



America's Premier Self Storage Brokers



Northwest RV & Mini Storage

1701 Harmony Lane
St. Joseph, MO 64505

Listing Brokers:

Larry Goldman, CCIM
Holly Mills

RE/MAX Best Associates

Phone: 913-339-0641

Fax: 913-549-1938

Email: lgoldman@selfstorage.com

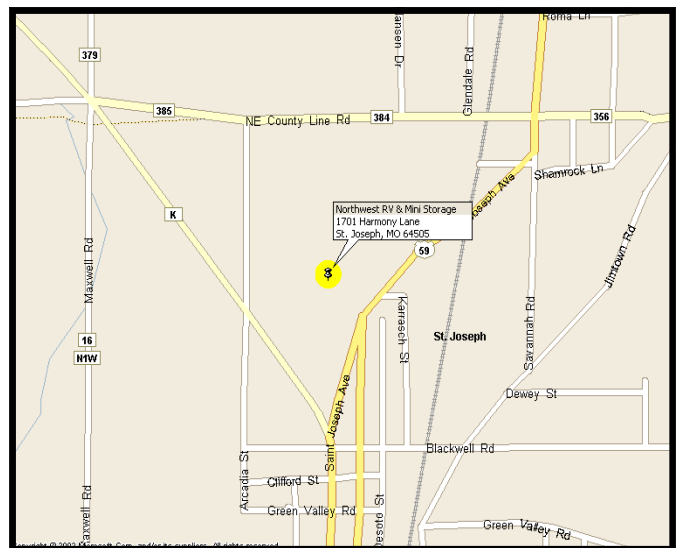


- The property is being offered on a six acre site that allows future Expansion on site.
- Opening in November 2001, the facility achieved occupancy in excess of 80% within 90 days.
- 138 self-storage units in 25,500 square feet developed in the first two phases.

SALIENT DATA

Price:	\$690,000
Total Units:	138
Land for Expansion:	Yes-3.18 acres included
Rentable Square Feet:	24,975
Total Square Feet:	25,500
Number of Buildings:	7
Total Land Area:	5.75 acres
Year Built:	2001
Manager Office:	525 SF
Traffic Exposure:	9,000 cars per day

Pro Forma Income and Expenses	
Projected Gross Storage Income	\$104,880
Less Vacancy (10%)	(\$10,488)
Effective Gross Income	\$94,392
Total Operating Expenses	(\$36,000)
Net Operating Income	\$58,392



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.