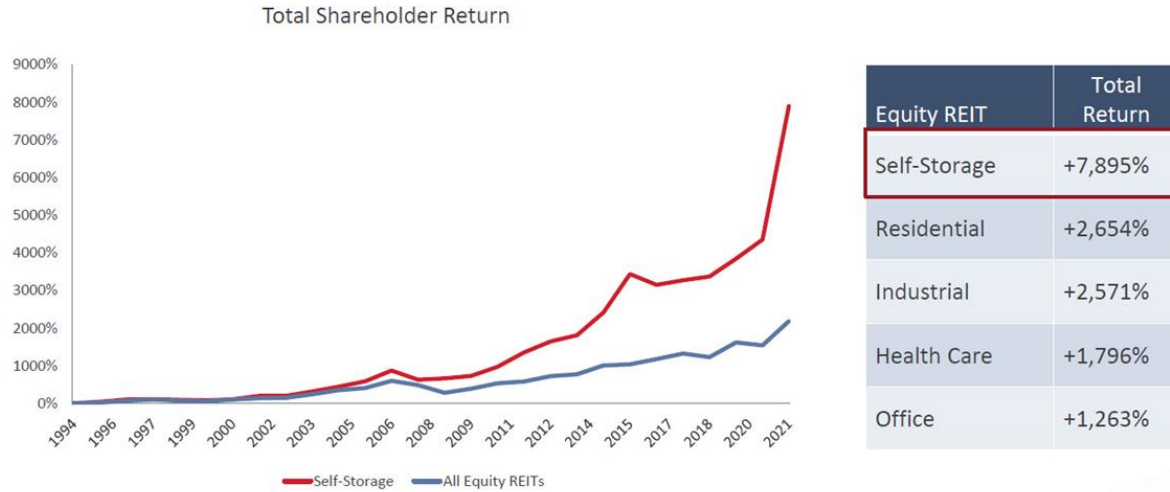
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# WHY SELF STORAGE?

- 1) **High Returns:** Storage REITs generated the highest returns of all REITs over the last 30 years!
  - [Article: Self Storage REIT's Outperform All Others](#)
- 2) **Recession Resistant:** Self Storage outperformed all other REIT's during the last recession!
  - [Article: Five Reasons to Invest in Self Storage](#)

Data below obtained from NAREIT "National Association of Real Estate Investment Trusts" [www.reit.com](http://www.reit.com)

Instead of just a landbank, storage was the top performer



Rosepine, LA  
Diboll, TX



**JUST**

**LISTED!**



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REALTY

# PROPERTY OVERVIEW

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The Rosepine and Diboll Self Storage Portfolio consists of two well-maintained storage facilities located in Louisiana and Texas, offering a total of 113 units across a combined enclosed square footage of 11,950 square feet. Situated in desirable locations, the first property, Rosepine Self Storage, is located at 7627 Memorial Dr, Rosepine, LA 70659. It encompasses 5,950 square feet of enclosed space on 1.29 acres with 63 storage units. This facility has been operational since 1998 and boasts a high physical occupancy rate of 94%. The second facility, Diboll Self Storage, is located at 303 N Hendrick Ave and 503 1<sup>st</sup> St., Diboll, TX 75941, offering 6,000 square feet of enclosed space on 1.02 acres with 50 units. This property was initially built in 1978 and was updated in 2013, currently achieving a 94% physical occupancy rate.

Both facilities are located in convenient, accessible areas. Rosepine Self Storage benefits from its proximity to US Highway 171, providing ease of access to the local community. Diboll Self Storage is located near US Highway 59, with a traffic count of 1,849 cars daily, which enhances its visibility. Collectively, the portfolio sits on 2.31 acres of land, presenting potential for expansion and increased revenue generation.

These facilities offer high occupancy rates, underscoring their desirability among tenants. Local management allows for personalized service, which has contributed to maintaining consistently high occupancy levels. Both properties operate under Easy Storage management software, enabling electronic rentals, bill payment options, and the integration of tenant insurance, providing tenants with a seamless experience while boosting the operational efficiency of the properties.

## INVESTMENT HIGHLIGHTS

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- Two Property Portfolio
- 2 Hours Apart
- 90%+ Occupancy
- Nearly 8% Actual Cap Rate
- Turn-Key Remote Management
- Room to Raise Rents
- Cell Tower Lease Income (\$538 / Month)
- Electronic Rentals & Bill Pay
- Tenant Insurance
- Local Boots On The Ground
- Additional Land to Build Out
- Low Square Foot Per Capita (< 8 sq. ft.)

# PROPERTY PROFILE

Property Name:	Rosepine Self Storage	Diboll Self Storage	Combined
Address:	7627 Memorial Dr, Rosepine, LA 70659	303 N Hendrick Ave & 503 1st Street Diboll, TX 75941	-
MSA:	Fort Johnson South MSA	Lufkin Metropolitan Statistical Area	-
MSA Population:	11,000	87,319	-
Pricing Guidance:	\$435,000	\$365,000	\$800,000
Existing Cap Rate:	7.81%	7.89%	7.85%
Price Per Square Foot:	\$73.11	\$60.83	\$66.97
Enclosed Sq. Ft.:	5,950	6,000	11,950
Number of Units:	67	50	117
Physical Occupancy:	94%	94%	94%
Acreage:	1.29	1.26	2.54
Gross Square Feet:	56,018	54,799	110,817
Year Built:	1998	1978/2013	-
APN / Zoning:	077-828-5985   N/A	R59944, R59945   Mini Warehouse	-
County:	Vernon Parish	Angelina County	-
Number of Buildings:	2	3	5
Number of Stories:	1	1	1
Construction Type:	Metal & Steel	Metal & Steel	Metal & Steel
Cross Streets:	Sharon Drive	N Hendrick Avenue	-
Nearest Freeway:	US Highway 171	US Highway 59	-
Traffic Count:	N/A	1,849	-
Website:	<a href="http://www.rosepineselfstorage.com/">http://www.rosepineselfstorage.com/</a>	<a href="http://dibollselfstorage.com/">http://dibollselfstorage.com/</a>	-

## LOCAL AREA



★ Designed by TownMapsUSA.com



**Boise Cascade®**

Rosepine, Louisiana, is a small, welcoming town located in Vernon Parish, known for its close-knit community, rich cultural heritage, and strategic location in western Louisiana. With a population of around 1,700, Rosepine offers a peaceful, rural lifestyle while still being conveniently close to larger cities and essential amenities.

Founded in the early 20th century, Rosepine has maintained its small-town charm and agricultural roots. The town is situated along U.S. Highway 171, providing easy access to nearby cities like DeRidder and Leesville, as well as Fort Polk, one of the largest military installations in the country.

Rosepine's economy is primarily driven by agriculture, small businesses, and its proximity to Fort Polk, which provides employment opportunities for many residents. The town also benefits from its location near DeRidder, where additional services, shopping, and employment opportunities are available. The area's cost of living is relatively low, making Rosepine an affordable place to live and raise a family.

### Major Employers in the Area:

Fort Polk Military Installation | Vernon Parish School District | Beauregard Health System | Boise Cascade (in nearby DeRidder) | Wal-Mart Supercenter (in nearby DeRidder) | Rosepine Lumber Co. | Local agriculture and farming businesses | Vernon Home Health | Southern Pine Retirement Community | City of Rosepine

Rosepine provides a peaceful, rural environment with a strong sense of community, affordable living, and easy access to larger towns and cities. Its proximity to Fort Polk and the natural beauty of western Louisiana make it an attractive choice for families, military personnel, and retirees looking for a tranquil place to call home.



## LOCAL AREA



Diboll, Texas, is a small yet vibrant community nestled in Angelina County, known for its rich history in the lumber industry, warm hospitality, and strategic location in East Texas. With a population of approximately 5,000, Diboll offers a quaint, small-town atmosphere with the conveniences of nearby larger cities like Lufkin.

Founded in 1894 as a company town for the Southern Pine Lumber Company, Diboll has maintained its deep ties to the timber industry while expanding into other sectors. The town is conveniently located along U.S. Highway 59, providing easy access to Houston and Nacogdoches, making it an ideal spot for those who appreciate a quiet lifestyle but still want access to urban amenities.

Diboll's economy has historically been driven by the lumber industry, with Georgia-Pacific operating one of the largest wood products facilities in the area. Over time, the local economy has diversified to include healthcare, education, and retail. The low cost of living and affordable real estate market make Diboll an attractive place for families, retirees, and those looking for a slower pace of life.

### Major Employers in Diboll:

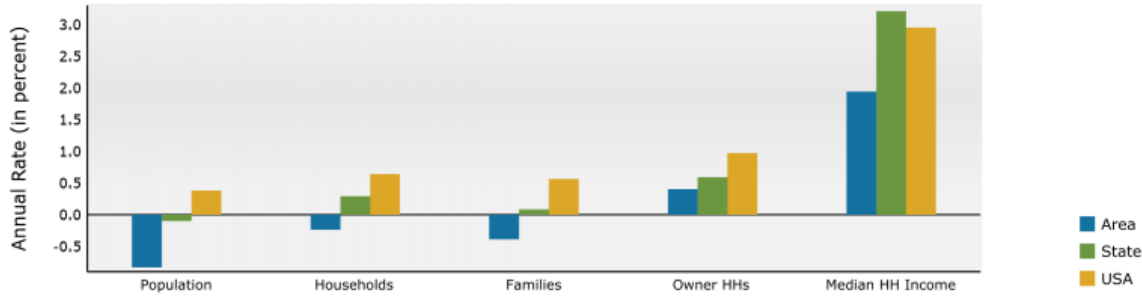
Georgia-Pacific | Diboll Independent School District | Temple-Inland (a subsidiary of International Paper) | City of Diboll | Angelina County Lumber Company | Woodland Heights Medical Center (in nearby Lufkin) | Wal-Mart Supercenter (in nearby Lufkin) | Pilgrim's Pride (in nearby Lufkin) | HEB Grocery Company | First Bank & Trust East Texas

Diboll offers a unique blend of small-town charm, a strong sense of community, and rich historical roots, making it an appealing destination for those looking to enjoy a peaceful lifestyle with access to nature and essential services. The town's commitment to preserving its heritage while fostering economic growth ensures a bright future for its residents and investors.

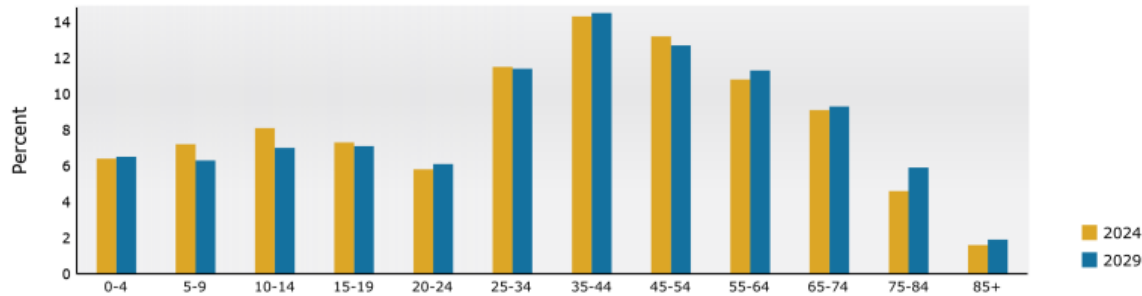
# DEMOGRAPHIC AND INCOME (3 Mile Radius) - Rosepine

Demographic and Income (Ring: 3 mile radius)

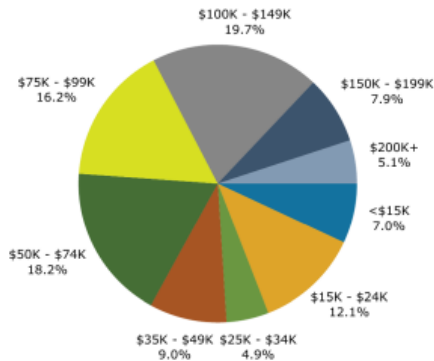
## Trends 2024-2029



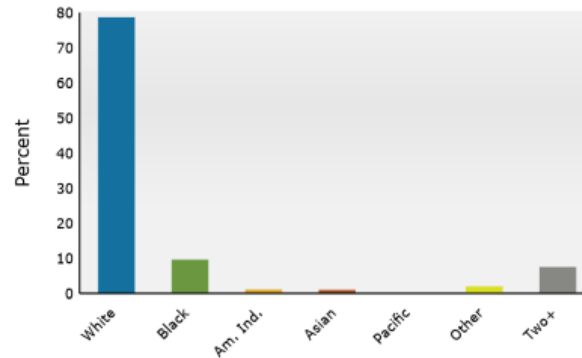
## Population by Age



## 2024 Household Income



## 2024 Population by Race



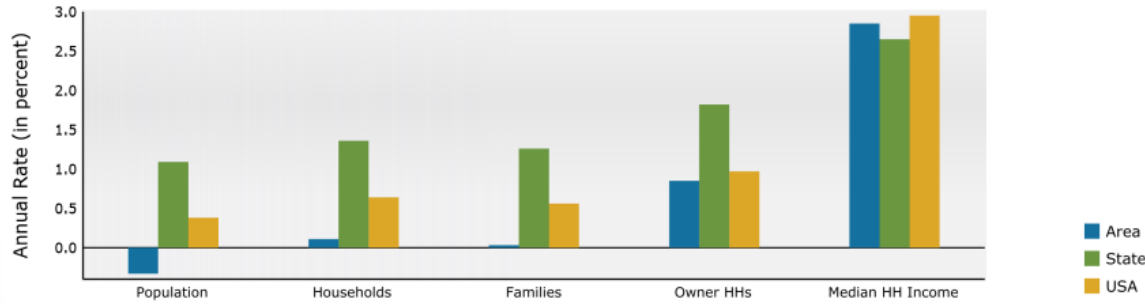
2024 Percent Hispanic Origin: 7.2%



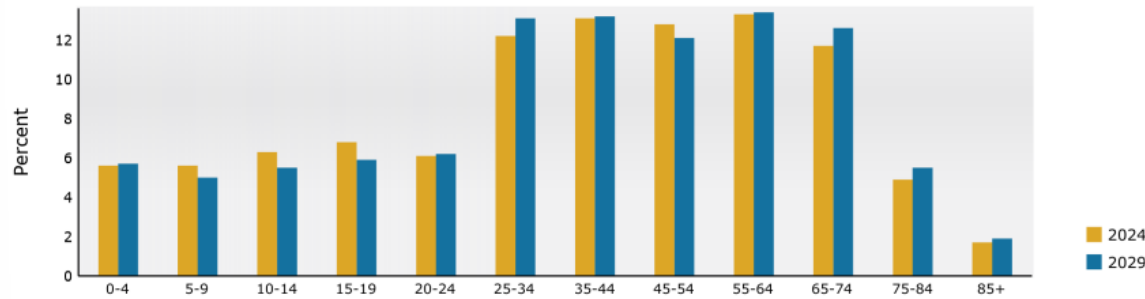
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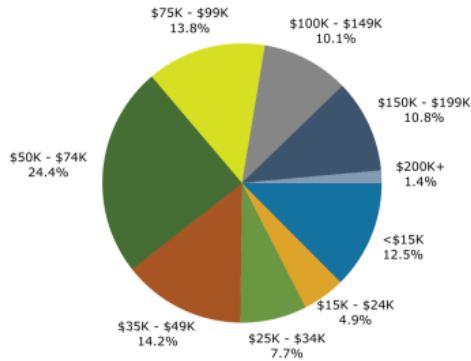
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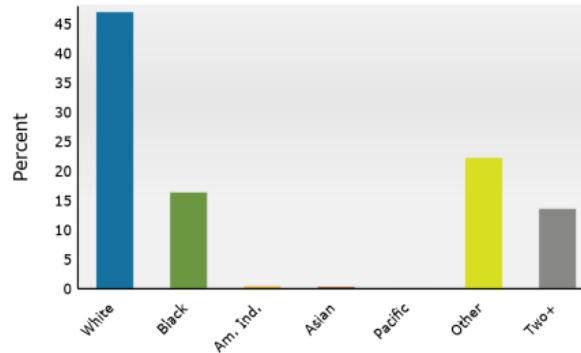
## Population by Age



## 2024 Household Income



## 2024 Population by Race



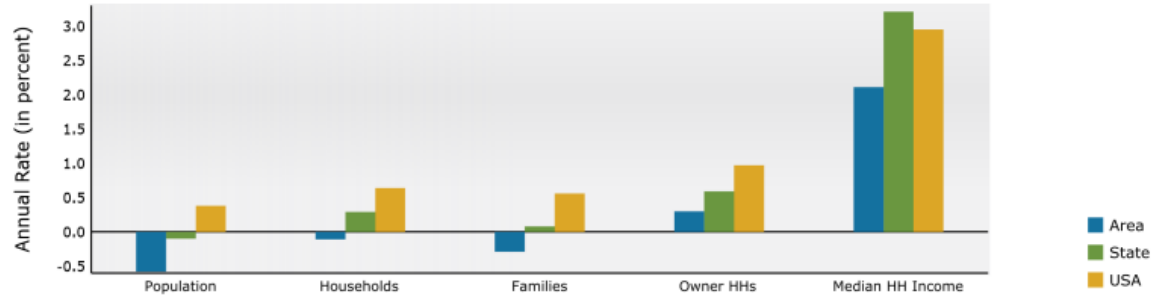
2024 Percent Hispanic Origin: 44.4%



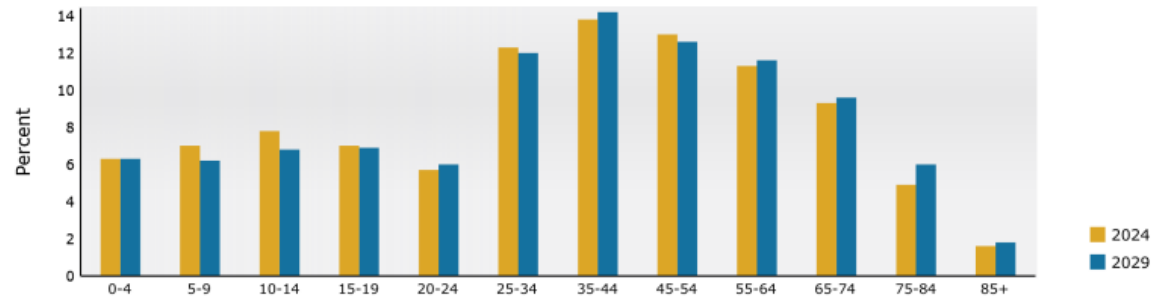
# DEMOGRAPHIC AND INCOME (5 Mile Radius) - Rosepine

Demographic and Income (Ring: 5 mile radius)

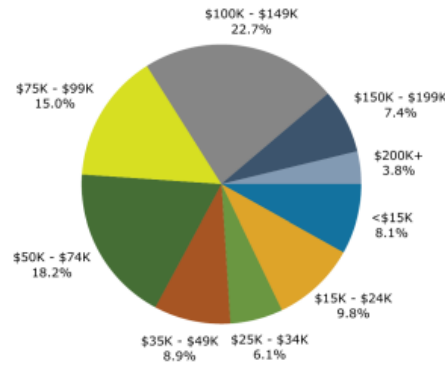
Trends 2024-2029



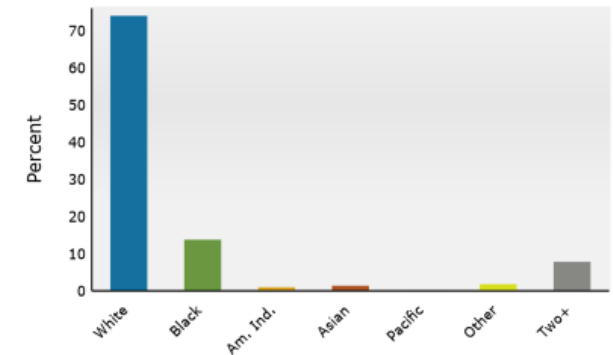
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 7.0%

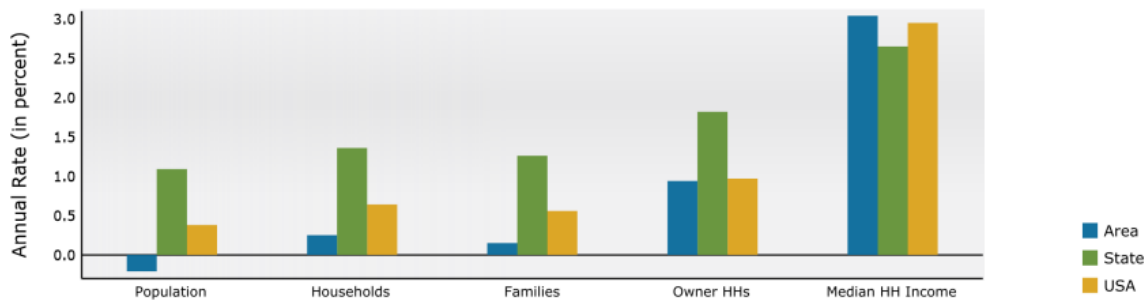


# DEMOGRAPHIC AND INCOME (5 Mile Radius) - Diboll

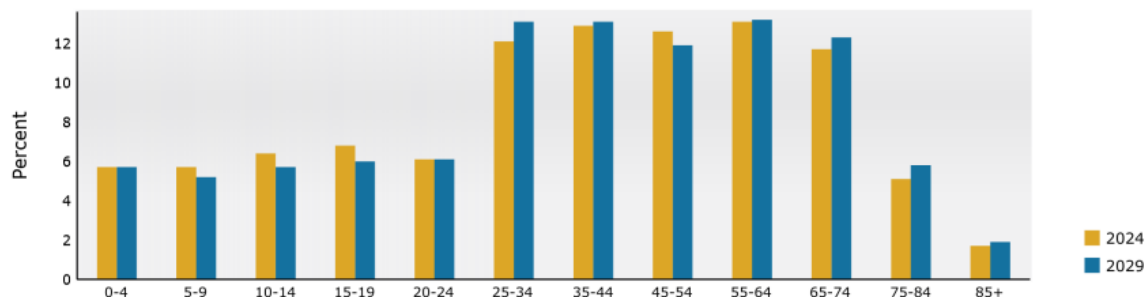
Demographic and Income (Ring: 5 mile radius)



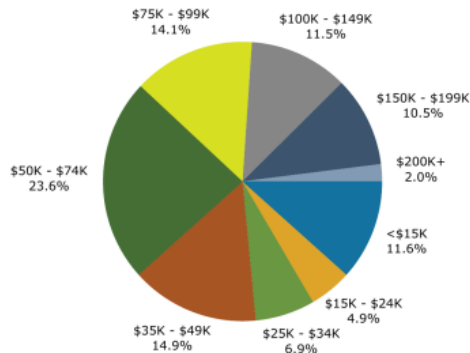
Trends 2024-2029



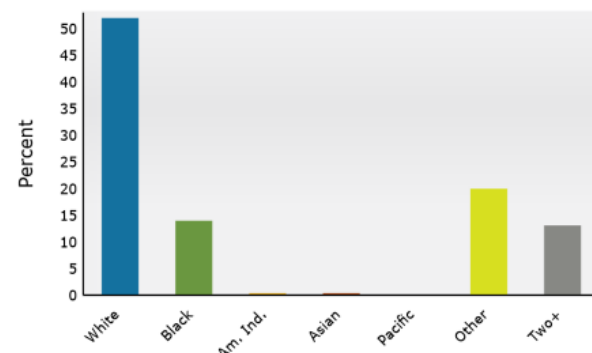
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 41.1%

# HOUSING PROFILE (5 Mile Radius) Rosepine

## Housing Profile (Ring: 5 mile radius)

Population		Households			
2020 Total Population	8,191	2024 Median Household Income		\$72,913	
2024 Total Population	7,968	2029 Median Household Income		\$80,945	
2029 Total Population	7,739	2024-2029 Annual Rate		2.11%	
2024-2029 Annual Rate	-0.58%				

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,525	100.0%	3,541	100.0%	3,532	100.0%
Occupied	3,084	87.5%	3,068	86.6%	3,051	86.4%
Owner	2,100	59.6%	2,132	60.2%	2,164	61.3%
Renter	984	27.9%	936	26.4%	887	25.1%
Vacant	413	11.7%	473	13.4%	481	13.6%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	2,131	100.0%	2,164	100.0%
<\$50,000	170	8.0%	150	6.9%
\$50,000-\$99,999	215	10.1%	192	8.9%
\$100,000-\$149,999	334	15.7%	299	13.8%
\$150,000-\$199,999	272	12.8%	240	11.1%
\$200,000-\$249,999	380	17.8%	433	20.0%
\$250,000-\$299,999	322	15.1%	380	17.6%
\$300,000-\$399,999	157	7.4%	173	8.0%
\$400,000-\$499,999	231	10.8%	240	11.1%
\$500,000-\$749,999	34	1.6%	42	1.9%
\$750,000-\$999,999	11	0.5%	12	0.6%
\$1,000,000-\$1,499,999	2	0.1%	1	0.0%
\$1,500,000-\$1,999,999	1	0.0%	0	0.0%
\$2,000,000+	2	0.1%	2	0.1%
Median Value	\$209,803		\$223,210	
Average Value	\$226,326		\$235,906	

Census 2020 Housing Units	Number	Percent
Total	3,525	100.0%
Housing Units In Urbanized Areas	2,051	58.2%
Rural Housing Units	1,474	41.8%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,100	100.0%
Owned with a Mortgage/Loan	1,288	61.3%
Owned Free and Clear	812	38.7%

# HOUSING PROFILE (5 Mile Radius) Diboll

## Housing Profile (Ring: 5 mile radius)

Population		Households	
2020 Total Population	7,985	2024 Median Household Income	\$59,611
2024 Total Population	7,951	2029 Median Household Income	\$69,236
2029 Total Population	7,868	2024-2029 Annual Rate	3.04%
2024-2029 Annual Rate	-0.21%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,725	100.0%	2,753	100.0%	2,774	100.0%
Occupied	2,497	91.6%	2,515	91.4%	2,546	91.8%
Owner	1,709	62.7%	1,739	63.2%	1,822	65.7%
Renter	788	28.9%	776	28.2%	724	26.1%
Vacant	230	8.4%	238	8.6%	228	8.2%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	1,740	100.0%	1,822	100.0%
<\$50,000	186	10.7%	174	9.5%
\$50,000-\$99,999	293	16.8%	271	14.9%
\$100,000-\$149,999	283	16.3%	262	14.4%
\$150,000-\$199,999	213	12.2%	193	10.6%
\$200,000-\$249,999	119	6.8%	132	7.2%
\$250,000-\$299,999	264	15.2%	306	16.8%
\$300,000-\$399,999	184	10.6%	223	12.2%
\$400,000-\$499,999	61	3.5%	83	4.6%
\$500,000-\$749,999	93	5.3%	123	6.8%
\$750,000-\$999,999	25	1.4%	32	1.8%
\$1,000,000-\$1,499,999	16	0.9%	20	1.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	3	0.2%	3	0.2%

Median Value	\$175,352	\$204,167
Average Value	\$228,305	\$250,864

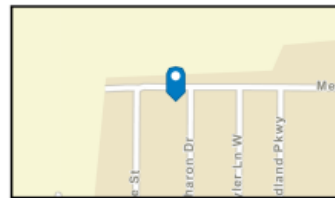
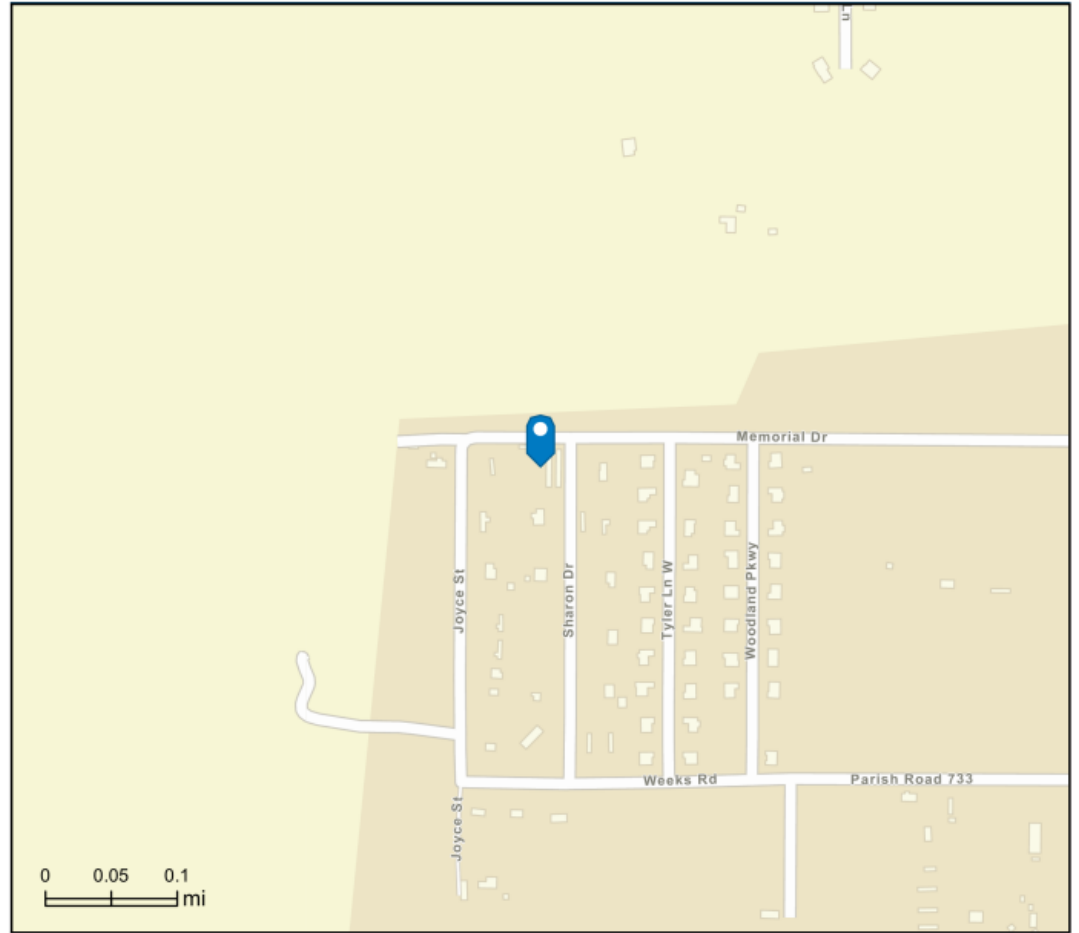
Census 2020 Housing Units	Number	Percent
Total	2,725	100.0%
Housing Units In Urbanized Areas	19	0.7%
Rural Housing Units	2,706	99.3%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,709	100.0%
Owned with a Mortgage/Loan	766	44.8%
Owned Free and Clear	943	55.2%



# TRAFFIC COUNT (5 Mile Radius) Rosepine

Traffic Count Map - Close-up



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).





# TRAFFIC COUNT (5 Mile Radius) - Diboll



Source: ©2024 Kalibrate Technologies (Q2 2024).

# PROPERTY PHOTOS (Rosepine)

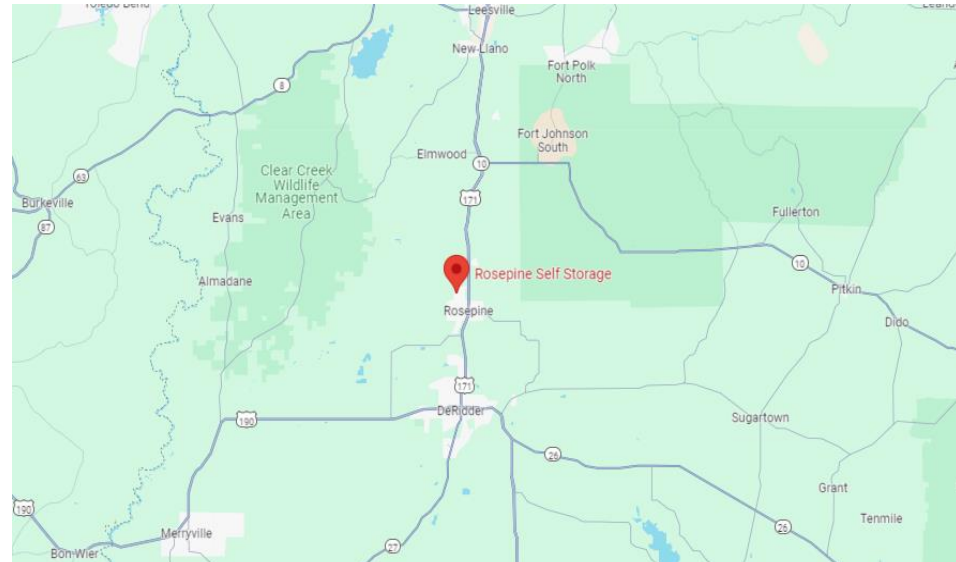
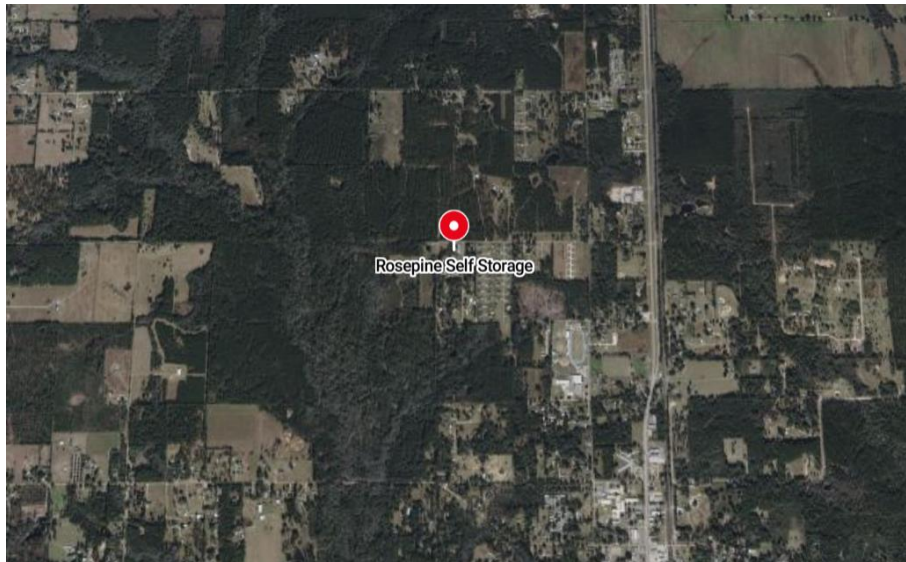
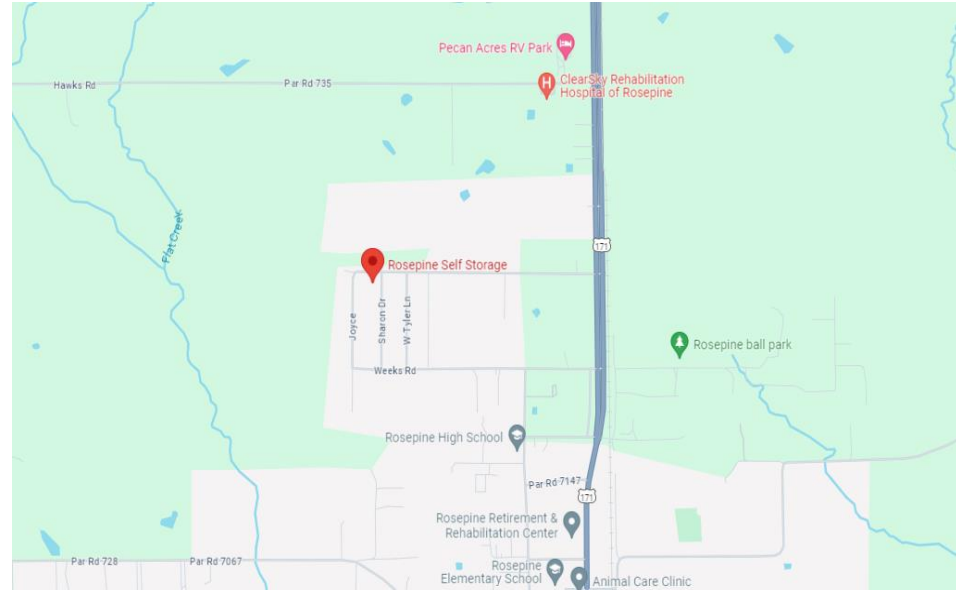
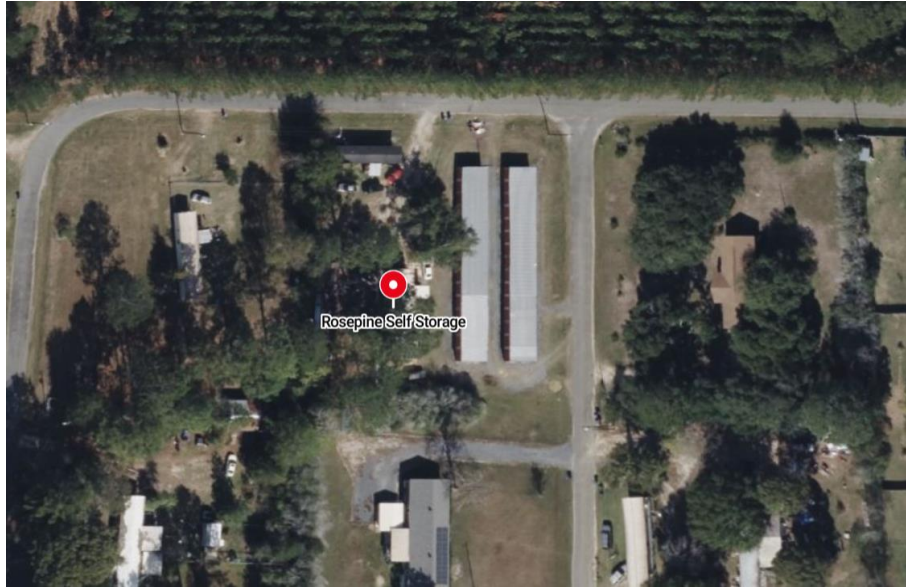


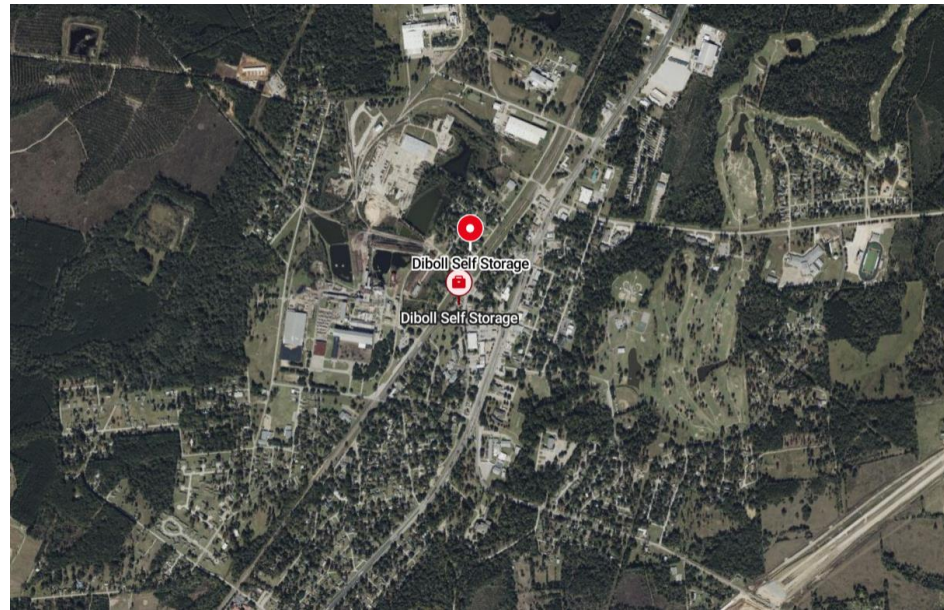
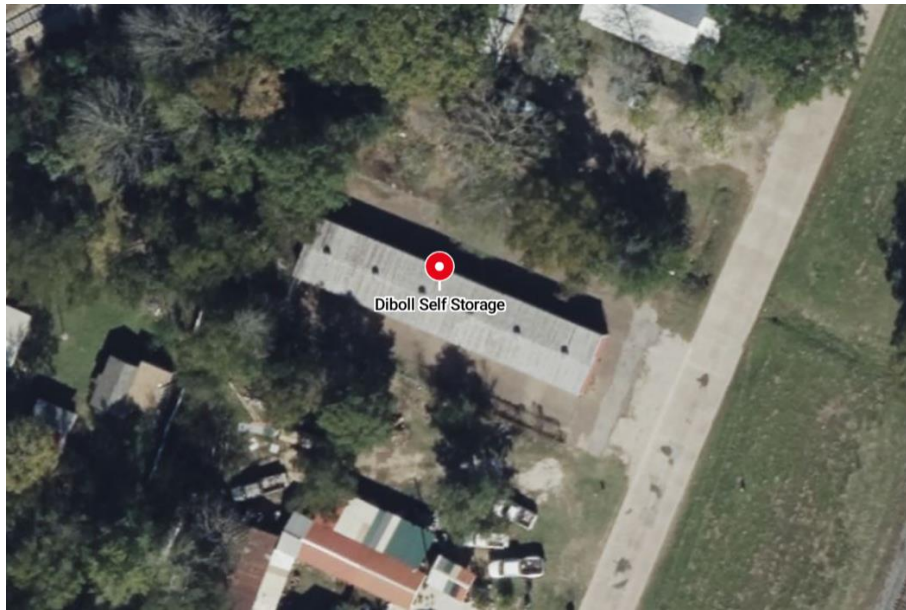
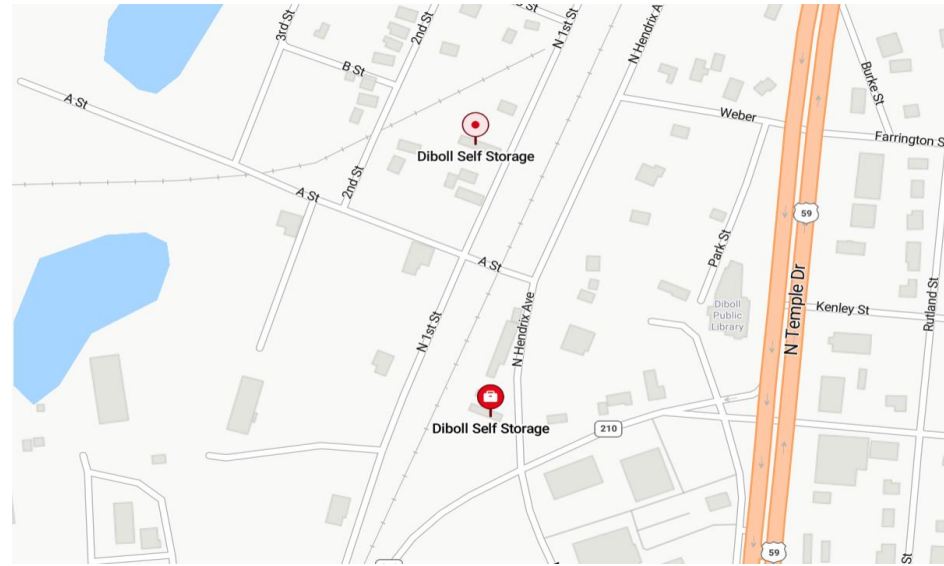
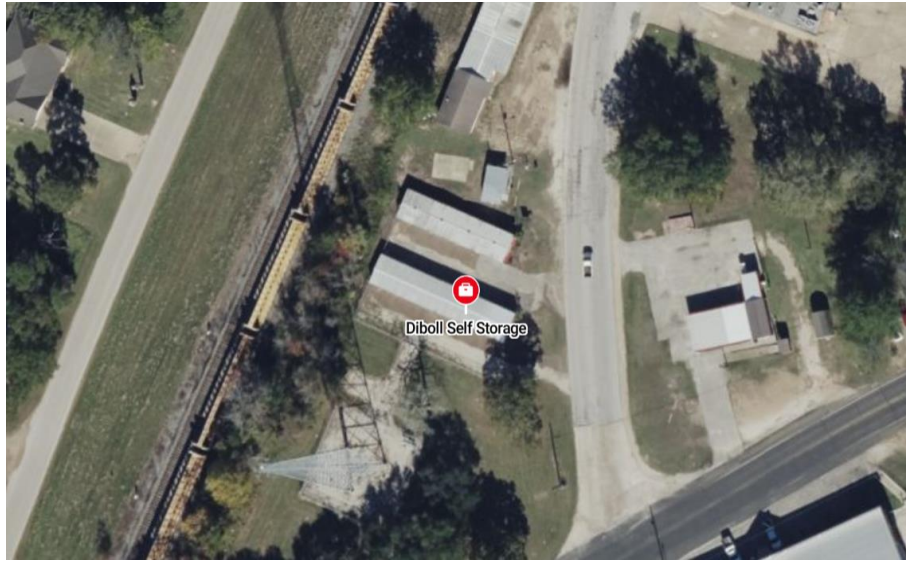
# PROPERTY PHOTOS (303 N Hendrick Ave, Diboll)



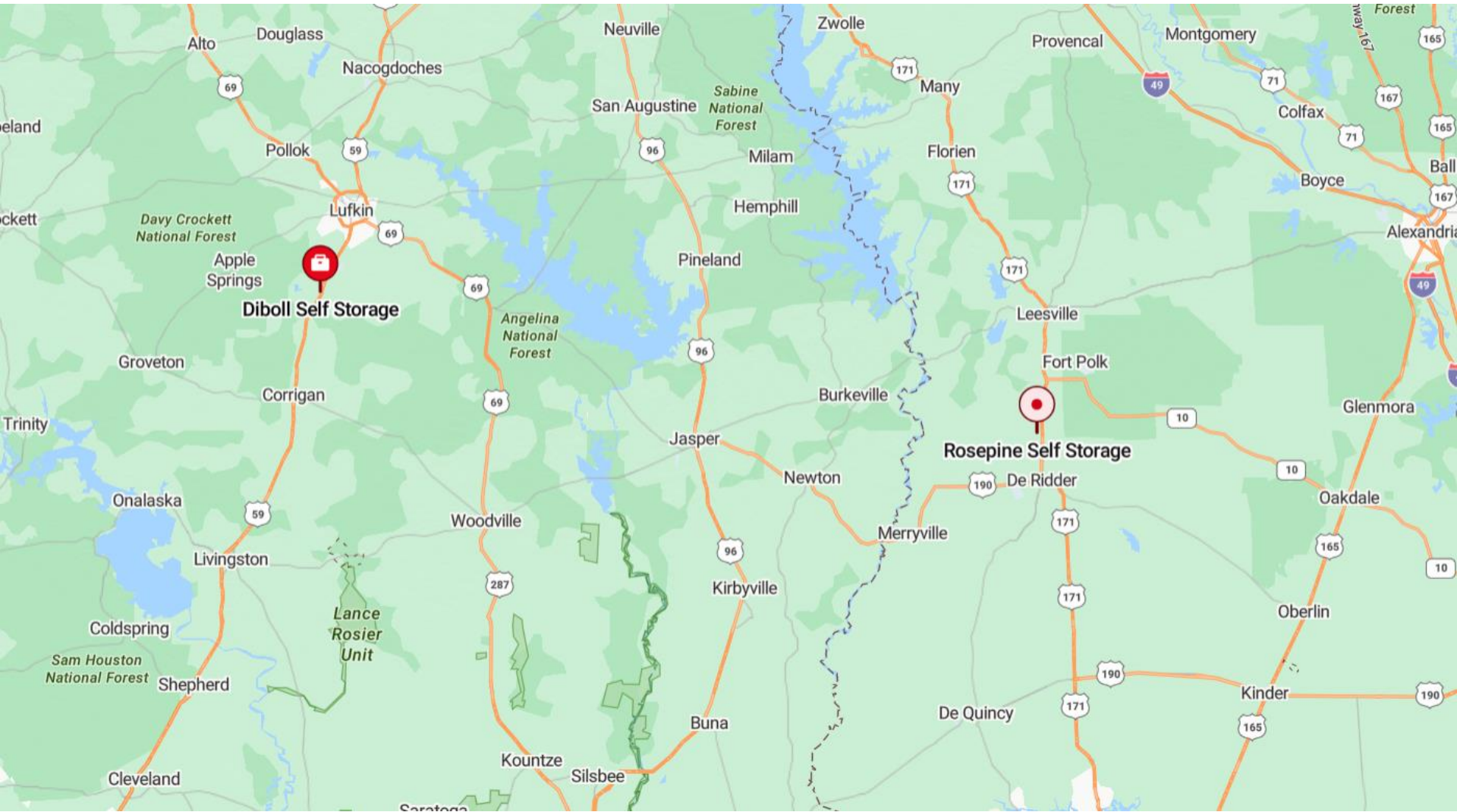
# PROPERTY PHOTOS (503 S. 1st Street, Diboll)







# LOCATION MAP



# ROSEPINE MARKET SNAPSHOT (1-, 3- and 5-Mile Radius)

## Market Summary

Market Coverage Comparisons are made with  
 7627 Memorial Road, Rosepine, LA 71446  
 5 mile radius  
 National Totals and Averages, Louisiana State Total and Averages

### Market Snapshot

### Market including known developments

	This Market	1 Mile	3 Miles		This Market	1 Mile	3 Miles
Net Rentable Sq Ft	46,216	18,282	18,282	Net Rentable Sq Ft	46,216	18,282	18,282
<b>Sq Ft per Capita</b>				<b>Sq Ft per Capita</b>			
2022 Sq Ft per Capita	5.27	19.79	4.44	2022 Sq Ft per Capi	5.27	19.79	4.44
2024 Sq Ft per Capita	5.28	19.96	4.47	2024 Sq Ft per Capi	5.28	19.96	4.47
2026 Sq Ft per Capita	5.29	20.09	4.50	2026 Sq Ft per Capi	5.29	20.09	4.50
Sq Ft per Household	15.15	55.91	13.23	Sq Ft per Household	15.15	55.91	13.23
Total Stores	4	2	2	Total Stores	4	2	2
REITS	0	0	0	REITS	0	0	0
Mid Ops	0	0	0	Mid Ops	0	0	0
Small Ops	4	2	2	Small Ops	4	2	2
New Developments	0	0	0				
Sq Ft of Developments	0	0	0				
Stores opened within the last year	0	0	0				
<b>Demographics</b>							
2022 Population	8,771	924	4,122				
2024 Population	8749 (-0.25% change)	916 (-0.87% change)	4092 (-0.73% change)				
2026 Population	8736 (-0.40% change)	910 (-1.52% change)	4065 (-1.38% change)				
Households	3,051	327	1,382				
Rental Households	980	153	427				
Rental Households Percentage	32.12%	46.79%	30.9%				
Median Household Income	\$ 72,963	\$ 56,703	\$ 74,252				
<b>Average Rate Per Square Feet</b>							
All Units without Parking	\$ 0.83	\$ 0.90	\$ 0.90				
All Units with Parking	\$ 0.83	\$ 0.90	\$ 0.90				
Regular Units	\$ 0.57	\$ 0.60	\$ 0.60				
Climate Controlled Units	\$ 1.50	\$ 1.50	\$ 1.50				
Only Parking	N/A	N/A	N/A				
Rate Trend (12 months)	0.88%	1.02%	1.02%				
Units Not Advertised	0%	0%	0%				



# DIBOLL MARKET SNAPSHOT (1-, 3- and 5-Mile Radius)

## Market Summary

Market: 303 N Hendrick Street, Diboll, TX 75941  
 Coverage: 5 mile radius  
 Comparisons are made with: National Totals and Averages, Texas State Total and Averages

### Market Snapshot

This Market      1 Mile      3 Miles

Net Rentable Sq Ft	66,808	14,721	53,196
<b>Sq Ft per Capita</b>			
2022 Sq Ft per Capita	8.23	5.01	8.05
2024 Sq Ft per Capita	8.20	4.98	8.01
2026 Sq Ft per Capita	8.15	4.96	7.97
Sq Ft per Household	27.31	15.07	27.85
Total Stores	5	3	4
REITS	0	0	0
Mid Ops	3	2	3
Small Ops	2	1	1
New Developments	0	0	0
Sq Ft of Developments	0	0	0
Stores opened within the last year	0	0	0

### Demographics

2022 Population	8,118	2,939	6,612
2024 Population	8152 (+0.42% change)	2954 (+0.51% change)	6641 (+0.44% change)
2026 Population	8196 (+0.96% change)	2969 (+1.02% change)	6676 (+0.97% change)

Households	2,446	977	1,910
Rental Households	587	333	507
Rental Households Percentage	24%	34.08%	26.54%
Median Household Income	\$ 65,984	\$ 50,222	\$ 64,714

### Average Rate Per Square Feet

All Units without Parking	\$ 1.21	\$ 0.66	\$ 1.21
All Units with Parking	\$ 0.99	\$ 0.66	\$ 0.99
Regular Units	\$ 0.96	\$ 0.66	\$ 0.96
Climate Controlled Units	\$ 1.80	N/A	\$ 1.80
Only Parking	\$ 0.24	N/A	\$ 0.24

Rate Trend (12 months)	-10.70%	14.61%	-10.7%
Units Not Advertised	0%	0%	0%

### Market including known developments

This Market      1 Mile      3 Miles

Net Rentable Sq Ft	66,808	14,721	53,196
<b>Sq Ft per Capita</b>			
2022 Sq Ft per Capi	8.23	5.01	8.05
2024 Sq Ft per Capi	8.20	4.98	8.01
2026 Sq Ft per Capi	8.15	4.96	7.97
Sq Ft per Household	27.31	15.07	27.85
Total Stores	5	3	4
REITS	0	0	0
Mid Ops	3	2	3
Small Ops	2	1	1

# RENTAL SURVEY

Property Name	Address	Lot Size	Sq. Ft.	Year Built	5x10	10x10	10x15	10x20
Rosepine Self Storage	7627 Memorial Dr, Rosepine, LA 70659	56,018	5,950	1998	\$35	\$60	\$85	\$110
Squared Storage	18311 Johnnie B Hall Memorial Hwy, Rosepine, LA, 70659	44,273	12,332	N/A	N/A	N/A	N/A	\$199
GRI Self Storage	1620 N Pine St, Deridder, LA, 70634	32,934	10,159	1993	\$40	\$55	\$65	\$85
Kim's Mini-Warehouses	1698 Brinson St, DeRidder, LA, 70634	35,445	17,775	N/A	N/A	N/A	N/A	N/A
<b>Averages</b>			<b>13,422</b>		<b>\$40</b>	<b>\$55</b>	<b>\$65</b>	<b>\$142</b>

Property Name	Address	Lot Size	Sq. Ft.	Year Built	10x10	10x20
Diboll Self Storage	303 N Hendrick Ave & 503 1st Street Diboll, TX 75941	54,799	6,000	1978/2013	\$65	\$135
AAA Self Storage - Diboll	1517 N Temple Drive, Diboll, TX, 75941	166,225	38,475	2000	\$158	\$168
Carr Self Storage	6194 S 1st St, Lufkin, TX, 75901	46,827	13,612	1992	N/A	N/A
A-1 Self Storage	905 North Temple Drive, Diboll, TX, 75941	42,950	5,985	1999	N/A	N/A
<b>Averages</b>			<b>19,357</b>		<b>\$158</b>	<b>\$168</b>

## UNIT MIX & INCOME SUMMARY (Rosepine)

Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
<b>Rosepine, LA</b>							
<b>Self Storage</b>							
5x10	50	14	700	\$35.00	\$0.70	\$490	\$5,880
10x10	100	44	4,400	\$60.00	\$0.60	\$2,640	\$31,680
10x15	150	3	450	\$85.00	\$0.57	\$255	\$3,060
10x20	200	2	400	\$110.00	\$0.55	\$220	\$2,640
<b>Mobile Home</b>							
25x80		4	0	\$275.00		\$1,100	\$13,200
		<b>67</b>	<b>5,950</b>			<b>\$4,705</b>	<b>\$56,460</b>
<b>Storage</b>	<u>Units</u>	<u>Sq. Ft.</u>			<b>Average rate / sq. ft.</b>	\$0.79	
	63	5,950			<b>Average size</b>	88.81	
<b>Mobile Home</b>	4				<b>Total Units</b>	67	
					<b>Units Rented</b>	63	
					<b>Occupancy</b>	94%	

*One of the four mobile home lots is occupied at no cost by the boots-on-the-ground personnel.*

# UNIT MIX & INCOME SUMMARY (Diboll)

Size	Sq. Ft.	# Of Units	Rentable Sq. Ft.	Rate	Rate / Sq. Ft.	Monthly Income	Annual Income
<b>Diboll, TX</b>							
<b>Self Storage</b>							
10x10	100	22	2,200	\$65.00	\$0.65	\$1,430	\$17,160
10x10	100	20	2,000	\$65.00	\$0.65	\$1,300	\$15,600
10x20	200	1	200	\$135.00	\$0.68	\$135	\$1,620
10x20	200	6	1,200	\$135.00	\$0.68	\$810	\$9,720
20x20	400	1	400	\$240.00	\$0.60	\$240	\$2,880
		<b>50</b>	<b>6,000</b>			<b>\$3,915</b>	<b>\$46,980</b>
<b>Storage</b>	<u>Units</u>	<u>Sq. Ft.</u>			<b>Average rate / sq. ft.</b>	\$0.65	
	50	6,000			<b>Average size</b>	120.00	
						<b>Total Units</b>	50
						<b>Units Rented</b>	47
					<b>Occupancy</b>	94%	

# PRICING

# INCOME & EXPENSES

	Diboll	Rosepine	Combined
<b>PRICE</b>	\$365,000.00	\$435,000.00	\$800,000.00
<b>GROSS REVENUE</b>	\$44,832.54	\$49,157.92	\$93,990.46
<b>EXPENSES</b>	\$16,325.64	\$14,843.03	\$31,168.67
<b>NET INCOME</b>	\$28,506.90	\$34,314.89	\$62,821.79
<b>CAP RATE</b>	7.81%	7.89%	7.85%
<b>GRM</b>	8.14	8.85	8.51
<b>ENCLOSED SQ. FT.</b>	6,000	5,950	11,950
<b>PRICE PER SQ. FT.</b>	\$60.83	\$73.11	\$66.95

INCOME	Diboll	Rosepine	Combined
Gross Potential Income:	\$46,980.00	\$56,460.00	\$103,440.00
Vacancy:	\$13,883.53	\$12,347.48	\$26,231.01
Storage Rental Income:	\$33,096.47	\$44,112.52	\$77,208.99
Tenant Protection Fee:	\$2,505.50	\$2,573.00	\$5,078.50
Late Payments:	\$623.50	\$659.67	\$1,283.17
Lock out Fee:	\$1,088.00	\$100.00	\$1,188.00
Other Income:	\$1,063.07	\$1,712.73	\$2,775.80
Cell Tower:	\$6,456.00	\$-	\$6,456.00
<b>Total</b>	<b>\$44,832.54</b>	<b>\$49,157.92</b>	<b>\$93,990.46</b>

EXPENSES	Diboll	Rosepine	Combined
*Real Estate Taxes:	\$4,190.64	\$3,131.20	\$7,321.84
Payment Processing:	\$1,190.29	\$1,179.25	\$2,369.54
ESS Software:	\$1,194.80	\$1,097.57	\$2,292.37
Property Insurance:	\$1,953.79	\$1,632.03	\$3,585.82
Phone:	\$438.01	\$394.72	\$832.73
Electricity:	\$124.05	\$-	\$124.05
Pest Control:	\$636.48	\$-	\$636.48
Groundskeeper:	\$1,500.00	\$-	\$1,500.00
Da Vinci Subscription:	\$15.75	\$9.45	\$25.20
Property Insurance:	\$2,499.36	\$2,820.58	\$5,319.94
Admin Fees:	\$-	\$591.07	\$591.07
Materials & Supplies:	\$1,717.47	\$1,400.00	\$3,117.47
Repair & Maintenance:	\$865.00	\$900.00	\$1,765.00
Other Expenses:	\$-	\$1,687.16	\$1,687.16
<b>Total Expenses</b>	<b>\$16,325.64</b>	<b>\$14,843.03</b>	<b>\$31,168.67</b>
<b>NET INCOME</b>	<b>\$28,506.90</b>	<b>\$34,314.89</b>	<b>\$62,821.79</b>

Numbers are trailing 12 from August 2023 to July of 2024. Revenue for Diboll includes income from new cell tower lease agreement.

No boots on ground fee for Rosepine as manager is paid via free rent on mobile home space.

The storage units at Rosepine don't have utilities. The mobile homes have their own utilities.

# FINANCING & RETURNS

<b>Purchase Price</b>	<b>\$ 800,000</b>
Enclosed Sq. Ft.	12,150
Price Per Sq. Ft.	\$65.84
Current Cap Rate	7.85%
Pro Forma Cap Rate	10.43%

Bank Financing	
Down Payment	\$ 200,000
Loan Amount	\$ 600,000
Loan to Value	75%
Interest Rate	7.00%
Amortization	25
Monthly Payments	\$ 4,241
Annual Payments	\$ 50,888.10

Year	Current	Proforma
<b>Gross Potential Income</b>	\$ 103,440.00	\$ 113,784.00
<b>Vacancy:</b>	<b>\$ 26,231.01</b>	<b>\$ 15,000.00</b>
Storage Rental Income:	\$ 77,208.99	\$ 98,784.00
Tenant Protection Fee	\$ 5,078.50	\$ 5,586.35
Late Payments:	\$ 1,283.17	\$ 1,411.49
Lock out Fee:	\$ 1,188.00	\$ 1,306.80
Other Income:	\$ 2,775.80	\$ 3,053.38
Cell Tower:	\$ 6,456.00	\$ 7,101.60
<b>Total Revenue</b>	<b>\$ 93,990</b>	<b>\$ 117,244</b>

Operating Expenses		
*Real Estate Taxes:	\$ 7,321.84	\$ 7,541.50
Payment Processing:	\$ 2,369.54	\$ 2,606.49
ESS Software:	\$ 2,292.37	\$ 2,521.61
ESS Insurance:	\$ 3,585.82	\$ 3,944.40
Phone:	\$ 832.73	\$ 916.00
Electricity:	\$ 124.05	\$ 136.46
Pest Control:	\$ 636.48	\$ 700.13
Groundskeeper:	\$ 1,500.00	\$ 1,650.00
Da Vinci Subscription:	\$ 25.20	\$ 27.72
Property Insurance:	\$ 5,319.94	\$ 5,851.93
Admin Fees:	\$ 591.07	\$ 650.18
Materials & Supplies:	\$ 3,117.47	\$ 3,429.22
Repair & Maintenance:	\$ 1,765.00	\$ 1,941.50
Other Expenses:	\$ 1,687.16	\$ 1,855.88

<b>Total Expenses</b>	<b>\$31,169</b>	<b>\$33,773</b>
<b>Expense % of Revenue</b>	33.16%	28.81%
<b>Expense Per Sq. Ft.</b>	\$2.57	\$2.78
<b>Net Income</b>	<b>\$ 62,822</b>	<b>\$ 83,471</b>

<b>Loan Payments</b>	<b>\$50,888</b>	<b>\$53,008</b>
<b>Debt Service Coverage Ratio</b>	1.23	1.26
<b>Cash Flow</b>	\$11,934	\$13,798
<b>Capitalization Rate</b>	7.85%	8.35%
<b>Cash on Cash Return</b>	5.97%	7.88%
<b>Gross Revenue Multiple</b>	8.51	8.09

## BROKER REMARKS

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- Owner willing to sell properties separately.
- Diboll Self Storage comes with a cell tower lease that pays \$538 per month starting in December of 2024.
- Portfolio is a 7.85% cap rate on actual numbers (Including future cell tower revenue).
- Boots on the ground management in place.
- Day one cash flow with current debt rates and terms.
- Room to build out additional storage at the Diboll location.
- Potential to add another mobile home at Rosepine location to further improve revenue.
- The Rosepine location has four mobile home lots at the site. Two are paying rent, one lot is occupied by the local boots on the ground at no cost, one lot is vacant.
- Sq. Ft. per capita within 5-mile radius of Rosepine is 5.28 and within 5-mile radius of Diboll is 8.20.
- Roofs at both facilities have recently been inspected and resealed.

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