



America's Premier Self Storage Brokers

REALSTAR
COMMERCIAL REAL ESTATE, LLC.

**Xtra Space Storage
1350 Avenue "G"
Eunice, NM 88231**

Listing Broker:

David R. Laney

RealStar Commercial Real Estate

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- New construction completed in 2007
- Located in booming town in Southeastern New Mexico
- Dust free units (interior)

SALIENT DATA

Price: \$595,000

Proposed Cap Rate: 9.04%

Total Square Feet: 10,400

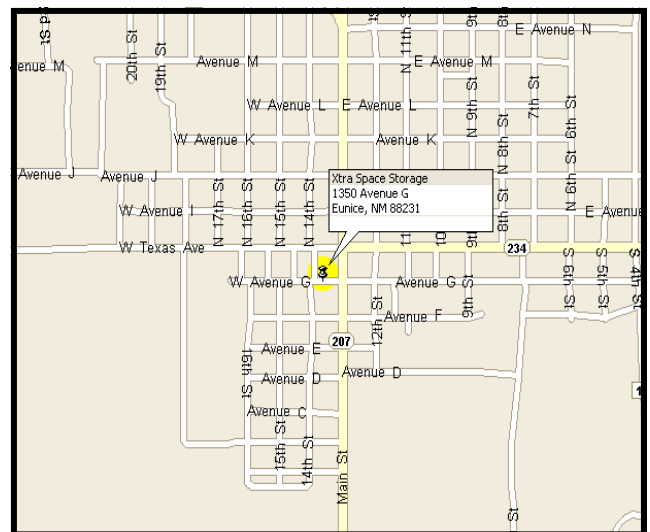
Total Units: 51

Unit Occupancy: 77%

Total Land Area: 0.37 Acres

Year Built: 2007

Pro Forma Income and Expenses	
Gross Income	\$62,889
Total Operating Expenses	(\$9,100)
Net Operating Income	\$53,789



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