



SELF STORAGE SALES NETWORK

Self Storage Facility Offering

North Valley Storage

808-812 North Valley Avenue

Olyphant, PA 18447

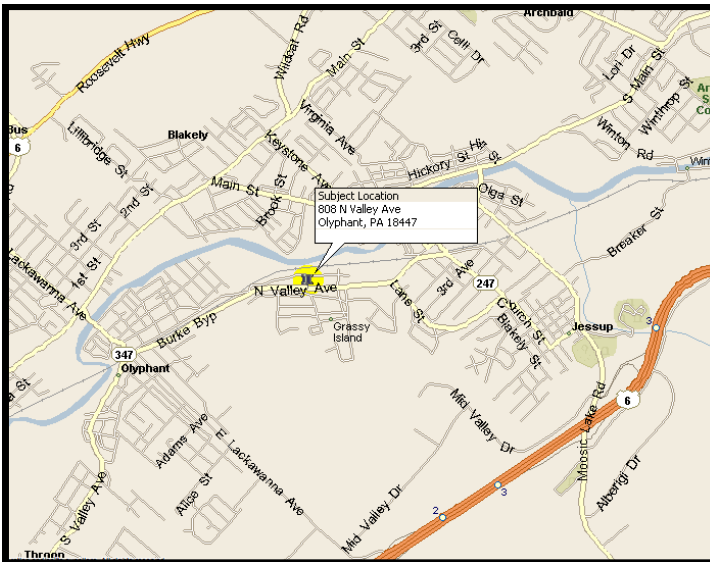


HIGHLIGHTS

- Good market appeal with high visibility and locational characteristics
- Facility is in excellent condition and is well maintained.
- Minimal management involvement and expense
- Strong tenant retention
- Unit occupancy: 84%

FINANCIAL DATA

Price	\$850,000
Total Units	121
Gross Square Feet	17,000
Rentable Square Feet	16,650
Year Built	1999-2001
Lot Size	1.775 Acres
CAP Rate-Current Year	9.23%
Net Operating Income-Current Year	\$78,460



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<u>Revenues</u>	<u>Actual</u>
Rental Income	\$117,100
Vacancy (2.2%)	(\$2,600)
Miscellaneous Income	
Other Income	\$1,835
Late Fees	\$1,125
Sales Tax	(\$6,200)
Deposits	(\$2,300)
Total Revenues	\$108,960
<u>Operating Expenses</u>	
Management- (estimate)	\$12,000
Real Estate Taxes	\$9,500
Insurance	\$1,300
Landscaping/Snow Removal	\$1,800
Utilities	\$1,800
Telephone	\$400
Capital Reserve	\$2,000
Repairs & Maintenance	\$1,700
Total Operating Expenses (28%)	\$30,500
Net Operating Income (NOI)	\$78,460

Chuck Shields

Beacon Commercial Real Estate

Phone: 610-862-0100

chsields@beaconcre.com

