



BROKER AFFILIATE

# FINANCIAL ANALYSIS

"America's Premier Self Storage Brokers"

## DANNYS SELF STORAGE

821 E. ROUTE 66  
MORIARTY, NEW MEXICO



### PROFORMA INCOME AND EXPENSES- 2010

#### UNIT MIX AND RENT SCHEDULE

Units	Size	Rates	Total Sq. Ft.	Total Rent	Rent/Sq. Ft.
16	5X10 5X15	\$35	800	\$560	\$0.70
8	10X10 6X10 8X10 6X20	\$50	800	\$400	\$0.50
14	10X15	\$60	2,100	\$840	\$0.40
41	10X20	\$70	8,200	\$2,870	\$0.35

#### EXECUTIVE SUMMARY

79	Total Units
2000-05	Year Built
0.6840	Acres
12,800	Project SF

#### INVESTMENT INFORMATION

\$425,000	Sale Price
\$33.20	Price / Sq. Ft.
\$5,379.75	Price / Unit
7.94%	Cap Rate

#### CONTACT INFORMATION

**REALSTAR**  
COMMERCIAL REAL ESTATE, LLC.

DAVID R. LANEY, BROKER  
TELE. 505-286-2060

EMAIL: DAVIDRLANEY@COMCAST.NET

#### INCOME

#### GROSS MONTHLY

\$4,670.00

GROSS SCHEDULE RENTS	\$56,040.00
LESS: VACANCY 34.00%	\$18,000.00
NET RENTAL INCOME	\$38,040.00
PLUS: OTHER INCOME	
TOTAL INCOME	\$38,040.00

#### EXPENSES

Administrative	\$250.00
Advertising	\$250.00
Insurance	\$1,200.00
Real Estate Taxes	\$1,200.00
Repair Maint	\$200.00
Utilities	\$1,200.00
Payroll	\$0.00
Reserve	\$0.00

#### TOTAL EXPENSES

\$4,300.00

#### EXPENSE/UNIT

\$54.43

#### NET OPERATING INCOME

\$33,740.00

This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.