



America's Premier Self Storage Brokers

REALSTAR
COMMERCIAL REAL ESTATE, LLC.

Listing Broker:

North Coors Self Storage 615 Coors Blvd. NW Albuquerque, NM 87121

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SALIENT DATA

Price:	\$1,500,000
Proposed Cap Rate:	8.82%
Rentable Square Feet:	25,787
Total Units:	229
Unit Occupancy:	77%
Total Land Area:	1.5779 Acres
Year Built:	2007

- Located in Albuquerque's booming West side (I-40 & Coors Blvd. NW)
- Highly visible site on busy thoroughfare-51,000 per day
- Seller willing to hold note with competitive market terms
- Secure gate access

Pro Forma Income and Expenses: 2010	
Total Income	\$150,922
Total Operating Expenses	(\$18,642)
Net Operating Income	\$132,280



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