

# SOUTHEAST SELF STORAGE



## PROPERTY DESCRIPTION

Great New Smyrna Beach LOCATION!!  
Self Storage - High occupancy!  
Cap Rate 7.26%.  
Two Buildings; 3,451 SF and 5,000 SF totaling 8,451 SF.  
66 Self-Storage units - Building #1 has 1 unit for Management office and 29 units, Building #2 has 37 units.  
Built with concrete block with a metal roof on Building #1 and a shingle roof on Building #2.  
New roof on Building #1 in 10/2021.  
Two parcels totaling 18,825 SF (0.43+- Acres).  
Newly painted and well kept.

## LOCATION DESCRIPTION

From N. Dixie Freeway (US Highway 1) travel west on Turnbull Bay Road.

## LOCATION ADDRESS

440 Turnbull Bay Road & 1021 Freemont Street  
New Smyrna Beach, FL 32168

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$850,000
<b>NUMBER OF UNITS:</b>	66
<b>LOT SIZE:</b>	0.43+/- Acres
<b>BUILDING SIZE:</b>	Building 1: 3,451 SF Building 2: 5,000 SF <b>Total 8,451 SF</b>
<b>YEAR BUILT:</b>	1979 & 1983
<b>PARCEL NO:</b>	7438-08-02-0030 7438-08-02-0050

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,235	14,223	27,549
<b>TOTAL POPULATION</b>	4,346	22,732	43,702
<b>AVERAGE HH INCOME</b>	\$71,664	\$63,213	\$61,719

# FINANCIAL OVERVIEW

## VALUATION

List Price	\$850,000
In-Place Cap Rate	7.26%
Price Per NRSF	\$100.58

## UNIT MIX

SIZE	# OF UNITS	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
10x16	7	\$1,315.00	\$15,780.00
8x10	2	\$247.00	\$2,964.00
8x5	1	\$95.00	\$1,140.00
8x12	2	\$302.00	\$3,624.00
6x8	2	\$194.72	\$2,336.64
6x10	1	\$95.00	\$1,140.00
5x10	10	\$925.00	\$11,100.00
6x13	1	\$135.00	\$1,620.00
15.5x34	1	\$250.00	\$3,000.00
13.5x23	1	\$199.00	\$2,388.00
12.5x11.5	1	\$125.00	\$1,500.00
10x22	1	\$195.00	\$2,340.00
9.5x10.5	1	\$120.75	\$1,449.00
2.5x.45	1	\$35.00	\$420.00
4x6.5	2	\$116.00	\$1,392.00
8x8	4	\$412.00	\$4,944.00
8x13.5	1	\$136.50	\$1,638.00
10x26	3	\$342.42	\$4,109.04
10x10	12	\$1,622.61	\$19,471.32
10x20	2	\$387.50	\$4,650.00
10x15	2	\$310.00	\$3,720.00
10x25	2	\$385.00	\$4,620.00
6x18	1	\$92.00	\$1,104.00
<b>TOTALS</b>	<b>61</b>	<b>\$8,037.50</b>	<b>\$96,450.00</b>

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## FINANCIAL OVERVIEW

### ANNUALIZED OPERATING DATA

		Current
<b>INCOME</b>		
Storage Income		<b>\$96,450</b>
Vacancy Factor 10%	10%	\$9,645
<b>Effective Gross Income</b>		<b>\$86,805</b>
<b>EXPENSES</b>		
Property Taxes		\$4,347
Property Insurance		\$6,302
Management		\$4,340
Maintenance		\$2,530
Legal		\$265
Repairs and Maintenance		\$799
Utilities		\$2,744
Supplies		\$166
Telephone		\$833
Cable		\$1,638
City Permits		\$120
Equipment		\$246
Publications		\$332
Postage		\$431
<b>TOTAL</b>		<b>\$25,093</b>
<b>NET OPERATING INCOME</b>		<b>\$61,712</b>

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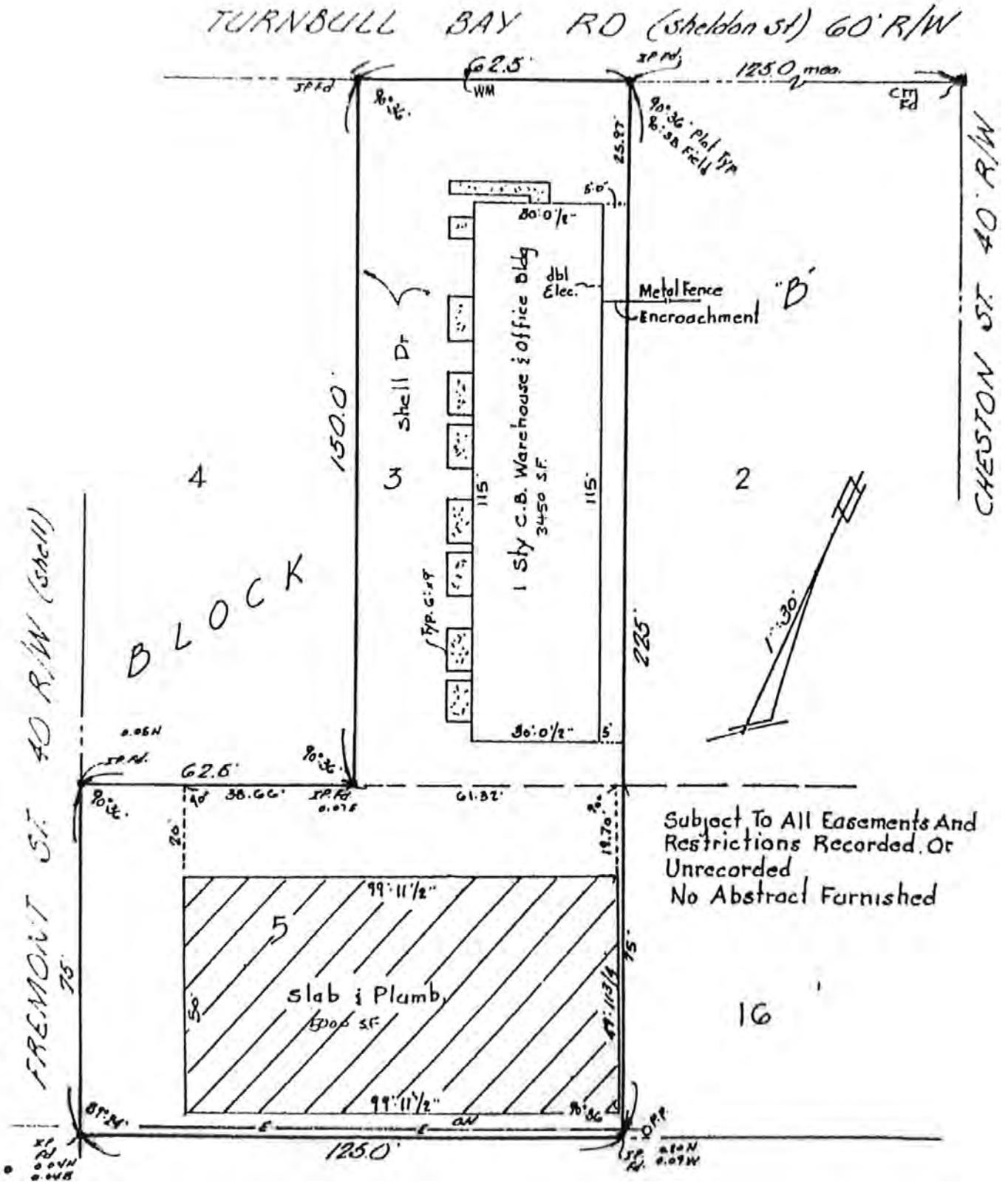
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## ADDITIONAL PHOTOS



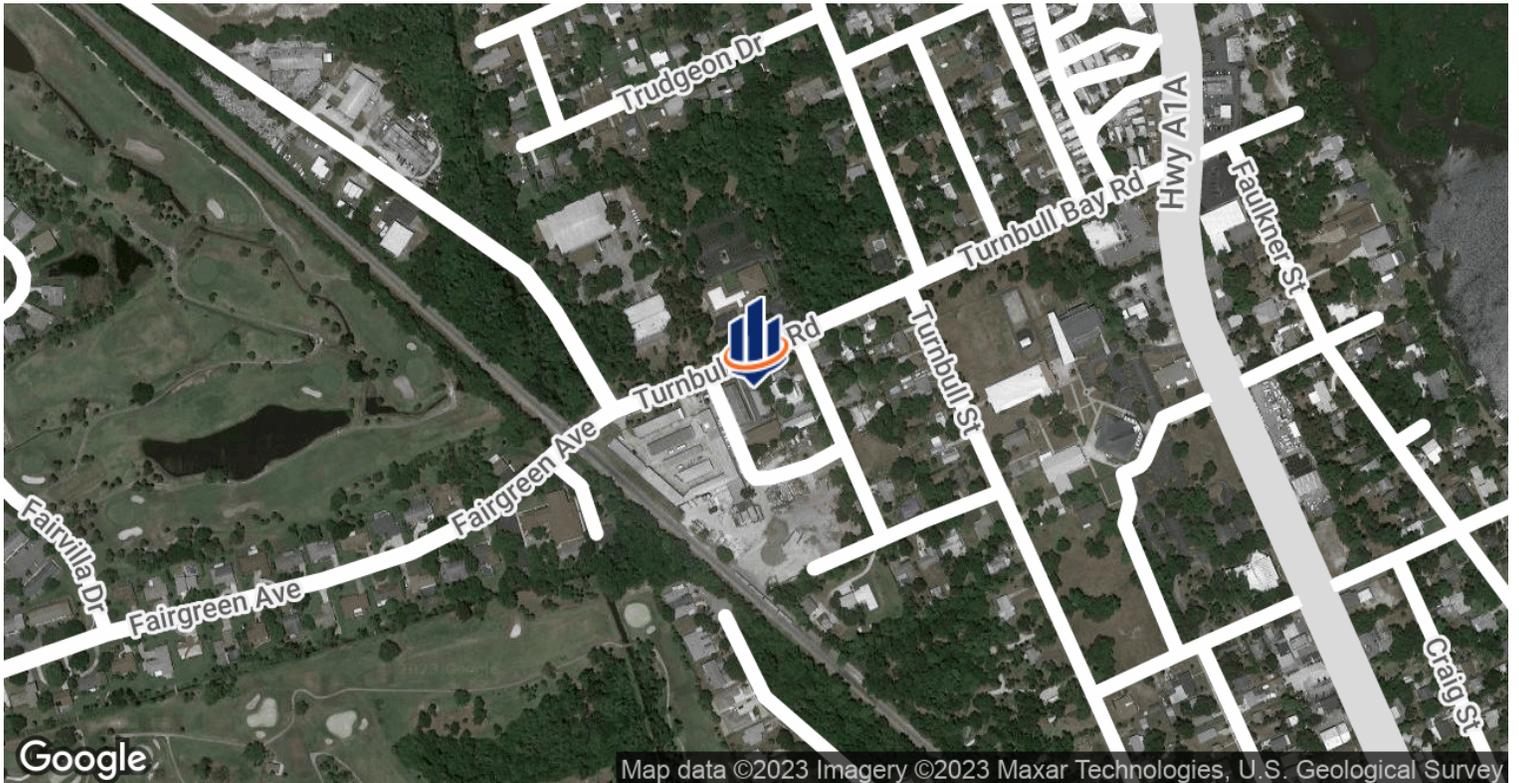
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**SITE PLAN**



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# LOCATION MAPS



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