



ALL-STOR
SELF STORAGE
385-5365
NITE &
EMERGENCY
272-2933

10/16/2015 10:53

Income/Expense Analysis

All-Stor Self Storage Silsbee, TX		2014	Actual (2)	2015	Actual (3)
Gross Potential Rent		(1)	\$ 95,640.00	(1)	\$95,640.00
Less Economic Vacancy:		39.35%	\$ 37,634.34	42.07%	\$40,235.75
Gross Collected Rent:			\$ 58,005.66		\$55,404.25
Gross Operating Income:			\$ 58,005.66		\$55,404.25
	Average per month		\$ 4,833.81		\$4,617.02
Less Operating Expenses					
Advertising-Yellow Pages			\$ 1,308.00		\$ 1,308.00
Insurance			\$ 1,581.00		\$ 1,617.00
Electric			\$ 1,153.00		\$ 1,095.00
Payroll	\$700/month		\$ 8,400.00		\$ 8,400.00
Property Taxes			\$ 7,088.00		\$ 7,219.00
Telephone			\$ 600.00		\$ 605.00
Office			\$ 1,200.00		\$ 464.00
Maintenance					\$ 704.00
Landscaping					\$ 700.00
Total Operating Expenses			\$ 21,330.00		\$ 22,112.00
Net Operating Income:			\$ 36,675.66		\$ 33,292.25
	Average Net per month				\$ 2,774
Expense Analysis					
Percent of Gross Income:			36.77%		39.91%
Per Rentable Sq.Ft.:			\$1.30		\$ 1.35
Value Analysis					
Cap Rate:			6.67%		6.05%
Current Market Value:			\$ 550,000		\$ 550,000
Price per RentableSq.Ft.:			\$ 33.64		\$ 33.64
Price per Gross Sq. Ft.:					\$ 31.88
Total Rentable Sq Ft:	16,350				
Gross Sq Ft	17,250				
Footnotes:					
(1) Income is based on the following:		Per the attached unit mix report.			
Monthly Gross Potential:	\$ 7,970				
Annual Gross Potential: \$7,970.00 x 12 = \$95,640.00.					
(2) 'Actual 2014' utilizes an economic vacancy of 39.35% The actual vacancy in December was around 27%.					
(3) 'Actual 2015' utilizes an economic vacancy of 40.09% The actual vacancy in January was around 23%					
Five Buildings: Appraisal Dist. shows 1st buildings 1996 and added on in 2002 and 2007					
Property sits on approximately 1 acre.					
Please note: Property taxes shown are based on the owner's current tax valuation. Buyer to conduct any and all investigations to Buyer's full satisfaction prior to purchase.					
PLEASE DIRECT ALL QUESTIONS THROUGH BROKER.					
Information is from sources deemed reliable but not guaranteed. Estimates have been made and Broker does not warrant accuracy of this material. Anyone using this material must satisfy themselves completely before purchasing.					
Daniel Spofford - Broker Cell: 713-828-9141					

All Stor Self Storage Silsbee, Texas**UNIT MIX SCHEDULE****January 2016**

# Units		sf	Std Rent	total sf	vac	Rented	% Vac	% Occp'd	Monthly Potential	Annual Potential	
47	NC	5 x 10	50	\$35	2,350	19	28	40.43%	59.57%	\$1,645	\$19,740
40	NC	10 x 10	100	\$50	4,000	11	29	27.50%	72.50%	\$2,000	\$24,000
10	NC	10 x 15	150	\$60	1,500	1	9	10.00%	90.00%	\$600	\$7,200
35	NC	10 x 20	200	\$70	7,000	1	34	2.86%	97.14%	\$2,450	\$29,400
15	CC	10 x 10	100	\$85	1,500	2	13	13.33%	86.67%	\$1,275	\$15,300
1	CC	10 x 10	100	office							
148					16,350	34	114	22.97%	77.03%	\$7,970	\$95,640

\$10 Key deposit - Non Climate

\$20 Key deposit - Climate

Information is from sources deemed reliable but not guaranteed. Estimates have been made and Broker does not warrant accuracy of this material. Anyone using this material must satisfy themselves completely before purchasing.

Daniel Spofford - Broker Cell: 713-828-9141

COMPETITION SILSBEE AREA									
ALL-Stor Self Storage			255 E. Ave. R. Slsb	409-385-5365					
	SF	Rent	Price/SF						
5 x 10	50	\$35	\$0.70		\$10 gate key deposit Non Climate				
10 x 10	100	\$50	\$0.50		\$20 Key deposit Climate				
10 x 15	150	\$60	\$0.40						
10 x 20	200	\$70	\$0.35						
10 x 10 cc	100	\$85	\$0.85						
<hr/>									
ACE Mini Storage		rent	Price/sf	Hwy 92 N. Slsb;118 Carriage Ln	409-385-7973; Cell: 409-791-1922				
5 x 10	50	\$30	\$0.60						
10 x 11	110	\$45	\$0.41						
10 x 15	150	none							
10 x 22	220	\$65	\$0.30						
10 x 10 cc	100	none							
<hr/>									
Allen Bros. SS		rent	price/sf	Hwy 327 W. Slsb	409-385-9151				
10 x 7	70	\$45	\$0.64		\$10 deposit				
10 x 10	100	\$55	\$0.55						
10 x 15	150	\$65	\$0.43						
<hr/>									
East Texas SS		rent	price/sf	246 E. Durbin Dr. Slsb	409-385-6927				
5 x 10 nc	50	\$50	\$1.00						
5 x 10 cc	50	\$75	\$1.50						
10 x 10 nc	100	\$75	\$0.75						
10 x 10 cc	100	\$110	\$1.10						
10 x 15 nc	150	\$105	\$0.70						
10 x 15 cc	150	\$145	\$0.97						
<hr/>									
H & W Storage		rent	price/sf	1841 Hwy 96 Slsb	409-790-2369				
10 x 10 cc	100	\$90	\$0.90		\$3.00 dep				
<hr/>									
Hide Away Mini Stor		rent	price/sf	5669 Hwy 92 N. Slsb	409-385-2260				
5 x 10	50	\$30	\$0.60		No deposit				
10 x 10	100	\$50	\$0.50						
10 x 15	150	\$60	\$0.40						
12 x 20	240	\$100	\$0.42						
<hr/>									
D & D Storage		rent	price/sf	2454 Hwy 327 Slsb	409-386-1355				
10 x 15	150	\$55	\$0.37	All they have					
<hr/>									
Information is from sources deemed reliable but not guaranteed. Estimates have been made and Broker does not warrant accuracy of this material. Anyone using this material must satisfy themselves completely before purchasing.									
Daniel Spofford - Broker Cell: 713-828-9141									
<hr/>									
<hr/>									

