

IRVINGTON SELF STORAGE



Exclusively Listed By:

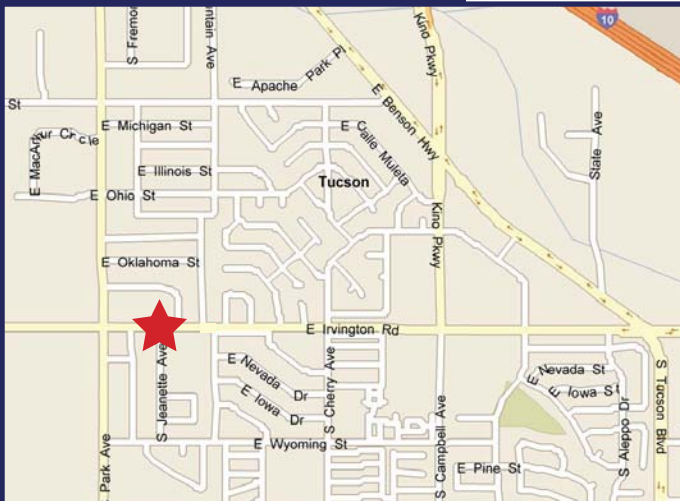
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1155 East Irvington Road
Tucson, AZ 85714

Price: \$2,280,000

- 336 Storage Units (29,972 SF)
- 15 Parking Spaces
- 1996 Construction
- 85% Occupancy
- Manager's Apartment



Coldwell Banker Commercial NRT
2525 East Camelback Road, Suite 150
Phoenix, AZ 85016
(602) 224-6000 PHONE
(602) 200-7009 FAX



NRT

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**Irvington Self Storage
Potential Income
January 2008**

I. SELF STORAGE

<u>Size</u>	<u>SF/Unit</u>	<u>Total SF</u>	<u>Units</u>	<u>Rate</u>	<u>Gross Potential</u>
5X5	25	1,450	58	\$28.29	\$1,641
4X9	36	72	2	\$33.00	\$66
5X10	50	5,000	100	\$45.00	\$4,500
5X15	75	3,450	46	\$60.00	\$2,760
10X10	100	4,500	45	\$80.00	\$3,600
10X12	120	3,000	25	\$92.00	\$2,300
10X20	200	10,000	50	\$117.07	\$5,854
10X25	250	2,500	10	\$141.46	\$1,415
Total		29,972	336		\$22,136

II. PARKING PLACES

<u>Size</u>	<u>SF/Unit</u>	<u>Total SF</u>	<u>Units</u>	<u>Rate</u>	<u>Gross Potential</u>
Small			9	\$27.00	\$243
Large			6	\$35.00	\$210
Total			15		\$453

III. GRAND TOTAL

		29,972	351		\$22,589
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**Irvington Self Storage
Profit and Loss
12 Months 2007**

Income:

Administrative Fee	\$3,650
Auction Revenue	850
Chargeback	-75
Late Fees Collected	18,090
Lien fees	5,506
NSF Fee	250
Rental Revenue	233,964
Sales-Locks	803
Total Income	<hr/> \$263,038

Expenses:

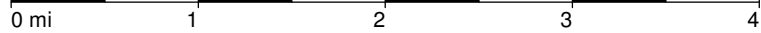
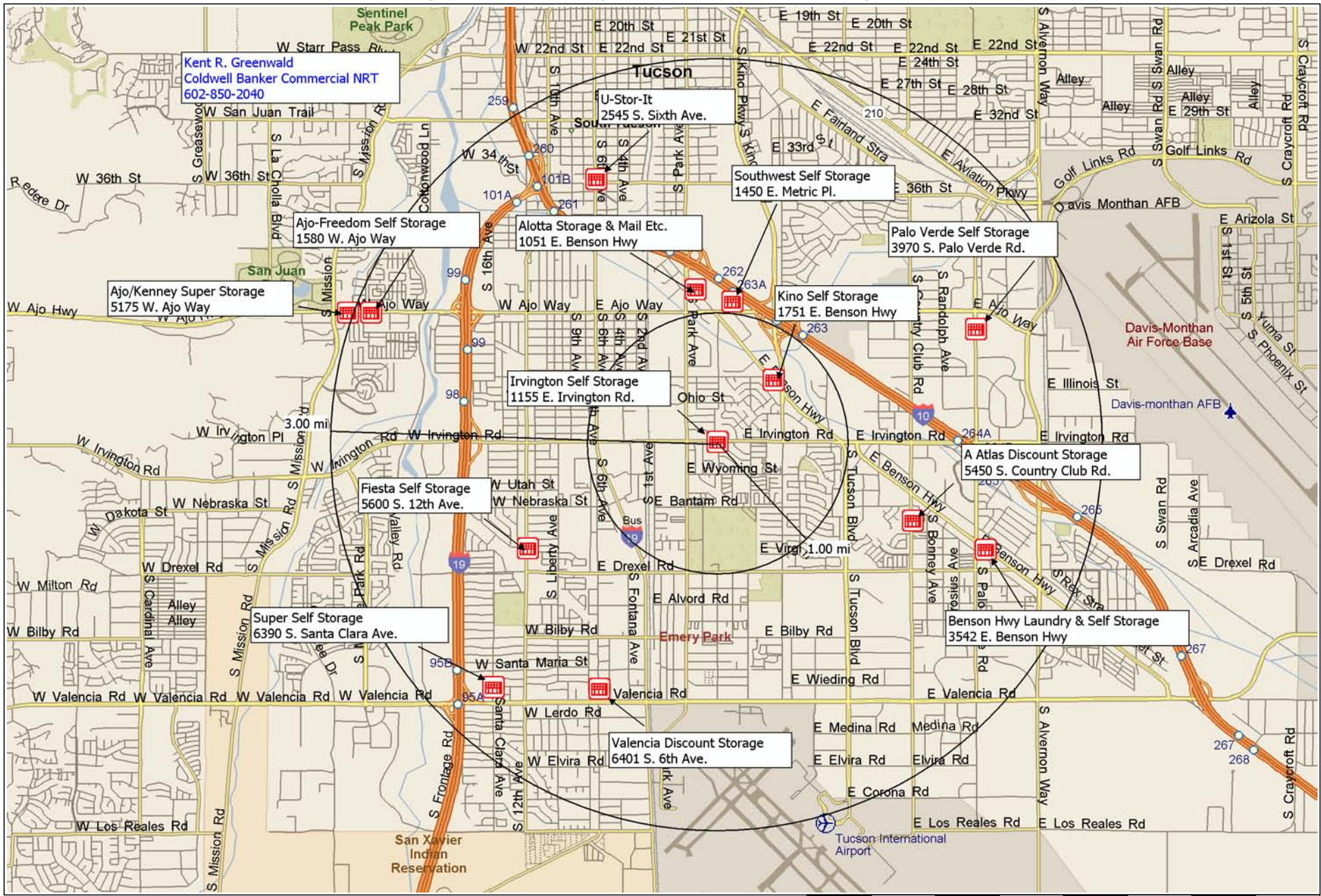
Advertising	\$2,094
Auction Costs	255
Bank Service Charges	365
Cash Discounts	414
Credit Card Fees	2,398
Discount - Other	136
Equipment	1,000
Liability Insurance	1,650
Management Fees	900
Postage and Delivery	1,335
Printing and Reproduction	95
Property Taxes	34,824
Repairs and Maintenance	5,178
Salaries and Wages	33,446
Supplies	1,218
Travel	373
Gas and Electric	5,615
Sanitation	2,620
Telephone	2,468
Water	428
Total Expenses	<hr/> \$96,812
Net Income	<hr/> \$166,226

**Irvington Self Storage
Profit and Loss
6 Months 2008**

<u>Income:</u>	
Rental Revenue	\$121,184
Administrative Fees	2,177
Auction Revenue	335
Late Fees Collected	9,420
Lien fees	5,669
Misc	15
Monthly Fees	2
NSF Fees	0
Sales - Locks	638
Transfer Fee Collected	0
Total Income	\$139,440
<u>Expenses:</u>	
Management	\$3,000 *
Advertising	2,467
Credit Card Fees	1,000
Liability Insurance	946
Repairs and Maintenance	856
Salaries and Wages	19,286
Maintenance Supplies	741
Property Taxes	19,000 *
Office Supplies	441
Gas and Electric	2,779
Sanitation	1,758
Telephone	1,358
Water	152
Total Expenses:	53,783
Net Ordinary Income	\$85,657

* Pro Forma

Irvington Self Storage 1 & 3 Mile Mini Competition



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RENTAL SURVEY
Irvington Self Storage
January-08

	Property Name Address Phone Number	Units	5 x 5	5 x 10	5 x 15	10 x 10	10 x 15	10 x 20	YR BLT	OCC %	Comments
1	Irvington Self Storage 1155 E Irvington Rd. Tucson	336	28		60	80		117	1996	96%	15 Parking Spaces
2	Fiesta Self Storage 5600 S 12th Ave Tucson	442	28	45	59	80	97	117	1997	77%	
3	Kino S.S. 1751 E. Benson Hwy Tucson	485	28	45		80	98	117	1997	90%	8 Parking Spaces
4	A Lotta Storage 1051 E Benson Hwy Tucson	750		49		85		124	2007	Lease Up	Opened 8/07
5	A Atlas Discount Self Storage 5480 S Country Club Tucson	485	44	60	75	83	109	132	2003	50%	
6	Midvale - Valencia S.S. 6397 S. Midvale Park Tucson	431	41	59	73	93	119	139	2005	87%	34 RV Spaces
7	Southwest S.S. 1450 E. Metric Rd. Tucson	509	30	43		79	100	125	1997	92%	Recent Price Increase
8	Super Self Storage 6390 S. Santa Clara Tucson	612	30	45	54	65	96	120	1980	60%	Conversion Construction