



America's Premier Self Storage Brokers



Peakview Self Storage & Boat and RV Parking

2702 East Yampa
1012 Hathaway
6050 Terminal Avenue
Colorado Springs, CO 80909

Listing Broker:

Joan Lucas
Joan Lucas Real Estate Services, LLC
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- Well established mid-town self storage project with manager's apartment and office
- 95% occupancy at 2702 Yampa, 82% occupancy at 1012 Hathaway Drive and 76% occupancy at 6050 Terminal Avenue. Contractor Lots 100% occupied
- 15,200 SF office/warehouse building with 2 tenants and boat/rv wash facility
- Boat/RV only one block north of Highway 24 and Powers
- Only Boat/RV wash facility between Colorado Springs and Pueblo (43 miles to the south of the property)

Proforma 2010

Effective Gross Income	\$423,368
Less Expenses	(\$131,648)
Net Operating Income	\$291,720

SALIENT DATA

Price:	\$3,400,000
Loan Balance:	\$2,900,000 – NONRECOURSE! 5.790% interest/ amortized for 30 years/Monthly payments of \$17,113 (P&I)
Payoff Date:	2017
Assumption Fee:	1% of loan amount
Proposed Cap Rate:	8.6%
Total Units:	266 minis 123 RV spaces 3 office/warehouse
Rentable Square Feet:	32,995 - minis 15,200 – office/warehouse
Number of Buildings:	12 – minis 1- office/warehouse
Total Combined Land Area:	8.66 Acres
Year Built:	1996 - minis 1997 - office/warehouse
Zoning:	Yampa - C-5 & C-P Hathaway - R-4 Terminal Ave. - PID
Manager Apartment & Office:	Yampa - 960 SF apt; 250 SF office Hathaway - 150 SF office Terminal Ave. - None

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