



SELF STORAGE SALES NETWORK

Self Storage Facility Offering

A-Secure Indoor Storage

200 Resort Drive

Ruidoso, NM 88345



HIGHLIGHTS

- Only climate control facility in Ruidoso
- Located in a year round mountain resort community
- Great potential to increase current income by 24% over the next few years with minor tweaks to management and operation
- Built in 1983 and converted to self storage in 2007
- Property is underdeveloped, room for expansion
- There is a market for enclosed RV storage in Ruidoso and this location has all the vacant land needed to serve that demand

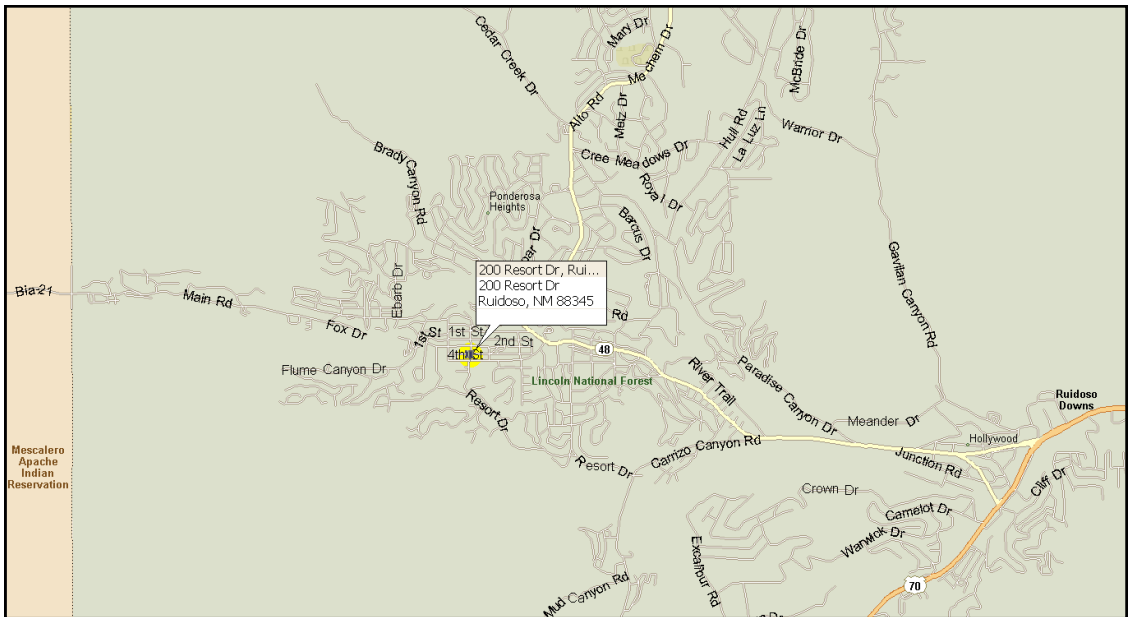
FINANCIAL DATA

Price	\$790,000
Terms	Cash
Cap Rate-Current Year	6.79%
Net Operating Income-Current Year	\$53,641
Total Units	130
Total Square Feet	26,888
Rentable Square Feet	15,115
Lot Size (Acres)	5.201 Acres





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