

BIG BEAVER STORAGE

141 S 13th St, Council Bluffs, IA 51501

Self-Storage
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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ASSET OVERVIEW



Asset Overview

Facility Name	Big Beaver Storage
Address	141 S 13th St
City, State, Zip Code	Council Bluffs, IA 51501
County	Pottawattamie
Parcel Number	7544 35 229 001
Lot Size (AC)	±0.63
Year Built	2022
Number of Buildings	2
Number of Stories	1
Net Rentable SF	±10,465 SF
Total Units	37
Climate Controlled Units	0
Non-Climate Controlled Units	37
Parking Spaces	0
Unit Occupancy	78%
Square Foot Occupancy	85%
Economic Occupancy	66%
3-Mile SF/Capita	6.14
5-Mile SF/Capita	6.74
Management	Owner-Operated
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	Chain-Link, Barbed-Wire
Parking Surface	Paved
Entry	Keypad Access
Traffic Counts	±2,381 VPD
Flood Zone	Yes
On-Site Apartment	No

INVESTMENT OVERVIEW

\$750,000
List Price

±10,465
NRSF

37
Total Units

6.14
3-Mile SF/Capita

6.74
5-Mile SF/Capita

9.19%
Year 4 Cap Rate

78%
Unit Occupancy

85%
SF Occupancy

66%
Economic Occupancy



INVESTMENT HIGHLIGHTS

- Big Beaver Storage is a **2022-built facility** located at 141 S 13th St, just south of Broadway (**±12,700 VPD**) within the Omaha–Council Bluffs MSA.
- The property features **high-quality construction** (paved drives, fully fenced and gated with keypad access) with **no immediate capex or deferred maintenance**. Notably, **83% of the square footage consists of larger format units (12x30+)**, a high-demand / low-supply segment of the market.
- Currently **78% occupied** with **below-market rents**, the asset presents a clear opportunity for a more hands-on operator to drive revenue through lease-up and rental rate growth, as well as the implementation of **ancillary income streams** (tenant insurance, admin fees, etc.).
- Demand fundamentals remain compelling, with **SF per capita of 6.14 (3-mile) and 6.74 (5-mile)** indicating limited saturation, further supported by **\$1.5B+ of investment across 35 housing developments (4,250+ units) within a 5-mile radius**.
- Ownership is remote and has elected to divest to focus on larger assets, creating an attractive opportunity to acquire a well-located, operationally sound facility with meaningful upside.



PROPERTY PHOTOS





Shoreline Golf Course
Golf Course

24th & Hamilton (Paul) NW
Bus Stop

Eppley Airfield
±5K Annual Passengers

Walmart Supercenter

Creighton University
±8,838 Students

Iowa Western Community College
±5,503 Students

Dodge Riverside Golf Club
Golf Course

CNW North Yard
Railroad Company

River Park
±358 Units

Subject Property

Alegent Health Mercy Hospital
±197 Beds

Omaha

HyVee

MENARDS
planet fitness Casey's

University of Nebraska Medical Center
±809 Beds

MAC
Mid-America Center
COUNCIL BLUFFS

Council Bluffs Union Pacific Railroad
Railroad Company

Metropolitan Community College
±15,964 Students

± 81,100 VPD

Walmart Supercenter
THE HOME DEPOT sam's club ALDI
ROSS HomeGoods
DRESS FOR LESSSM HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Fox Run
±300 Homes

OMAHA'S HENRY DOORLY ZOO & AQUARIUM

New Development
Fox Run Subdivision
±800 Homes Built/Planned

golden corral JJ
TACO BELL IHOP H&R BLOCK
Applebees **FAZOLI'S**
OfficeMax McDonald's

Metro Crossing Shopping Center
TARGET DICK'S Sporting Goods Bath & Body Works Fred's
TJ-maxx PET SMART Olive Garden
ULTA HOBBY LOBBY SENECA verizon

Google Earth

UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rate	Monthly Total	Annual Total
5 X 5	25	1	1	0	25	\$0	\$0	\$0
8 X 5	40	2	2	0	80	\$58	\$117	\$1,399
5 X 10	50	1	1	0	50	\$69	\$69	\$827
10 X 9	90	4	2	2	360	\$117	\$466	\$5,597
10 X 10	100	2	2	0	200	\$127	\$254	\$3,053
10 X 18	180	6	2	4	1,080	\$143	\$855	\$10,260
12 X 30	360	12	10	2	4,320	\$239	\$2,862	\$34,344
12 X 35	420	7	7	0	2,940	\$229	\$1,606	\$19,270
17 X 30	510	1	1	0	510	\$371	\$371	\$4,452
Facility Totals	-	37	29	8	10,465	-	\$7,104	\$85,243

FINANCIAL OVERVIEW

	2025		Year 1		Year 2		Year 3		Year 4	
	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF
Income										
Gross Potential Rent	\$85,243	\$8.15	\$104,520	\$9.99	\$104,520	\$9.99	\$109,746	\$10.49	\$113,038	\$10.80
Tenant Insurance (Net)	\$0.00	\$0.00	\$1,732	\$0.17	\$2,309	\$0.22	\$2,453	\$0.23	\$2,527	\$0.24
Admin Fees	\$0.00	\$0.00	\$576	\$0.06	\$593	\$0.06	\$611	\$0.06	\$629	\$0.06
Late Fees	\$0.00	\$0.00	\$559	\$0.05	\$576	\$0.06	\$594	\$0.06	\$611	\$0.06
<i>Economic Vacancy</i>	-34.4%	(\$29,295) (\$2.80)	-40.0%	(\$41,808) (\$4.00)	-20.0%	(\$20,904) (\$2.00)	-15.0%	(\$16,462) (\$1.57)	-12.0%	(\$13,565) (\$1.30)
Effective Gross Income	\$55,949	\$5.35	\$65,579	\$6.27	\$87,094	\$8.32	\$96,942	\$9.26	\$103,241	\$9.87
Expenses										
Real Estate Taxes	\$12,751	\$1.22	\$13,445	\$1.28	\$13,714	\$1.31	\$13,988	\$1.34	\$14,268	\$1.36
Insurance	\$4,297	\$0.41	\$4,383	\$0.42	\$4,471	\$0.43	\$4,560	\$0.44	\$4,651	\$0.44
Utilities & Trash	\$949	\$0.09	\$968	\$0.09	\$988	\$0.09	\$1,007	\$0.10	\$1,027	\$0.10
On-Site Payroll	\$1,960	\$0.19	\$1,999	\$0.19	\$2,039	\$0.19	\$2,080	\$0.20	\$2,122	\$0.20
Management Fees	\$4,825	\$0.46	\$3,279	\$0.31	\$4,355	\$0.42	\$4,847	\$0.46	\$5,162	\$0.49
Bank & Credit Card Fees	\$12	\$0.00	\$1,476	\$0.14	\$1,960	\$0.19	\$2,181	\$0.21	\$2,323	\$0.22
Advertising & Marketing	\$0.00	\$0.00	\$2,400	\$0.23	\$2,448	\$0.23	\$2,497	\$0.24	\$2,547	\$0.24
Office & Administrative	\$3	\$0.00	\$611	\$0.06	\$623	\$0.06	\$636	\$0.06	\$648	\$0.06
Telephone & Internet	\$883	\$0.08	\$900	\$0.09	\$918	\$0.09	\$937	\$0.09	\$956	\$0.09
Repairs & Maintenance	\$553	\$0.05	\$564	\$0.05	\$575	\$0.05	\$587	\$0.06	\$598	\$0.06
Total Operating Expenses	\$26,232	\$2.51	\$30,025	\$2.87	\$32,090	\$3.07	\$33,320	\$3.18	\$34,302	\$3.28
<i>Operating Expense Ratio</i>	46.9%	-	45.8%	-	36.8%	-	34.4%	-	33.2%	-
Net Operating Income	\$29,717	\$2.84	\$35,554	\$3.40	\$55,004	\$5.26	\$63,622	\$6.08	\$68,939	\$6.59

Assumptions:

- Gross Potential Rent - Market in Year 1, Unchanged in Year 2, 5% increase in Year 3, 3% increase in Year 4
- Tenant Insurance (Self-Storage Units Only) - 60% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - \$24 per move-in x 2 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - \$200 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - \$500 base + \$3 per unit budget in Year 1, 2% annual growth moving forward
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

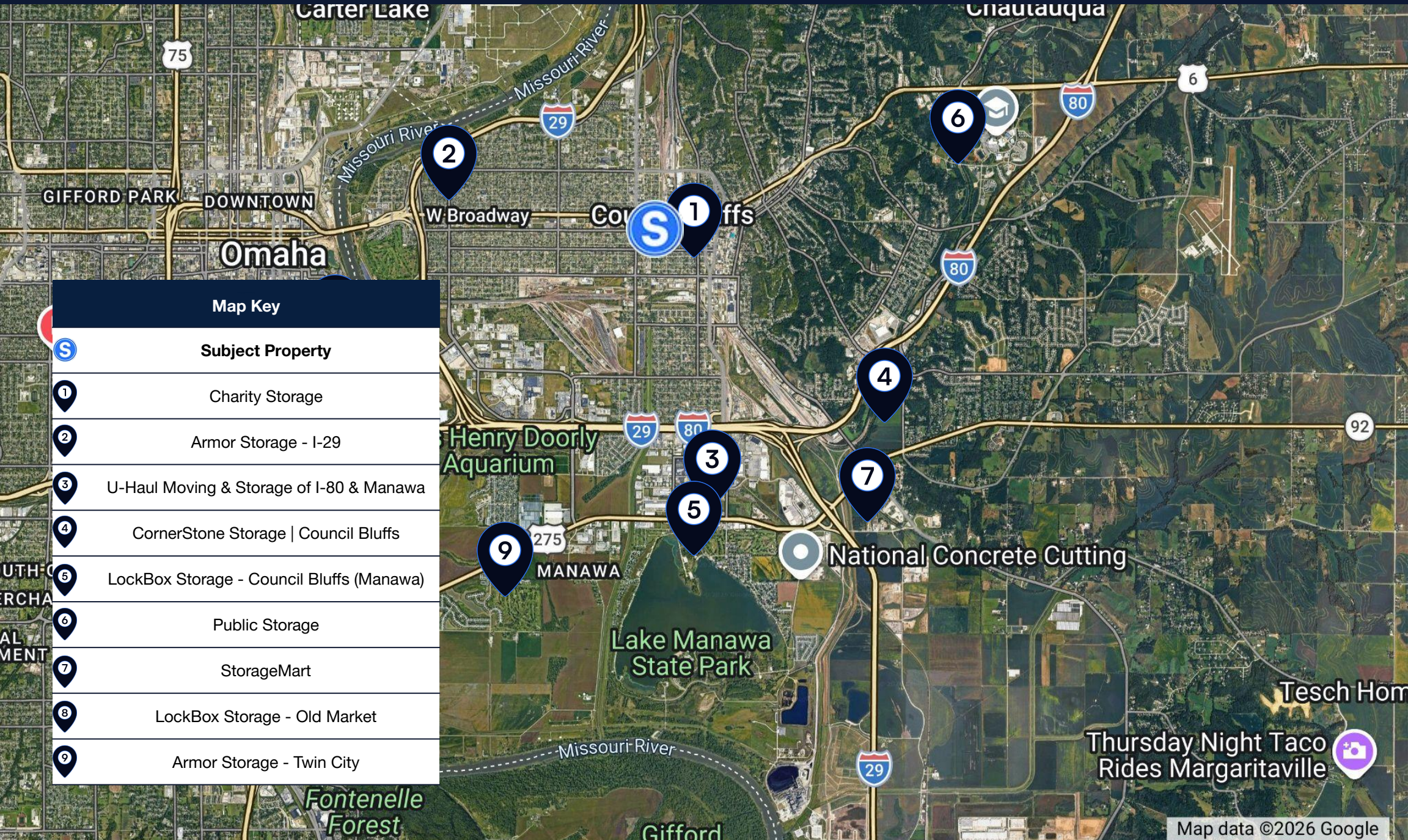
10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$104,520	\$104,520	\$109,746	\$113,038	\$116,430	\$119,922	\$123,520	\$127,226	\$131,042	\$134,974
Tenant Insurance (Net)	\$1,732	\$2,309	\$2,453	\$2,527	\$2,602	\$2,681	\$2,761	\$2,844	\$2,929	\$3,017
Admin Fees	\$576	\$593	\$611	\$629	\$648	\$668	\$688	\$708	\$730	\$752
Late Fees	\$559	\$576	\$594	\$611	\$630	\$649	\$668	\$688	\$709	\$730
<i>Economic Vacancy</i>	<i>(\$41,808)</i>	<i>(\$20,904)</i>	<i>(\$16,462)</i>	<i>(\$13,565)</i>	<i>(\$11,643)</i>	<i>(\$11,992)</i>	<i>(\$12,352)</i>	<i>(\$12,723)</i>	<i>(\$13,104)</i>	<i>(\$13,497)</i>
Effective Gross Income	\$65,579	\$87,094	\$96,942	\$103,241	\$108,667	\$111,927	\$115,285	\$118,743	\$122,306	\$125,975
Expenses										
Real Estate Taxes	\$13,445	\$13,714	\$13,988	\$14,268	\$14,553	\$14,844	\$15,141	\$15,444	\$15,753	\$16,068
Insurance	\$4,383	\$4,471	\$4,560	\$4,651	\$4,744	\$4,839	\$4,936	\$5,035	\$5,135	\$5,238
Utilities & Trash	\$968	\$988	\$1,007	\$1,027	\$1,048	\$1,069	\$1,090	\$1,112	\$1,134	\$1,157
On-Site Payroll	\$1,999	\$2,039	\$2,080	\$2,122	\$2,164	\$2,207	\$2,251	\$2,296	\$2,342	\$2,389
Management Fees	\$3,279	\$4,355	\$4,847	\$5,162	\$5,433	\$5,596	\$5,764	\$5,937	\$6,115	\$6,299
Bank & Credit Card Fees	\$1,476	\$1,960	\$2,181	\$2,323	\$2,445	\$2,518	\$2,594	\$2,672	\$2,752	\$2,834
Advertising & Marketing	\$2,400	\$2,448	\$2,497	\$2,547	\$2,598	\$2,650	\$2,703	\$2,757	\$2,812	\$2,868
Office & Administrative	\$611	\$623	\$636	\$648	\$661	\$675	\$688	\$702	\$716	\$730
Telephone & Internet	\$900	\$918	\$937	\$956	\$975	\$994	\$1,014	\$1,034	\$1,055	\$1,076
Repairs & Maintenance	\$564	\$575	\$587	\$598	\$610	\$622	\$635	\$648	\$661	\$674
Total Operating Expenses	\$30,025	\$32,090	\$33,320	\$34,302	\$35,232	\$36,015	\$36,817	\$37,637	\$38,476	\$39,334
<i>Operating Expense Ratio</i>	<i>45.8%</i>	<i>36.8%</i>	<i>34.4%</i>	<i>33.2%</i>	<i>32.4%</i>	<i>32.2%</i>	<i>31.9%</i>	<i>31.7%</i>	<i>31.5%</i>	<i>31.2%</i>
Net Operating Income	\$35,554	\$55,004	\$63,622	\$68,939	\$73,435	\$75,912	\$78,468	\$81,107	\$83,830	\$86,641

NON-CLIMATE-CONTROLLED RENT COMPARABLES

	Property Name	Address	5 X 5	5 X 10	10 X 10	10 X 15	10 X 20	10 X 25	10 X 30	Distance to Property
Ⓢ	Subject Property	141 S 13th St Council Bluffs, IA	-	\$68.90	\$127.20	-	-	-	-	-
①	Charity Storage	901 W Broadway Council Bluffs, IA	-	\$49.00	\$80.00	-	-	-	-	0.28 Miles
②	Armor Storage - I-29	912 N 35th St Council Bluffs, IA	-	-	\$85.00	-	-	-	-	2.15 Miles
③	U-Haul Moving & Storage of I-80 & Manawa	721 32nd Ave Council Bluffs, IA	\$59.95	\$89.95	\$134.95	\$159.95	-	-	-	2.27 Miles
④	CornerStone Storage Council Bluffs	1911 Rue St Council Bluffs, IA	-	\$72.00	\$110.00	\$130.00	\$165.00	-	-	2.54 Miles
⑤	LockBox Storage - Council Bluffs (Manawa)	706 Veterans Memorial Hwy Council Bluffs, IA	\$44.99	\$69.99	\$99.99	\$145.99	\$159.99	\$169.99	\$229.99	2.81 Miles
⑥	Public Storage	1170 Railroad Ave Council Bluffs, IA	-	-	\$103.00	\$151.00	\$169.00	-	-	3.04 Miles
⑦	StorageMart	3434 Harry Langdon Blvd Council Bluffs, IA	-	\$61.00	\$79.00	\$94.00	\$134.00	-	-	3.13 Miles
⑧	LockBox Storage - Old Market	501 Pacific Street Omaha, NE	\$39.00	-	\$89.00	\$119.00	-	-	-	3.23 Miles
⑨	Armor Storage - Twin City	2700 Twin City Dr Council Bluffs, IA	\$48.00	\$64.00	\$75.00	\$90.00	\$130.00	-	\$190.00	3.46 Miles
Averages			\$47.99	\$67.83	\$98.31	\$127.13	\$151.60	\$169.99	\$210.00	
Average Rent Per Foot (Current)			\$1.92	\$1.36	\$0.98	\$0.85	\$0.76	\$0.68	\$0.70	
T-12 Market Average (per TractIQ)			\$168.00	\$73.33	\$96.71	\$122.60	\$135.00	-	\$190.00	
Market Average Rent Per Foot (Current)			\$0.89	\$10.65						

NON-CLIMATE-CONTROLLED RENT COMPARABLES



MARKET OVERVIEW

Big Beaver Storage
141 S 13th St, Council Bluffs, IA 51501



RESIDENTIAL DEVELOPMENTS

49

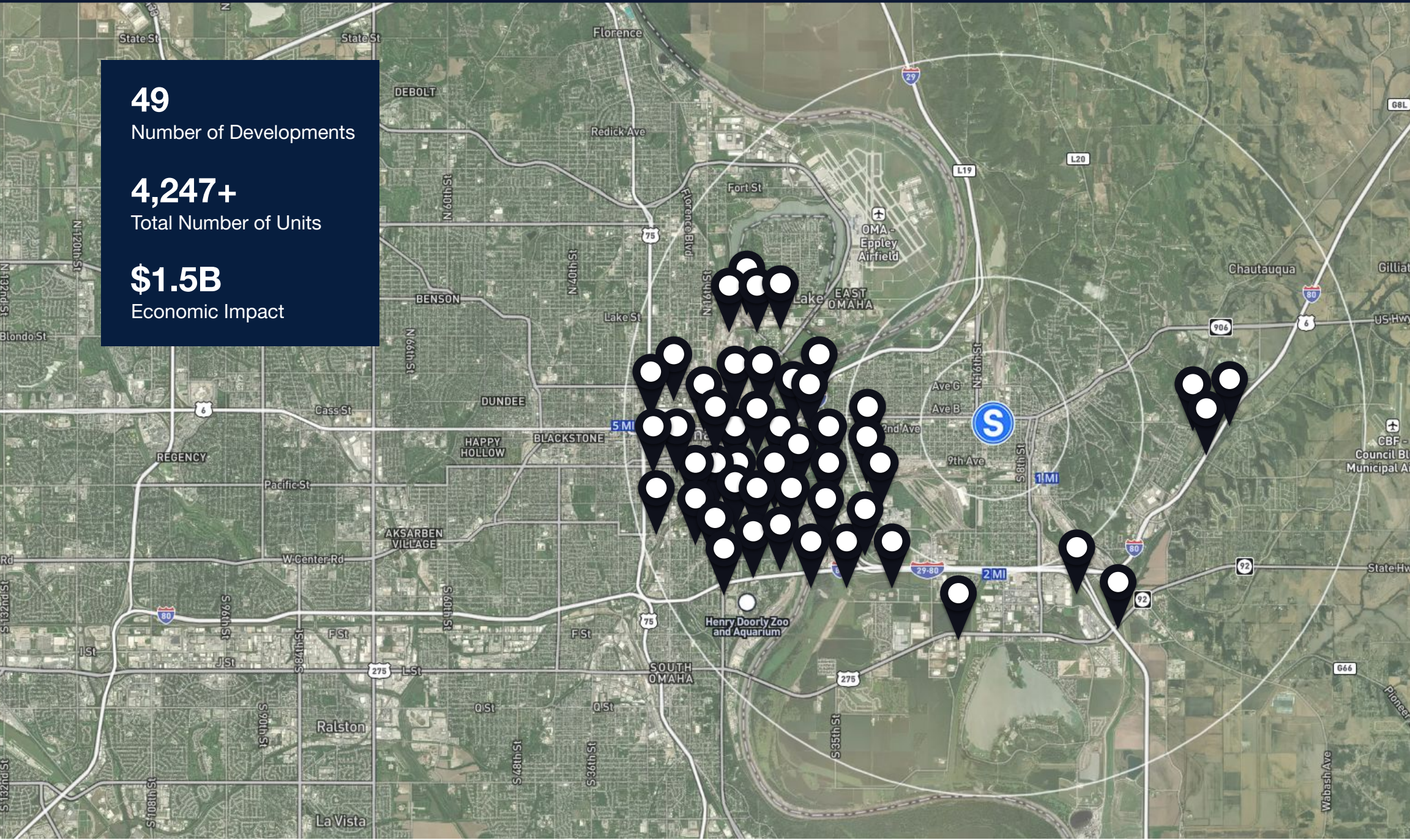
Number of Developments

4,247+

Total Number of Units

\$1.5B

Economic Impact



COUNCIL BLUFFS, IA

Market Demographics



62,564
Total Population

\$64,092
Median HH Income

25,894
of Households

64.1%
Homeownership Rate

30,561
Employed Population

21.7%
% Bachelor's Degree

39
Median Age

\$164,300
Median Property Value

Local Market Overview

Council Bluffs, Iowa sits along the Missouri River and serves as a key regional hub just across from Omaha, Nebraska. From a self-storage property perspective, the area supports a broad mix of residential neighborhoods, established commercial corridors, and industrial zones, creating steady local demand for storage solutions. The city's population, which is in the tens of thousands, includes a range of household types—from long-term residents to renters and families—many of whom rely on flexible space for personal belongings, transitional housing needs, or business inventory. Its housing market reflects moderate homeownership levels and a diverse age profile, which together inform how different customer segments use storage facilities.

The location's proximity to Omaha and major transportation routes such as Interstates 80 and 29 enhances accessibility for customers throughout the larger metro region. This connectivity supports both local demand and spillover from surrounding communities, benefiting storage properties that are well positioned near high-traffic corridors or residential growth areas. Additionally, Council Bluffs' mix of older commercial infrastructure and redevelopment opportunities can present favorable conditions for both new facilities and expansions of existing storage operations, as users in the area look for convenient, secure, and well-managed storage options.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,677	54,530	124,170
Current Year Estimate	12,633	54,731	123,045
2020 Census	12,175	54,904	119,817
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,271	21,767	49,491
Current Year Estimate	5,253	21,861	48,945
2020 Census	5,054	21,938	47,151
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$58,379	\$70,442	\$72,078



Economic Drivers

Transportation & Logistics

- Strategic location along Interstate 80 and near Omaha, Nebraska
- Major rail hub with Union Pacific Railroad operations
- Missouri River access supports freight movement and warehousing

Agriculture & Agribusiness

- Surrounding region heavily focused on corn, soybeans, and livestock
- Grain storage, processing, and distribution facilities

Manufacturing

- Food processing, metal fabrication, and industrial equipment production
- Presence of both legacy manufacturers and newer industrial firms

Data Centers & Technology Infrastructure

- Growth driven by companies like Google (large data center campus nearby)
- Attracted by low-cost land, reliable power, and central U.S. location

Energy Production

- Access to affordable electricity, including wind energy from Iowa's strong renewable sector
- Supports energy-intensive industries like data centers

Retail & Regional Services

- Serves as a commercial hub for southwest Iowa
- Cross-border economic activity with Omaha boosts retail and service demand

Healthcare & Education

- Regional healthcare providers and community colleges
- Supports workforce development and local employment

Government & Public Sector

- County seat of Pottawattamie County
- Stable employment base from local and state government services

\$92B+

Regional Gross Domestic
Product

±8 Miles

Distance to Omaha

MATTHEWS™

Exclusively Listed
By



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Adam Marek | Broker of Record | Lic. No. S44830000 (IA) | Firm No. F03991000 (IA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 141 S 13TH ST, COUNCIL BLUFFS, IA, 51501 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™, expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Self Storage OM Template](#)

Investment Summary

Market Bid

List Price

\$000,000

Current NOI

\$000,000

Year 2 NOI

\$000,000

Year 4 NOI

000

Total Units

000

Climate Controlled Units

000

Non-Climate Controlled Units

00%

Unit Occupancy

00%

SF Occupancy

00%

Economic Occupancy



PENDING PHOTOS

Tenant Overview

XXXX
Year Founded

Headquarters
City, State

Ownership Status
XXX

Employees
XX

Locations
XXX

Credit Rating
XXX

Annual Revenue
XXX



LOGO

Tenant Overview

Core & Main, Inc. is a prominent, publicly traded distributor of water, wastewater, storm drainage, and fire protection products across the United States. Headquartered in St. Louis, Missouri, the company combines deep local expertise with a robust national supply chain to serve municipalities, private water companies, and professional contractors with innovative infrastructure solutions.

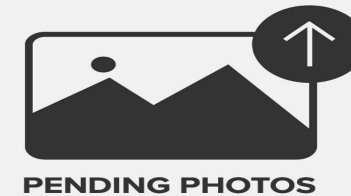
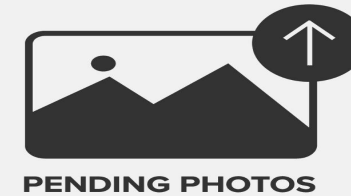
Why Invest in [Tenant Name]?

- **Financial Resilience:** Consistent revenue growth and healthy net income, with a solid financial base and TTM revenue exceeding \$7.6 billion.
- **Extensive Operational Scale:** Highly fragmented infrastructure distribution landscape, where Core & Main's large scale and branch network provide a competitive advantage in service delivery and cost efficiencies.
- **Credit Stability with Upside Potential:** Modest speculative-grade credit ratings with improving outlooks. S&P's positive outlook signals potential for a rating upgrade, reinforcing financial stability.
- **Growth via Acquisitions and Organic Expansion:** A proven track record of integrating acquisitions (like EGW Utilities) to broaden service offerings and expand geographic and market reach.
- **Strong Brand and Market Position:** A recognized leader supplying essential infrastructure products with consultative-local support, making it a reliable "one-stop-shop" for contractors and municipalities.

Investment Summary

Asset Overview

Facility Name	Big Beaver Storage - 141 S 13th St
Address	141 S 13TH ST
City, State, Zip Code	COUNCIL BLUFFS, IA 51501
County	County
Parcel Number	x
Lot Size (AC)	±0.00
Year Built	xxxx
Number of Buildings	x
Number of Stories	x
Net Rentable SF	±0
Total Units	x
Climate Controlled Units	0
Non-Climate Controlled Units	0
Parking Spaces	x
Unit Occupancy	x
Square Foot Occupancy	0
Economic Occupancy	0
3-Mile SF/Capita	0
5-Mile SF/Capita	0
Management	0
Foundation	x
Framing	0
Roof	x
Fencing	x
Parking Surface	x
Entry	x
Traffic Counts	x
Flood Zone	x



Unit Mix












Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rate	Monthly Total	Annual Total
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
Totals	-	-	-	-	-	-	-	-

Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rate	Monthly Total	Annual Total
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
Totals	-	-	-	-	-	-	-	-

Sales Comparables

	Tenant	Address	Sale Date	Year Built	Cap Rate	Sale Price	Price/SF	Increases	Options	Notes
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	Averages		-	-	-	-	-	-	-	-

Financial Overview

	T-12		Year 1		Year 2		Year 3		Year 4	
	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF
Income										
Gross Potential Rent										
Merchandise Sales										
Tenant Insurance (Net)										
Admin Fees										
Late Fees										
Economic Vacancy										
Effective Gross Income										
Expenses										
Real Estate Taxes										
Insurance										
Utilities & Trash										
On-Site Payroll										
Management Fees										
Bank & Credit Card Fees										
Advertising & Marketing										
Office & Administrative										
Telephone & Internet										
Repairs & Maintenance										
Total Operating Expenses										
<i>Operating Expense Ratio</i>										
Net Operating Income										
Assumptions:										