



America's Premier Self Storage Brokers

REALSTAR
COMMERCIAL REAL ESTATE, LLC.

TM Storage
1320 S. 2nd Street
Gallup, NM 87301

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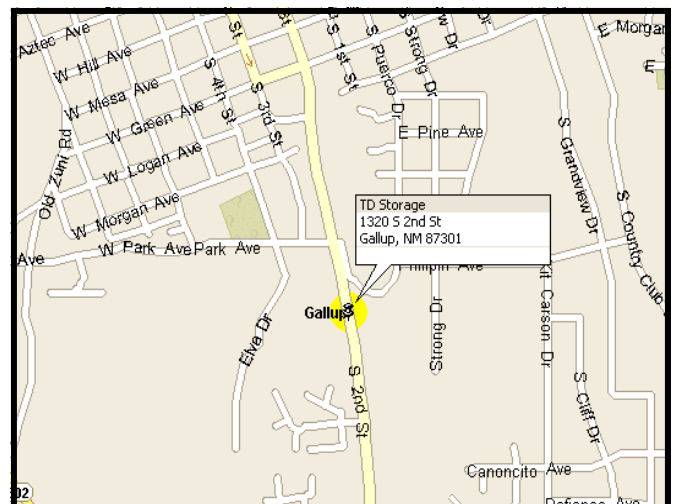


SALIENT DATA

Price:	\$1,855,283
Proposed Cap Rate:	9%
Total Square Feet:	40,000
Total Units:	309
Unit Occupancy:	98%
Total Land Area:	3.5 Acres
Year Built:	2003

- Court ordered sale
- Centrally located in Gallup, NM
- 98% occupancy
- Secure gate access with PTI accounting software
- Built in 2003

Pro Forma Income and Expenses	
Gross Income	\$239,723
Total Operating Expenses	(\$72,747)
Net Operating Income	\$166,976



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.