



America's Premier Self Storage Brokers



# Walraven Self Storage

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Sterling, CO 80751

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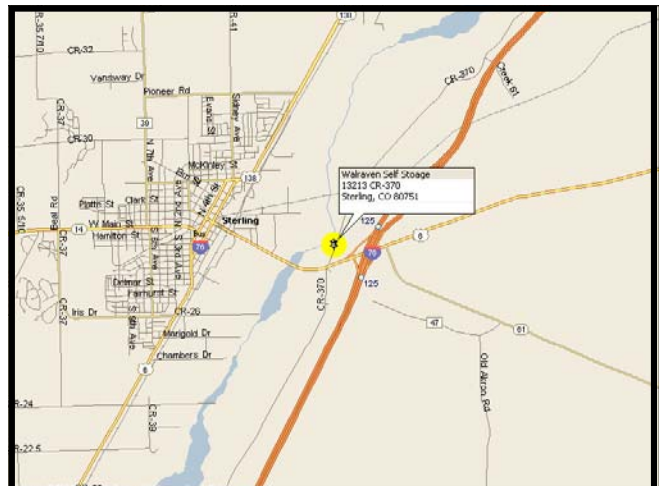
- Great self storage facility across the street from River View Golf Course
- 1 mile from Highway 6 & I-76
- 1,978 SF tri-level home recently redecorated and updated, freshly painted which is leased through February 2011 and included in purchase price
- Self storage sits on 15 acres of ground; current storage buildings sit on 3+/- acres, so there is an additional 12.9 acres of expansion ground for self storage
- 72 acres of pasture ground included with sale

## SALIENT DATA

<b>Price:</b>	<b>\$1,000,000</b>
Total Units:	198
Rentable Square Feet:	24,110
Unit Occupancy:	90%
Number of Buildings:	6
Year Built:	1981
Total Land Area:	87 total acres 15 acres (storage only); (12.9 acres left to develop)
	House has 2 acres & unattached garage
	72 acres of pasture land

## Valuation Summary

Total NOI from Mini storage	\$48,727
Cap at 9%	\$525,000
Ground at Mini Project	\$86,000
House	\$300,000
72 acres pasture	\$90,000
<b>TOTAL</b>	<b>\$1,000,000 (approx)</b>



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