



68 STORAGE UNITS WITH REAL UPSIDE

AZ Self-Storage

2821 HIGHWAY 43 SOUTH, LEOMA, TN 38468

\$550,000 | 68 UNITS | \$47 PSF

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PRESENTED BY:

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OFFERING SUMMARY

Offering Price:	\$550,000
Price / SF:	\$47.41
Number Of Units:	68
Cap Rate:	7.22%
NOI:	\$39,683
Lot Size:	1.03 Acres
Year Built:	2022
Building Size:	11,600 SF
Market:	Middle Tennessee
Submarket:	Lawrence County

PROPERTY OVERVIEW

Built in 2022, AZ Self-Storage is a gated facility with Highway frontage comprised of 68 total units (non-climate controlled), metal constructed, with an excellent highly desirable unit mix. The property has key pad controlled entry, security cameras, managed with full automation and minimal operational expenses. The facility utilizes a Storage specific software company that handles the rent collections, marketing, leasing, phone calls, codes, evictions, and auctions.

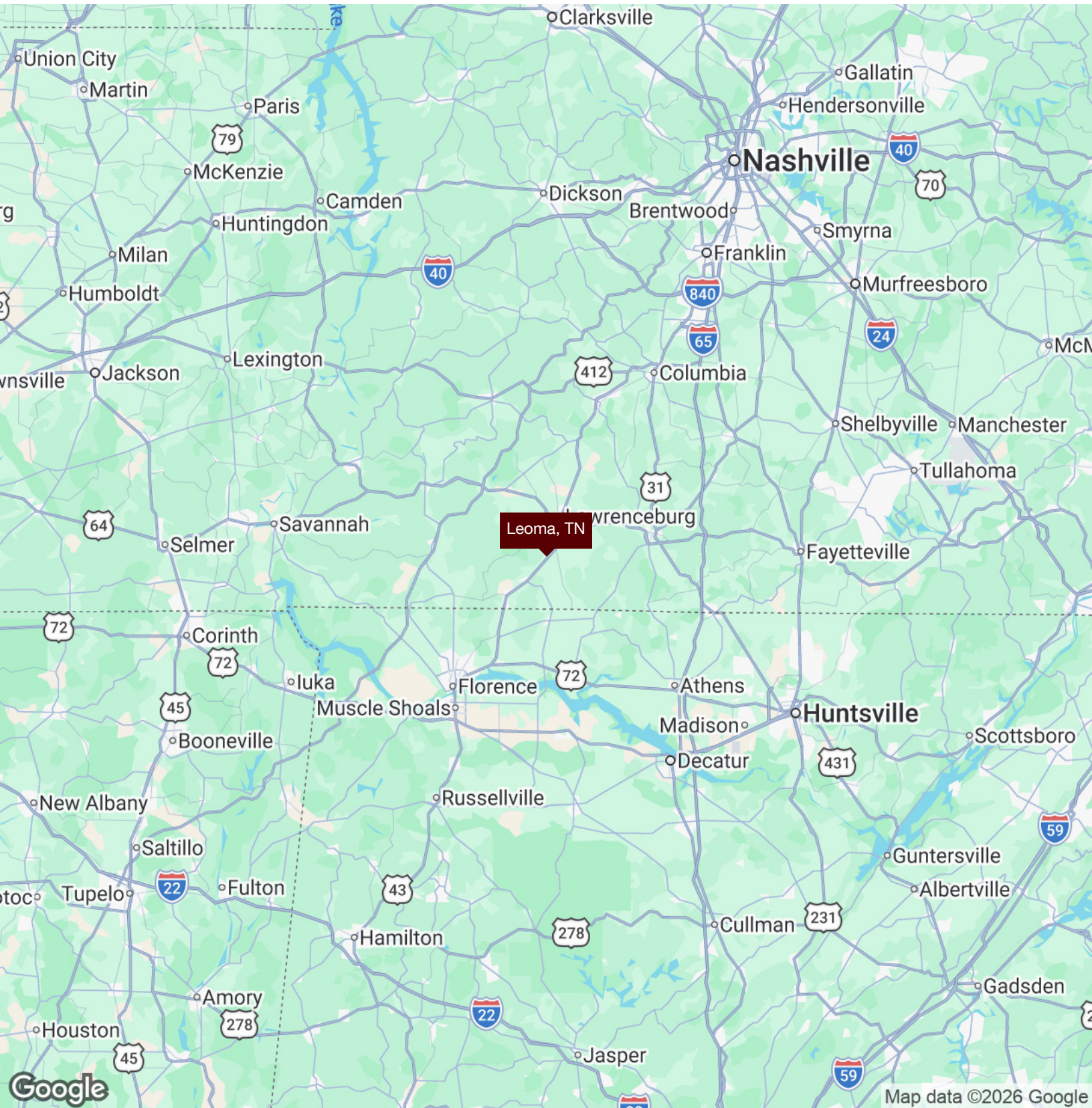
AZ Storage Leoma, is currently at 76% occupancy leaving upside of an additional \$1,243 per month (\$14,916 annually) in rental upside.

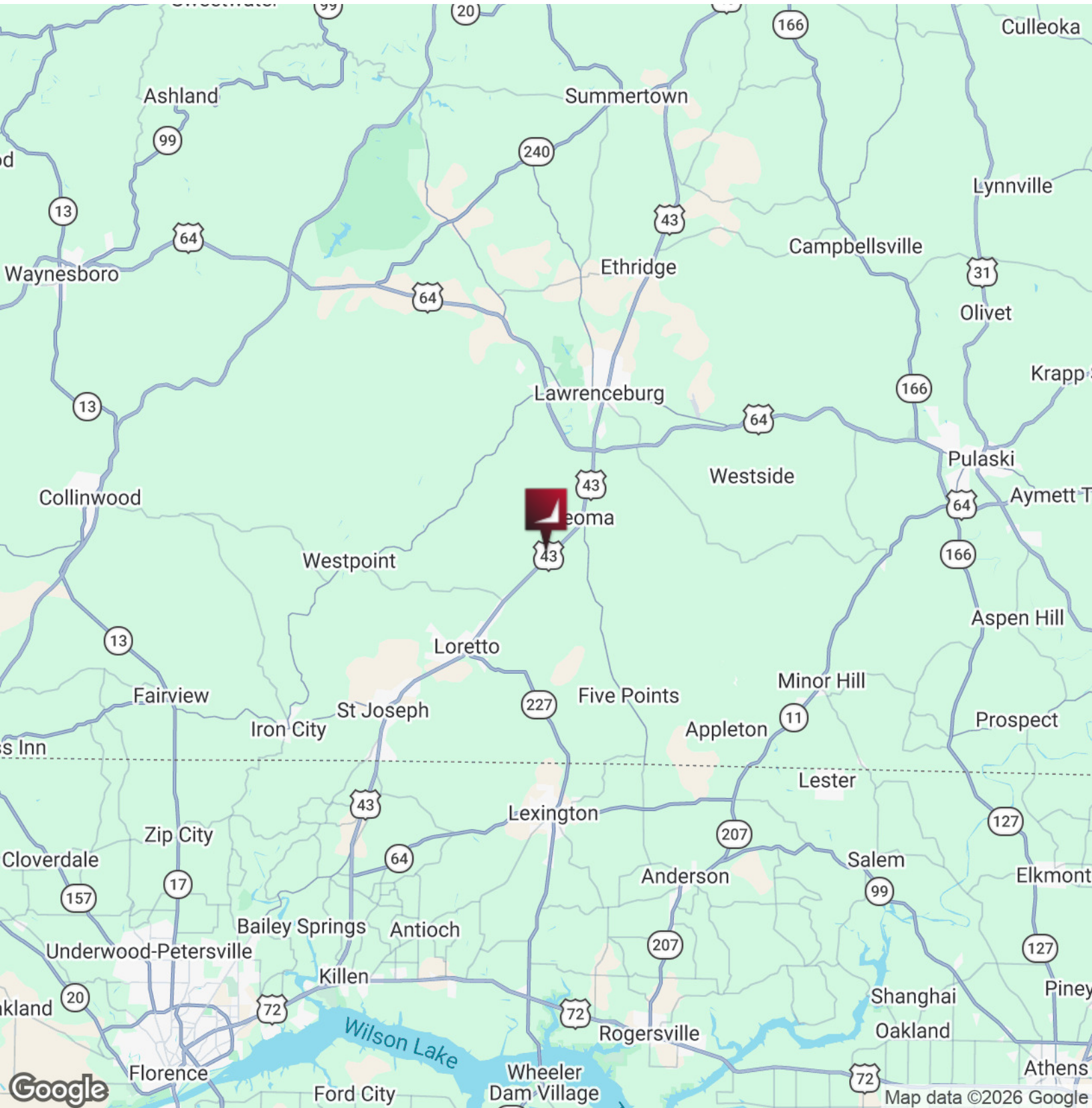
This is great opportunity for either an investor looking to get out of residential/multifamily into the highly desirable Self-Storage space at a really reasonable price of \$47 PSF. The facility is mostly passive with automated software management, low maintenance, and a field rep if to handle landscaping, lock overs, or repairs.

Located along a primary transportation corridor, the property serves residential, agricultural, and commercial users seeking secure storage solutions.

LOCATION OVERVIEW

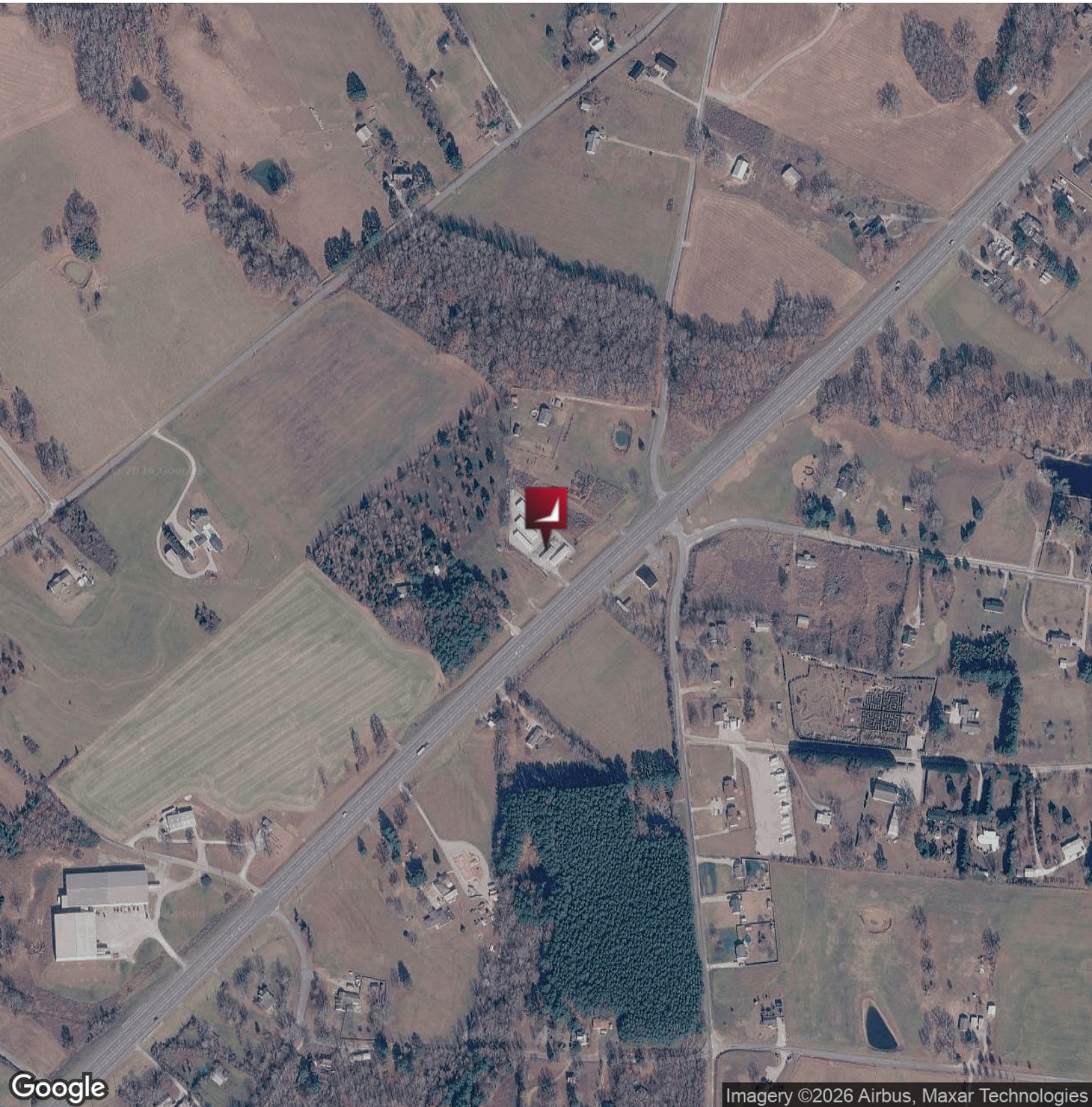
2821 Highway 43 South is located in Leoma, Tennessee, within Lawrence County, a growing regional market in southern Middle Tennessee. The property enjoys frontage along Highway 43, one of the area's primary north-south transportation corridors connecting Leoma, Lawrenceburg, and surrounding communities.





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UNIT TYPE	COUNT	% OF TOTAL	SIZE SF	PRICE/SF/YEAR	ANNUAL RENT
10 x 20	22	31.90%	200 SF	\$4.98	\$996
10 x 15	8	11.60%	150 SF	\$5.44	\$816
10 x 30	12	17.40%	300 SF	\$4.52	\$1,356
10 x 10	23	33.30%	100 SF	\$6.36	\$636
10 x 5	4	5.80%	50 SF	\$7.92	\$396
TOTALS/AVERAGES	69	100.00%	170 SF	\$385.28	\$883

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	MARKET RENT/SF	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
12	10 x 20 (\$83)	4,400		\$21,912	37.93	\$4.98
7	10 x 15 (\$68)	1,200		\$6,528	10.34	\$5.44
10	10 x 30 (\$113)	3,600		\$16,271	31.03	\$4.52
21	10 x 10 (\$53)	2,200		\$13,992	18.97	\$6.36
3	10 x 5 (\$33)	200		\$1,584	1.72	\$7.92
Totals/Averages		11,600		\$60,288		\$5.20

INCOME SUMMARY

10 x 20

10 x 15

10 x 30

10 x 10

10 x 5

Lease-Up Vacant Units

Vacancy Allowance (-10%)

GROSS INCOME**IN-PLACE INCOME & EXPENSES**

\$11,952

\$5,712

\$13,560

\$13,356

\$792

\$14,916

(\$6,029)

\$54,259**EXPENSES SUMMARY**

Property Taxes

Insurance

Field Rep (\$250/Mo)

Landscaping

Management Software (\$94/Mo)

Gate Operator Spider (\$125/Mo)

Utilities (\$125/Mo)

Pest Control (\$200 Quarterly)

OPERATING EXPENSES**IN-PLACE INCOME & EXPENSES**

\$2,261

\$2,954

\$3,000

\$1,440

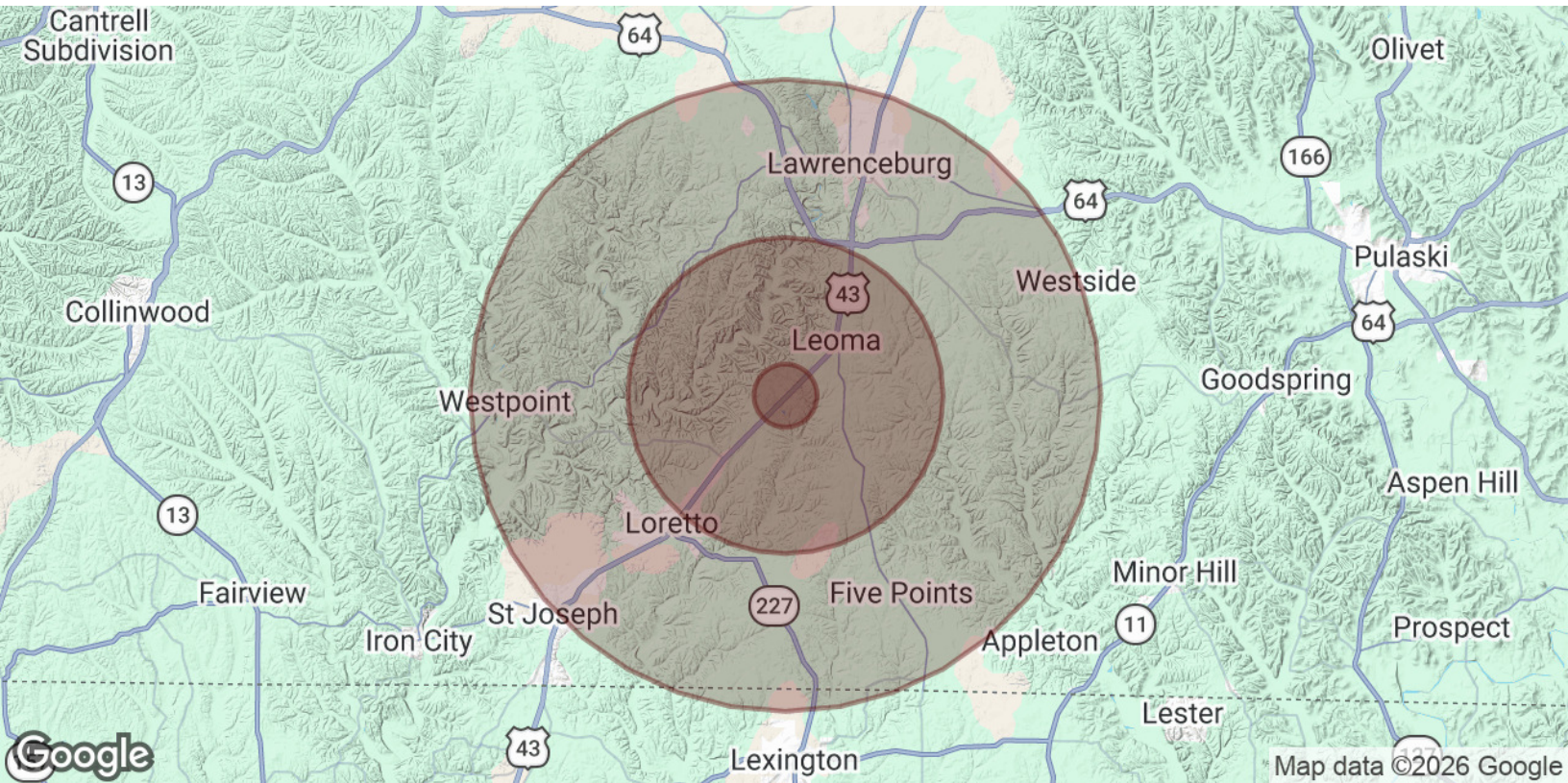
\$1,121

\$1,500

\$1,500

\$800

\$14,576**NET OPERATING INCOME****\$39,683**

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	11	45	192
Average Age	36.3	37.3	37
Average Age (Male)	36.1	37	36.7
Average Age (Female)	36.5	37.6	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3	14	65
# of Persons per HH	3.7	3.2	3
Average HH Income	\$133,516	\$111,724	\$95,625
Average House Value	\$260,203	\$285,921	\$237,443

2023 American Community Survey (ACS)