

DIAMOND V-P MINI STORAGE

1200 N Main St & 1200 S Main St | Diamond, MO 64840

Self-Storage
Investment Opportunity

Offering Memorandum



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INVESTMENT SUMMARY

\$2,000,000

List Price

316

Non-Climate Controlled Units

10

Parking Units

±53,542 SF

Net Rentable Square Feet

\$140,790

In-Place NOI

\$37.35

Price Per SF

±5.14 AC

Total Lot Size

94.62%

Unit Occupancy

82.82%

Economic Occupancy

1929/1993/2000

Year Built/Renovated



Google Earth

INVESTMENT HIGHLIGHTS

Property Highlights

- Below replacement cost offering at \$37/SF
- Strong physical occupancy with room to increase rents on existing customers immediately
- Room to increase rental rates – on average, rates are 10% below surrounding competitors
- Opportunity to improve ancillary income streams and implement a tenant insurance program



Diamond V-P Mini Storage

Address	1200 N Main St 1200 S Main St
City, State	Diamond, MO
County	Newton County
Lot Size	±5.14 AC
Year Built/Renovated	1929/1993/2000
Total Square Feet	±53,542 NRSF
Total Number of Units	326
Unit Occupancy	94%
Economic Occupancy	82%
3-Mile SF/Capita	10.7
5-Mile SF/Capita	5.6

 **Joplin Regional Airport**
±22 Miles Away

 **Rangeline Golf**
Golf Course

Walmart
Supercenter

Clayton
homes

FleetPride
HEAVY DUTY PARTS & SERVICE

amazon

 **East Middle School**
±332 Students

Food4Less
JOPLIN GREENHOUSE & THE COFFEE SHOP
FirstWatch
The Daytime Cafe
Finn's

Pilot FLYING


sam's club

Cracker Barrel
OLD COUNTRY STORE

INTERSTATE
49

±22,729 VPD

INTERSTATE
49

±36,969 VPD

59

Subject Property

DOLLAR GENERAL

Casey's

 **Diamond Middle School**
±787 Students

Subject Property

 **Diamond High School**
±207 Students

Google Earth



UNIT MIX

Non-Climate Controlled

Dimensions			Unit SF	Total Units	Occupied	Total Rentable SF	Current Rent	Monthly Income
5	x	10	50	46	41	2,300	\$30	\$1,380
10	x	10	100	47	45	4,700	\$45	\$2,115
12	x	12	144	24	22	3,456	\$50	\$1,200
10	x	15	150	57	53	8,550	\$55	\$3,135
10	x	20	200	89	85	17,800	\$65	\$5,785
10	x	25	250	16	16	4,000	\$75	\$1,200
12	x	24	288	22	22	6,336	\$85	\$1,870
10	x	30	300	7	7	2,100	\$95	\$665
20	x	20	400	2	2	800	\$100	\$200
20	x	25	500	1	1	500	\$150	\$150
20	x	30	600	5	5	3,000	\$100	\$500
Totals				316	299	±53,542 SF		\$18,200

Parking

Dimensions			Unit SF	Total Units	Occupied	Total Rentable SF	Current Rent	Monthly Income
Outdoor Parking 10 X 10			-	10	10	-	\$33	\$330
Totals			-	10	7	-	-	\$330

OPERATING STATEMENT






INCOME	Current		Per SF	Year 1		Per SF
Gross Scheduled Rent	\$222,360		\$4.15	\$233,478		\$4.36
Economic Vacancy	(\$38,198)	17.2%	(\$0.71)	(\$35,022)	15.0%	(\$0.65)
Total Vacancy	(\$38,198)	17.2%	(\$0.71)	(\$35,022)	15.0%	(\$0.65)
Economic Occupancy	82.82%			85.00%		
Effective Rental Income	\$184,162		\$3.44	\$198,456		\$3.71
Other Income						
Late Fees	\$6,108		\$0.11	\$6,230		\$0.12
Tenant Insurance	\$260		\$0.00	\$5,868		\$0.11
Total Other Income	\$6,368		\$0.12	\$12,098		\$0.23
Effective Gross Income	\$190,530		\$3.56	\$210,554		\$3.93

EXPENSES	Current		Per SF	Year 1 Adjusted		Per SF
Real Estate Taxes	\$17,186		\$0.32	\$17,530		\$0.33
Insurance	\$15,000		\$0.28	\$15,300		\$0.29
Utilities - Electric	\$1,440		\$0.03	\$1,469		\$0.03
Telephone	\$0		\$0.00	\$1,500		\$0.03
ESS Software	\$1,788		\$0.03	\$1,824		\$0.03
Processing Fees	\$4,800		\$0.09	\$4,896		\$0.09
Advertising	\$0		\$0.00	\$2,500		\$0.05
Repairs & Maintenance	\$0		\$0.00	\$5,000		\$0.09
Payroll	\$0		\$0.00	\$15,000		\$0.28
Management Fee	\$9,527	5.0%	\$0.18	\$10,528	5.0%	\$0.20
Total Expenses	\$49,741		\$0.93	\$75,546		\$1.41
Expenses as % of EGI	26.1%			35.9%		
Net Operating Income	\$140,790		\$2.63	\$135,008		\$2.52

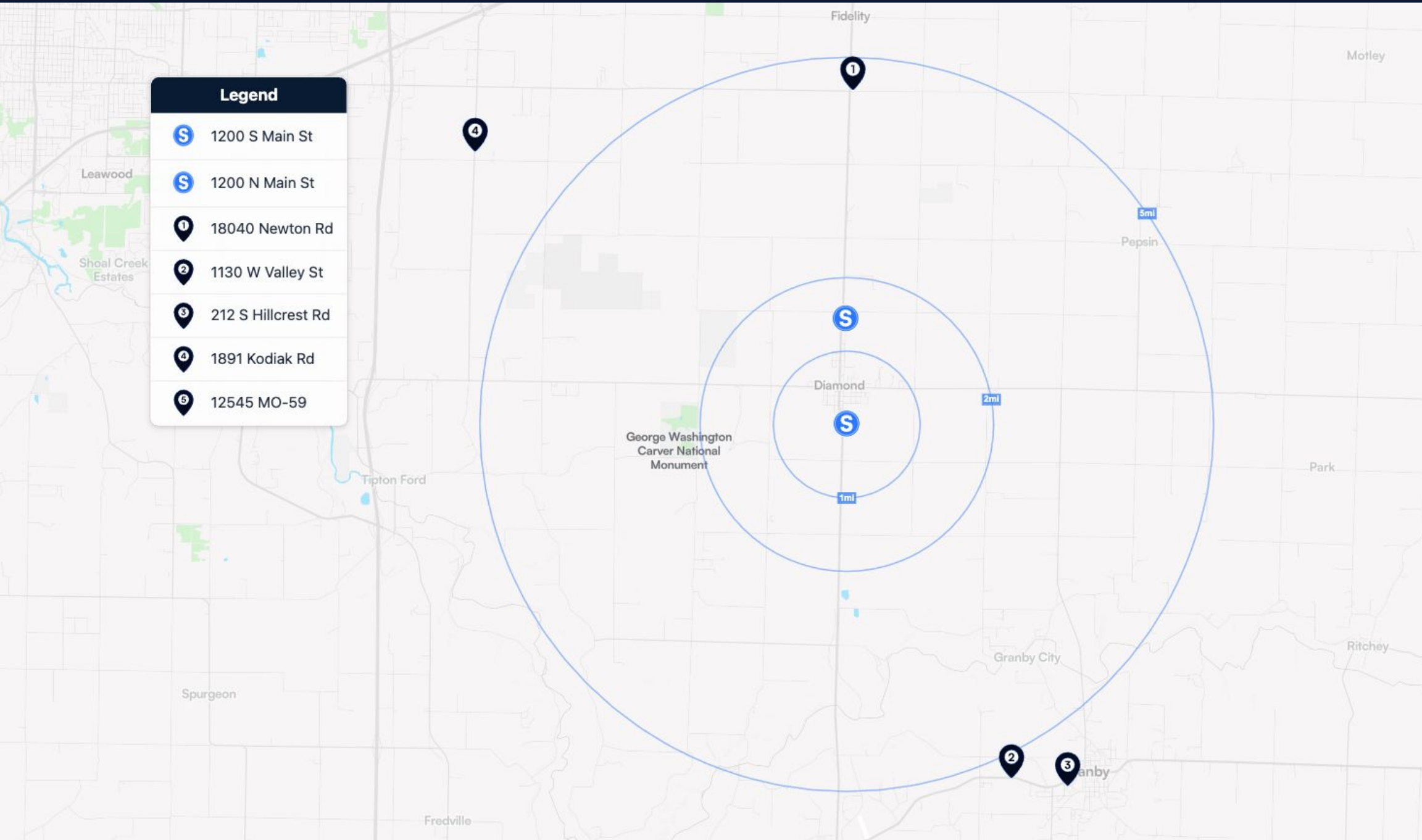
10 YEAR CASH FLOW

INCOME	Current	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Gross Scheduled Rent	\$222,360	\$233,478	\$240,482	\$247,697	\$255,128	\$262,782	\$270,665	\$278,785	\$287,148	\$295,763	\$304,636
Total Vacancy	(\$38,198)	(\$35,022)	(\$28,858)	(\$24,770)	(\$25,513)	(\$26,278)	(\$27,066)	(\$27,878)	(\$28,715)	(\$29,576)	(\$30,464)
Total Vacancy as % of	17.18%	15.00%	12.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Effective Rental Income	\$184,162	\$198,456	\$211,624	\$222,927	\$229,615	\$236,503	\$243,598	\$250,906	\$258,434	\$266,187	\$274,172
Other Income											
Late Fees	\$6,108	\$6,230	\$6,644	\$6,998	\$7,208	\$7,425	\$7,647	\$7,877	\$8,113	\$8,356	\$8,607
Tenant Insurance	\$260	\$5,868	\$8,215	\$11,736	\$11,736	\$11,736	\$11,736	\$11,736	\$11,736	\$11,736	\$11,736
Total Other Income	\$6,368	\$12,098	\$14,859	\$18,734	\$18,944	\$19,161	\$19,383	\$19,613	\$19,849	\$20,092	\$20,343
Effective Gross Income	\$190,530	\$210,554	\$226,483	\$241,662	\$248,559	\$255,664	\$262,982	\$270,519	\$278,283	\$286,279	\$294,515
EXPENSES											
Real Estate Taxes	(\$17,186)	(\$17,530)	(\$26,295)	(\$26,820)	(\$27,357)	(\$27,904)	(\$28,462)	(\$29,031)	(\$29,612)	(\$30,204)	(\$30,808)
Insurance	(\$15,000)	(\$15,300)	(\$15,606)	(\$15,918)	(\$16,236)	(\$16,561)	(\$16,892)	(\$17,230)	(\$17,575)	(\$17,926)	(\$18,285)
Utilities - Electric	(\$1,440)	(\$1,469)	(\$1,498)	(\$1,528)	(\$1,559)	(\$1,590)	(\$1,622)	(\$1,654)	(\$1,687)	(\$1,721)	(\$1,755)
Telephone	\$0	(\$1,500)	(\$1,530)	(\$1,561)	(\$1,592)	(\$1,624)	(\$1,656)	(\$1,689)	(\$1,723)	(\$1,757)	(\$1,793)
ESS Software	(\$1,788)	(\$1,824)	(\$1,860)	(\$1,897)	(\$1,935)	(\$1,974)	(\$2,014)	(\$2,054)	(\$2,095)	(\$2,137)	(\$2,180)
Processing Fees	(\$4,800)	(\$4,896)	(\$4,994)	(\$5,094)	(\$5,196)	(\$5,300)	(\$5,406)	(\$5,514)	(\$5,624)	(\$5,736)	(\$5,851)
Advertising	\$0	(\$2,500)	(\$2,550)	(\$2,601)	(\$2,653)	(\$2,706)	(\$2,760)	(\$2,815)	(\$2,872)	(\$2,929)	(\$2,988)
Repairs & Maintenance	\$0	(\$5,000)	(\$5,100)	(\$5,202)	(\$5,306)	(\$5,412)	(\$5,520)	(\$5,631)	(\$5,743)	(\$5,858)	(\$5,975)
Payroll	\$0	(\$15,000)	(\$15,300)	(\$15,606)	(\$15,918)	(\$16,236)	(\$16,561)	(\$16,892)	(\$17,230)	(\$17,575)	(\$17,926)
Management Fee	(\$9,527)	(\$10,528)	(\$11,324)	(\$12,083)	(\$12,428)	(\$12,783)	(\$13,149)	(\$13,526)	(\$13,914)	(\$14,314)	(\$14,726)
Total Expenses	(\$49,741)	(\$75,546)	(\$86,057)	(\$88,311)	(\$90,180)	(\$92,090)	(\$94,042)	(\$96,037)	(\$98,076)	(\$100,159)	(\$102,287)
Net Operating Income	\$140,790	\$135,008	\$140,426	\$153,351	\$158,379	\$163,574	\$168,939	\$174,482	\$180,207	\$186,120	\$192,228
<i>Expense Ratio</i>		36%	38%	37%	36%	36%	36%	36%	35%	35%	35%

NON-CLIMATE CONTROLLED RENT COMPS

Facility Name	Address	5x10	10x10	10x15	10x20	10x25	12x24	10x30	20x20
 Diamond V-P Mini Storage	1200 S Main St, Diamond, MO 64840	\$30	\$45	\$55	\$65	\$75	\$85	\$95	\$100
 County Line Storage	18040 Newton Rd, Diamond, MO 64840	\$30	-	\$55	-	-	-	-	-
 West Side Storage	1130 W Valley St, Granby, MO 64844	\$30	\$50	-	-	-	-	-	-
 KO Storage	212 S Hillcrest Rd, Granby, MO 64844	\$26	\$45	-	-	\$67	\$78	-	-
 Kodiak Storage	1891 Kodiak Rd, Joplin, MO 64804	-	-	\$70	\$80	\$90	-	\$120	-
 59 Space Center	12545 MO-59, Neosho, MO 64850	\$35	\$45	-	\$55	-	-	\$95	\$150
Average		\$30	\$47	\$63	\$68	\$79	\$78	\$108	\$150

NON-CLIMATE CONTROLLED RENT COMPS MAP



MARKET OVERVIEW

Diamond V-P Mini Storage
Diamond, MO 64840



DIAMOND, MO



Joplin, MO

Diamond sits within the Joplin regional economy and benefits from a small-town operating environment tied to a broader labor shed across southwest Missouri. The city's household income profile is favorable for its size, with median household income above both the Joplin metro figure and the Missouri benchmark, while homeownership remains notably high. That combination supports steady demand drivers for self storage, including household formation, life-stage transitions, and the need for lower-cost space alternatives for vehicles, tools, business inventory, and seasonal belongings.

For a self-storage investment, the area's appeal is rooted in practical fundamentals rather than transient demand. Diamond benefits from Route 59 connectivity, proximity to Joplin, and tourism draw from George Washington Carver National Monument, while the surrounding regional economy is anchored by manufacturing, healthcare, retail, and logistics employment. In a market where residents often have larger household sizes, higher rates of owner occupancy, and longer drive-based commuting patterns, self storage serves both residential and small-business users with a necessity-based value proposition.

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