



America's Premier Self Storage Brokers

**REALSTAR**  
COMMERCIAL REAL ESTATE, LLC.

# Hilcrest Self Storage 2120 Bobwhite Court Clovis, NM 88101

Listing Broker:

**David R. Laney**

**RealStar Commercial Real Estate**

Phone: 505-286-2060

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davidlaney@selfstorage.com



- Located in new master planned community
- Living quarters/ home to convey
- Paved throughout

## SALIENT DATA

**Price: \$660,000**

Proposed Cap Rate: 9.03%

Total Square Feet: 17,650

Total Units: 83

Unit Occupancy: 93%

Total Land Area: 1.162 Acres

Year Built: 1985

Pro Forma Income and Expenses 2010	
Gross Income	\$70,470
Total Operating Expenses	(\$10,891)
<b>Net Operating Income</b>	<b>\$59,579</b>



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