



Seagoville Self Storage

Offered At: \$525,000 | 5,000 NRSF | 60 Units

1312 N Kaufman St. Seagoville, TX 75159

Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Table Of Contents

03	Offering Summary
04	Building Overview
05	Unit Mix
06	Profit and Loss
07	Demographics
08	Location Overview
09	Photos
12	Contact Information

Offering Summary

1312 N Kaufman St. Seagoville, TX 75159

Investment Highlights

- *Classic, stabilized asset primed for remote management*
- *Solar powered Security cameras & lights*
- *All tenants pay online*
- *Quality Rent Roll with many Legacy tenants*
- *Strong market rents*
- *Opportunity to add value through adding tenant insurance program and admin fees*
- *No deferred maintenance*
- *Quality demographics with strong population growth*
- *High lease volume and consistent occupancy*

Sale Price:

\$525,000

Net Rentable Square Feet	5,000
Unit Count	60
Area Occupancy	90%
Economic Occupancy	90%
Year 1 Cap Rate	7.9%
Land Acreage	0.28
Price Per Square Foot	\$105

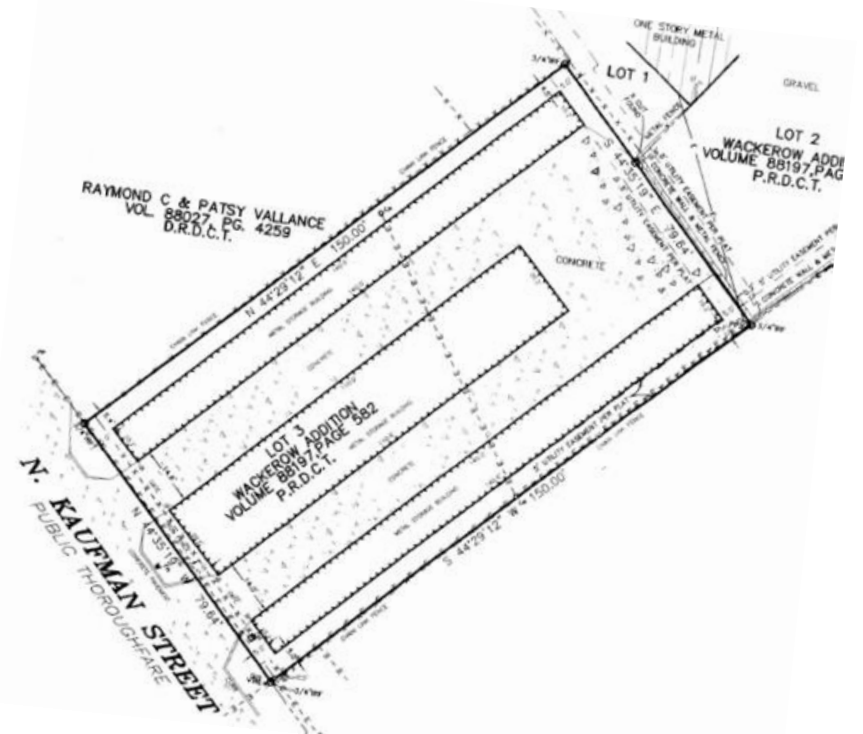


Building Overview

Year Built	1999
Number of Buildings	3
Fence Type	Metal
Roof Type	Metal
Foundation	Concrete pad
Parcel Surface	Concrete pad
Structural Framing	Steel
Building Exterior	Metal
Gate Type	Duel Rolling Gates
Number of Entries	2
Security	Solar powered security cameras and lighting
Management Software	ESS
Parcel ID	500500000A0030000
Zoning	Z31

PROPERTY DETAILS:

Opportunity to own a quality, cash-flowing self-storage facility in the desirable south Dallas TX MSA. Located adjacent a main thoroughfare near the entrance to the I75 onramp. There is no CAPEX needed, the property is primed for new ownership and remote management.



Unit Mix

Unit Detail						Monthly Unit Economics				Occupancy		
Type	Size	Count	Rented	Total Sqft	% of Total	Street Rates	Gross Potential	Actual	PPSF	Unit	SQFT	Economic
Non-Climate	5x10	20	16	1,000	20%	\$80	\$1,600	\$1,300	\$1.60	80%	80%	81%
Non-Climate	10x10	40	37	4,000	80%	\$110	\$4,400	\$4,070	\$1.10	93%	93%	93%
Total		60	53	5,000	100%		\$6,000	\$5,370		88%	90%	90%



Reported and Proforma Profit & Loss

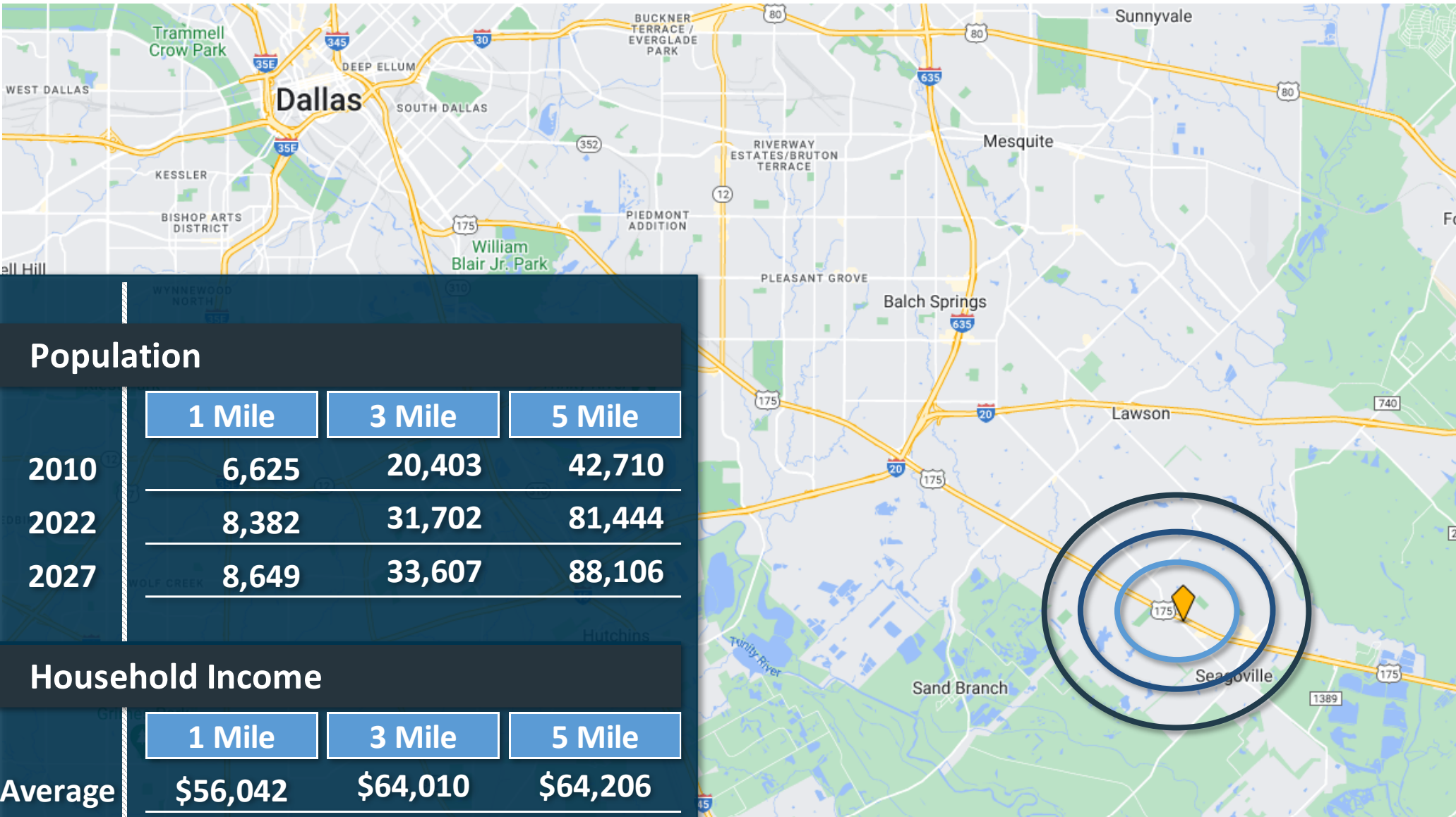
Seagoville Self Storage		Actuals		Projections				
		Jan 2023	Annualized Jan 2023	Year 1	Year 2	Year 3	Year 4	Year 5
Operating Revenue								
5x10 Rate	20 Count	80	80	80	84	88	93	97
10x10 Rate	40 Count	110	110	110	116	121	127	134
Gross Potential Revenue		\$ 6,000	\$ 72,000	\$ 72,000	\$ 75,600	\$ 79,380	\$ 83,349	\$ 87,516
General Vacancy & Bad Debt	10.00%	(600)	(7,200)	(7,200)	(7,560)	(7,938)	(8,335)	(8,752)
Effective Gross Income		\$ 5,400	\$ 64,800	\$ 64,800	\$ 68,040	\$ 71,442	\$ 75,014	\$ 78,765
Operating Expenses								
Software (ESS)		(316)	(3,791)	(3,791)	(3,886)	(3,983)	(4,083)	(4,185)
Repairs & Maintenance		(115)	(1,380)	(1,380)	(1,415)	(1,450)	(1,486)	(1,523)
Marketing & Advertising		(120)	(1,442)	(1,442)	(1,478)	(1,515)	(1,553)	(1,591)
Insurance		(305)	(3,657)	(3,657)	(3,748)	(3,842)	(3,938)	(4,036)
Real Estate Taxes ⁽¹⁾	2.52%	(771)	(9,251)	(13,216)	(13,546)	(13,885)	(14,232)	(14,588)
Total Operating Expenses		\$ (1,627)	\$ (19,521)	\$ (23,485)	\$ (24,073)	\$ (24,674)	\$ (25,291)	\$ (25,923)
Net Operating Income		\$ 3,773	\$ 45,279	\$ 41,315	\$ 43,967	\$ 46,768	\$ 49,723	\$ 52,841

1. Year 1 real estate taxes have been calculated to include a step up in basis to \$525k

Operating Assumptions

- Year one projections assume no increase in rates and no increase in expenses. Annual expenses are expected to be in-line with annualized January 2023 figures.
- Year one projections include a step up in tax basis
- Year two onward assumes a 5% annual increase in gross revenues and 3% annual increase in expenses

Demographics



Location Overview



Photos



Photos



Photos



Seagoville Self Storage

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Jeremiah Baron & Co. Commercial Real Estate LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Jeremiah Baron & Co. Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co. Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Jeremiah Baron & Co. Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Exclusively Marketed by:

Drew Ailing
Sales & Leasing Agent
(716) 946-2357
dailing@commercialrealestatellc.com

Sean Ruhlman
Sales & Leasing Agent
(727) 504-1237
Sruhman@commercialrealestatellc.com

Jeremiah Baron
& CO.
Commercial Real Estate, LLC