



America's Premier Self Storage Brokers

REALSTAR
COMMERCIAL REAL ESTATE, LLC.

Listing Broker:

Texas Street Self Storage
607 W. Texas Avenue
Artesia, NM 88210

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RealStar Commercial Real Estate
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SALIENT DATA

Price: \$579,700

Proposed Cap Rate: 8.93%

Rentable Square Feet: 16,750

Total Units: 98

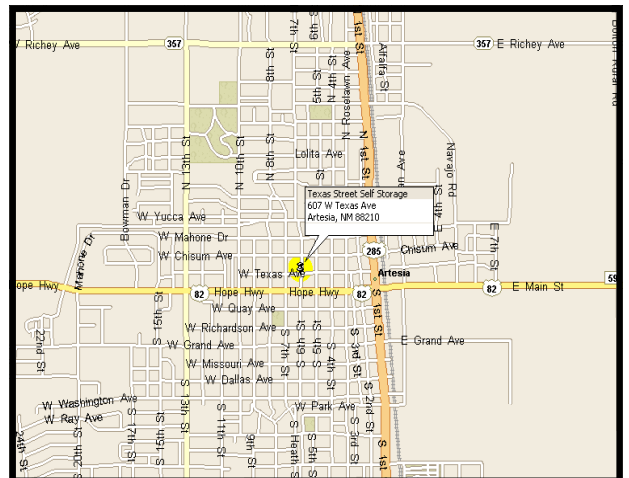
Unit Occupancy: 55%

Total Land Area: 0.96 Acres

Year Built: 1996

- Located in the booming oil community
- Located within the city limits
- Vacancy upside for new energized owner
- Excess land for purchase & expansion
- Owner retiring and is motivated to sell
- Priced at near construction replacement

Pro Forma Income and Expenses: 2008	
Projected Gross Income	\$86,304
Effective Gross Income	\$77,152
Total Operating Expenses	\$12,946
Net Operating Income	\$51,781



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.