



America's Premier Self Storage Brokers

REALSTAR
COMMERCIAL REAL ESTATE, LLC.

StorageMax USA 100-106 Mescalero NW Albuquerque, NM

Listing Broker:

David R. Laney

RealStar Commercial Real Estate

Phone: 505-286-2060

Fax: 505-286-5995

davidlaney@selfstorage.com



- Extra large units for business and household customers
- Large roll-up doors for easy access
- Low management requirement due to total number of units
- Interior lighting in each unit
- Low overhead due to no on-site manager costs
- Controlled access for tenants
- Low default and delinquencies rates
- Seller will sale/ lease back to new owner (720 SF) + 2 storage units!

SALIENT DATA

Price: \$2,100,000

Proposed Cap Rate: 9.02%

Rentable Square Feet: 48,000

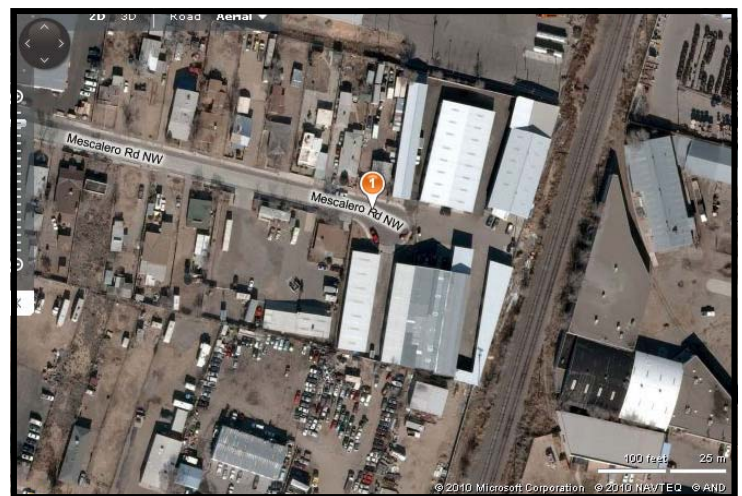
Total Units: 59

Unit Occupancy: 94%

Total Land Area: 2.05 Acres

Year Built: 1965-2006

Actuals 2009	
Total Income	\$261,010
Total Operating Expenses	(\$62,940)
Net Operating Income	\$198,070



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.