SELF STORAGE FOR SALE
ESTABLISHED SELF STORAGE NEAR US 75
612 - 614 E. 16TH ST. - PLANO, TX 75074

PROPERTY SUMMARY

PROPERTY SIZE 1.08 AC
OFFICE / RETAIL SF +/- 1,089 SF (612 E 16TH)
               +/- 1,200 SF (614 E. 16TH)
INDOOR STORAGE +/- 10,400 SF
OUTDOOR STORAGE +/- 14,500 SF
SALE PRICE $1,895,000

FEATURES

ZONING CC - CORRIDOR COMMERCIAL
(WITH SUP FOR PUBLIC STORAGE)
CAP RATE 6.0%
YEAR BUILT 1980
NUMBER OF UNITS 59
2019 EXPECTED NOI $111,822.44
($146,536 GROSS - $34,714 EXPENSES)
2019 EXPENSES $34,714
OCCUPANCY RATE 93%
HIGHLIGHTS LOCATION IN A REDEVELOPING
AREA OF PLANO, TX
ALL ROOFING HAS BEEN
REPLACED IN LAST 5 YEARS
PLANO, TX SELF STORAGE FOR SALE

Excellent investment opportunity with upside potential:

• Property has seen no rent increases in 3-8 years on any tenants, current rates are well below market.
• Current owners are absentee ownership, hands on management could increase revenue significantly. No advertising is being done, nor has been done.
• Nearby Collin Creek Mall has begun its massive mixed use redevelopment. City of Plano has contributed millions to this project.

DEMOGRAPHICS

2019 - Source CoStar

<table>
<thead>
<tr>
<th></th>
<th>1-Mile</th>
<th>3-Mile</th>
<th>5-Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>4,466</td>
<td>43,938</td>
<td>117,724</td>
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<tr>
<td>Median Household Income</td>
<td>$49,037</td>
<td>$73,259</td>
<td>$80,943</td>
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TRAFFIC COUNTS

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<tr>
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<tbody>
<tr>
<td>HWY 75 @ W PARK</td>
<td>216,384 VPD</td>
</tr>
<tr>
<td>HWY 75 @ W 15TH</td>
<td>209,808 VPD</td>
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</table>
## RENT ROLL

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>NUMBER OF UNITS</th>
<th>TOTAL SF</th>
<th>AVG. UNIT RENT / MO.</th>
<th>TOTAL RENT / MO.</th>
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</thead>
<tbody>
<tr>
<td>612 E 16th (Office)</td>
<td>1</td>
<td>1,089</td>
<td>-</td>
<td>$1,001</td>
</tr>
<tr>
<td>614 E 16th - A (Office)</td>
<td>1</td>
<td>800</td>
<td>-</td>
<td>$975</td>
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<tr>
<td>614 E 16th - B (Office)</td>
<td>1</td>
<td>400</td>
<td>-</td>
<td>$425</td>
</tr>
<tr>
<td>10 x 20</td>
<td>44</td>
<td>8,800</td>
<td>$145</td>
<td>$6,394</td>
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<tr>
<td>10 x 10</td>
<td>4 (1 VACANT)</td>
<td>400</td>
<td>$96</td>
<td>$288</td>
</tr>
<tr>
<td>10 x 5</td>
<td>4 (3 VACANT)</td>
<td>200</td>
<td>$65</td>
<td>$65</td>
</tr>
<tr>
<td>20 x 20</td>
<td>1</td>
<td>400</td>
<td>-</td>
<td>$240</td>
</tr>
<tr>
<td>20 x 30</td>
<td>1</td>
<td>600</td>
<td>-</td>
<td>$348</td>
</tr>
<tr>
<td>East Storage Yard</td>
<td>1</td>
<td>7,000</td>
<td>-</td>
<td>$1,500</td>
</tr>
<tr>
<td>West Storage Yard</td>
<td>1</td>
<td>7,500</td>
<td>-</td>
<td>$975</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>59</strong></td>
<td><strong>27,189</strong></td>
<td>-</td>
<td><strong>$12,211</strong></td>
</tr>
</tbody>
</table>
PROPERTY SURVEY - 0.942 AC

David Cox / 972.632.5050
dcox@careycoxcompany.com
Jon Cox / 972.632.5046
jncox@careycoxcompany.com

careycoxcompany.com / 972.562.8003
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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
PROPERTY SURROUNDINGS

SUBJECT PROPERTY

COLLIN CREEK MALL
MIXED USE RE-DEVELOPMENT

DOWNTOWN PLANO

CITYLINE MIXED USE DEVELOPMENT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<table>
<thead>
<tr>
<th>Company Name</th>
<th>License No.</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carey Cox Company</td>
<td>385233</td>
<td><a href="mailto:bcox@careycoxcompany.com">bcox@careycoxcompany.com</a></td>
<td>972-562-8003</td>
</tr>
<tr>
<td>William &quot;Bill&quot; Cox</td>
<td>341788</td>
<td></td>
<td></td>
</tr>
<tr>
<td>William &quot;Bill&quot; Cox</td>
<td>341788</td>
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</table>

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<thead>
<tr>
<th>Sales Agent/Associate’s Name</th>
<th>License No.</th>
<th>Email</th>
<th>Phone</th>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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