



America's Premier Self Storage Brokers



**Total Self Storage of  
Bentonville**  
2110 SE J Street  
Bentonville, AR 72712

Listing Broker: **Larry Goldman, CCIM**  
**RE/MAX Best Associates**  
Phone: 913-339-0641  
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**SALIENT DATA**

**Price:** **\$2,490,000**

**Rentable Square Feet:** 81,715

**Unit Occupancy:** 82%

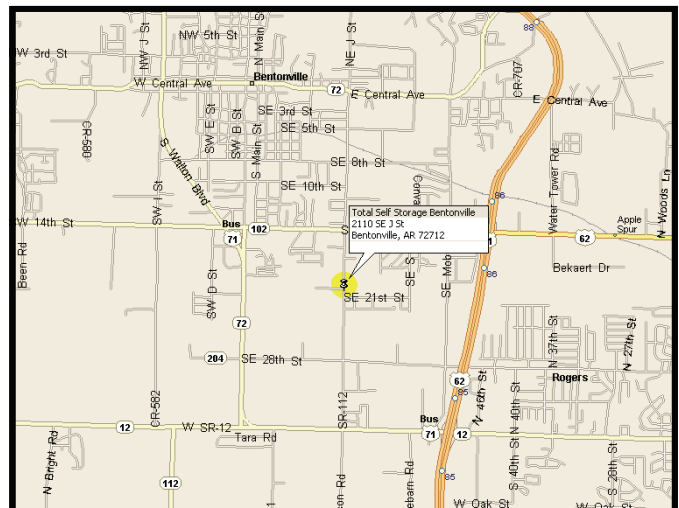
**Total Units:** 447

**Year of Facility  
Opening:** 2004

- Outstanding Curb Appeal
- New Facility with State of the Art Features
- Located in One of the Fastest Growing Areas in the U.S.
- Track Record of Stable Occupancy
- Assumable Non Recourse Financing in Place

**PROJECTED 2009 INCOME & EXPENSES**

Gross Potential Income:	\$453,113
Credit/Vacancy Loss:	(\$78,842)
Truck/Retail Sales:	<u>\$9,859</u>
Gross Operating Income:	\$384,131
Total Operating Expenses:	\$158,513
<b>Net Operating Income:</b>	<b>\$225,618</b>



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.