



701 N 46TH STREET, KILLEEN, TX 76543

THE ATTIC SELF STORAGE



GROWTH PARTNERS

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CONFIDENTIALITY & AGREEMENT



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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

CLASS A SELF STORAGE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,825,000
Building Size:	45,100 SF
Seller Financing:	\$1,825,000 @4% i/o
Lot Size:	2.54 Acres
Price / SF:	\$62.64
Cap Rate:	6.15%
NOI:	\$173,609
Cash on Cash Return:	10.06%
Occupancy:	85%
Cross-Streets:	46th Street and East Rancier Avenue

PROPERTY OVERVIEW

The Attic is a Class A, 7 building, fully gated 403 unit (93 Climate Controlled now, easy to convert an additional 104 indoor hallway units with 2-5 ton a/c units) all ground level secure facility with Modern 2 story brick Office/Living building at the entry. The First story is the business office with storage and second story Managers unit is a Large one bedroom apartment home w/ full bath, walk-in closet, kitchen and utility room.

PROPERTY HIGHLIGHTS

- BELOW MARKET RENTS
- SELLER FINANCING-PROFESSIONAL MANAGEMENT CAN STAY IN PLACE
- PRICED BELOW REPRODUCTION COST
- 104 UNITS EASILY CONVERTIBLE TO CLIMATE CONTROL
- GREAT LOCATION TO FORT HOOD, MULTIFAMILY & RESIDENTIAL POPULATION!!!
- 24/7/365 ACCESS-VIDEO MONITORED-WEBSITE PAYMENT INTEGRATION SYSTEM

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

KILLEEN TEXAS-68 miles North of Austin and 124 miles South of Dallas. Killeen is host to Fort Hood, the largest active-duty, armored US military base in the world which at one time housed around 95,000 people. A sprawling 340 square mile (878 square km) installation 50 miles south of Waco in northeastern Texas. Fort Hood is the largest single employer in the state. Based on data from the American Community Survey, in 2017 there were 6,377 households in the city. The homeowner vacancy rate was 0%, Fort Hood is now the largest active duty armored post in the U.S. Armed Forces. There are nearly 40,000 Soldiers who work on Fort Hood. The Soldiers of Fort Hood are infantrymen, cavalrymen, and tankers. They are engineers, mechanics and health care professionals. They are the life of Fort Hood. Their training gives Fort Hood its purpose, just as Camp Hood troops did back in 1942. They are part of what has made Fort Hood "The Great Place" for more than seven decades.

About 25% of the workforce in Killeen is employed in sales and office occupations. Service workers comprise about 24% of the city's labor force. Approximately 21% of the workforce is employed in management, professional and related occupations.

Shown below is a list of the leading employers in Killeen and the surrounding area:

- Fort Hood (with contractors approx) 80,000
- Killeen Independent School District 6,000
- Central Texas College 1,486
- MetroPlex Hospital 1,200
- Fort Hood Exchange 1,100

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PROPERTY DESCRIPTION // 4



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

2019 ACTUAL

Price	\$2,825,000
Price per SF	\$62.64
CAP Rate	6.2%
Cash-on-Cash Return (yr 1)	10.06 %
Total Return (yr 1)	\$100,609
Debt Coverage Ratio	2.38

OPERATING DATA

2019 ACTUAL

Gross Scheduled Income	\$300,691
Other Income	\$33,857
Total Scheduled Income	\$340,604
Gross Income	\$340,604
Operating Expenses	\$166,995
Net Operating Income	\$173,609
Cash Flow After Debt Service	\$100,609

FINANCING DATA

2019 ACTUAL

Down Payment	\$1,000,000
Loan Amount	\$1,825,000
Annual Debt Service-Seller Financed \$1,825,000 interest only at 4%	\$73,000
Monthly Debt Service	\$6,083

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INCOME & EXPENSES

INCOME SUMMARY

	2019 ACTUAL	PER SF
ACTUAL 2019 RENT @83% occupancy	\$307,753	\$6.82
Lock Charges	\$8,526	\$0.19
Late Fees	\$11,800	\$0.26
U-Haul	\$2,561	\$0.06
Credit Card Fees	\$5,640	\$0.13
Interest, Fees & Reimbursements	\$4,324	\$0.10
Gross Income	\$340,604	\$7.55

EXPENSE SUMMARY

	2019 ACTUAL	PER SF
On Site Management	\$49,603	\$1.10
Real Estate Taxes (Assessed Value SS & Land)	\$54,356	\$1.21
Merchant Credit Card Fees	\$5,640	\$0.13
Office, Administrative & SiteLink	\$10,429	\$0.23
Marketing & Advertising	\$7,267	\$0.16
Property & Casualty Insurance	\$12,733	\$0.28
Landscaping, Pest Control, Utilities & Trash	\$22,157	\$0.49
Repairs & Maintenance	\$3,777	\$0.08
Truck & Equipment Rental-Uhaul	\$1,033	\$0.02
Gross Expenses	\$166,995	\$3.70
Net Operating Income	\$173,609	\$3.85

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INCOME & EXPENSES // 6



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UNIT MIX & POTENTIAL ANNUAL RENT

UNIT TYPE	COUNT	% TOTAL	RENT	GROSS RENT	AVERAGE MARKET RENT	POTENTIAL ANNUAL RENT
5 x 5	30	7.4	\$45	\$16,200	\$45	\$16,200
5 x 10	57	14.1	\$50	\$34,200	\$58	\$39,670
8 x 10	12	3.0	\$65	\$9,360	\$88	\$12,672
10 x 10	88	21.8	\$80	\$84,800	\$87	\$91,872
10 x 13	14	3.5	\$85	\$14,280	\$85	\$14,280
10 x 15	34	8.4	\$90	\$36,720	\$102	\$41,616
13 x 15	1	0.2	\$95	\$1,140	\$95	\$1,140
10 x 20	57	14.1	\$125	\$71,820	\$118	\$94,392
10 x 30	17	4.2	\$140	\$24,480	\$186	\$37,944
5 x 5 CLIMATE	9	2.2	\$55	\$5,940	\$53	\$5,724
5 x 10 CLIMATE	26	6.5	\$65	\$20,280	\$71	\$22,152
10 x 10 CLIMATE	42	10.4	\$90	\$45,360	\$115	\$57,960
10 x 15 CLIMATE	16	4.0	\$110	\$21,120	\$156	\$29,959
Totals/Averages	403	100%		\$385,700		\$451,901

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UNIT MIX SUMMARY // 7



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ADDITIONAL PHOTOS



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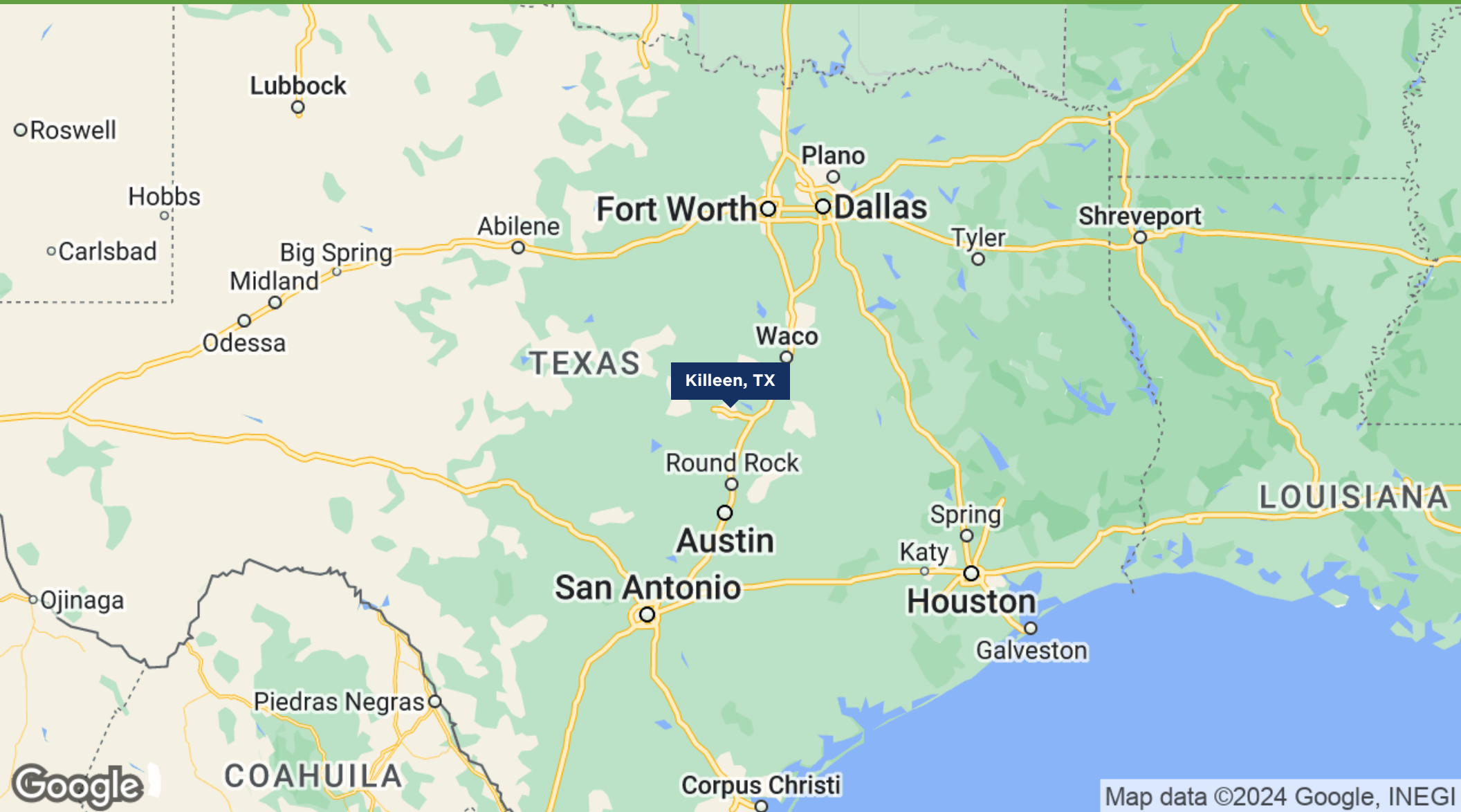
ADDITIONAL PHOTOS // 8



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LOCATION INFORMATION

REGIONAL MAP



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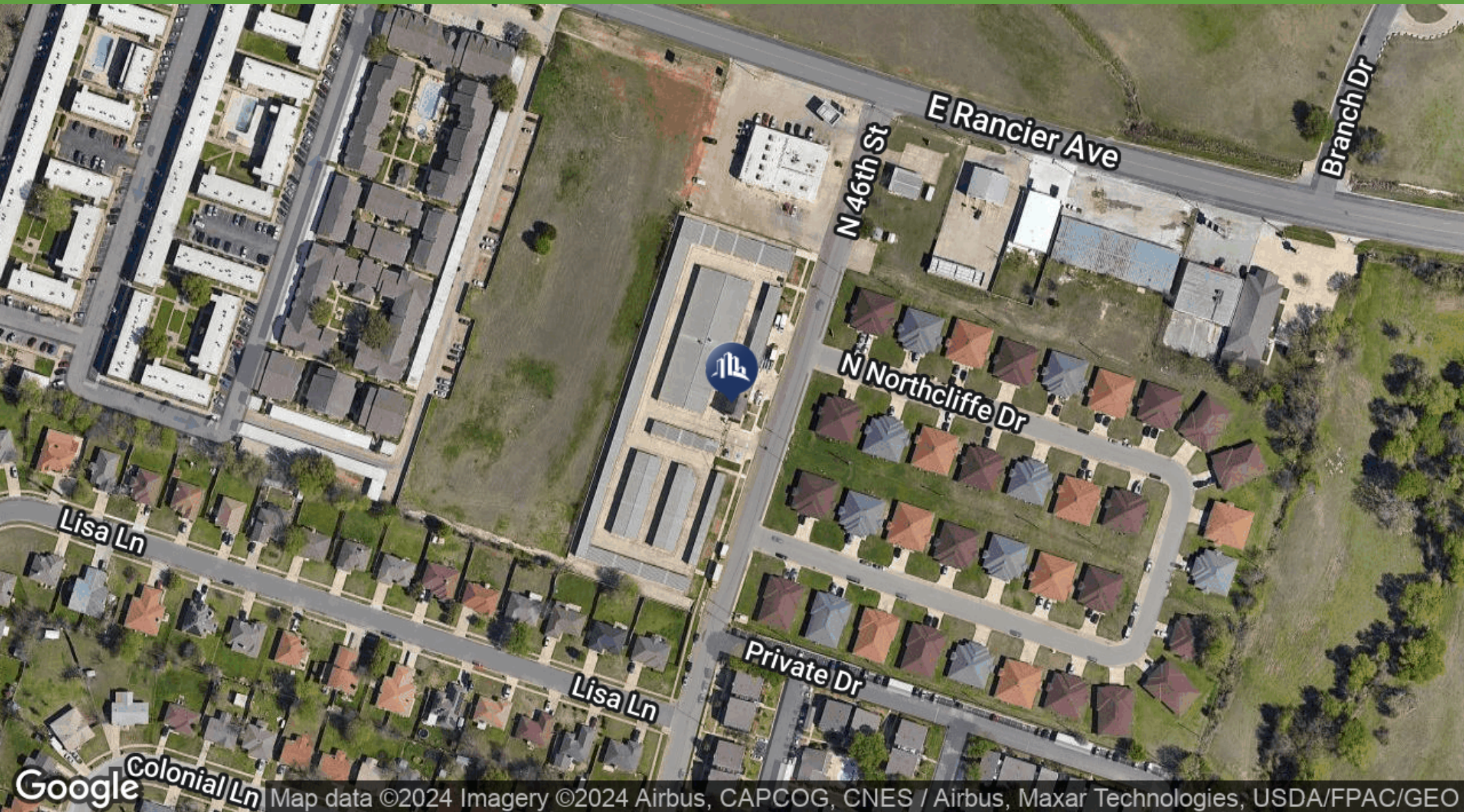
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REGIONAL MAP // 9



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SITE AERIAL



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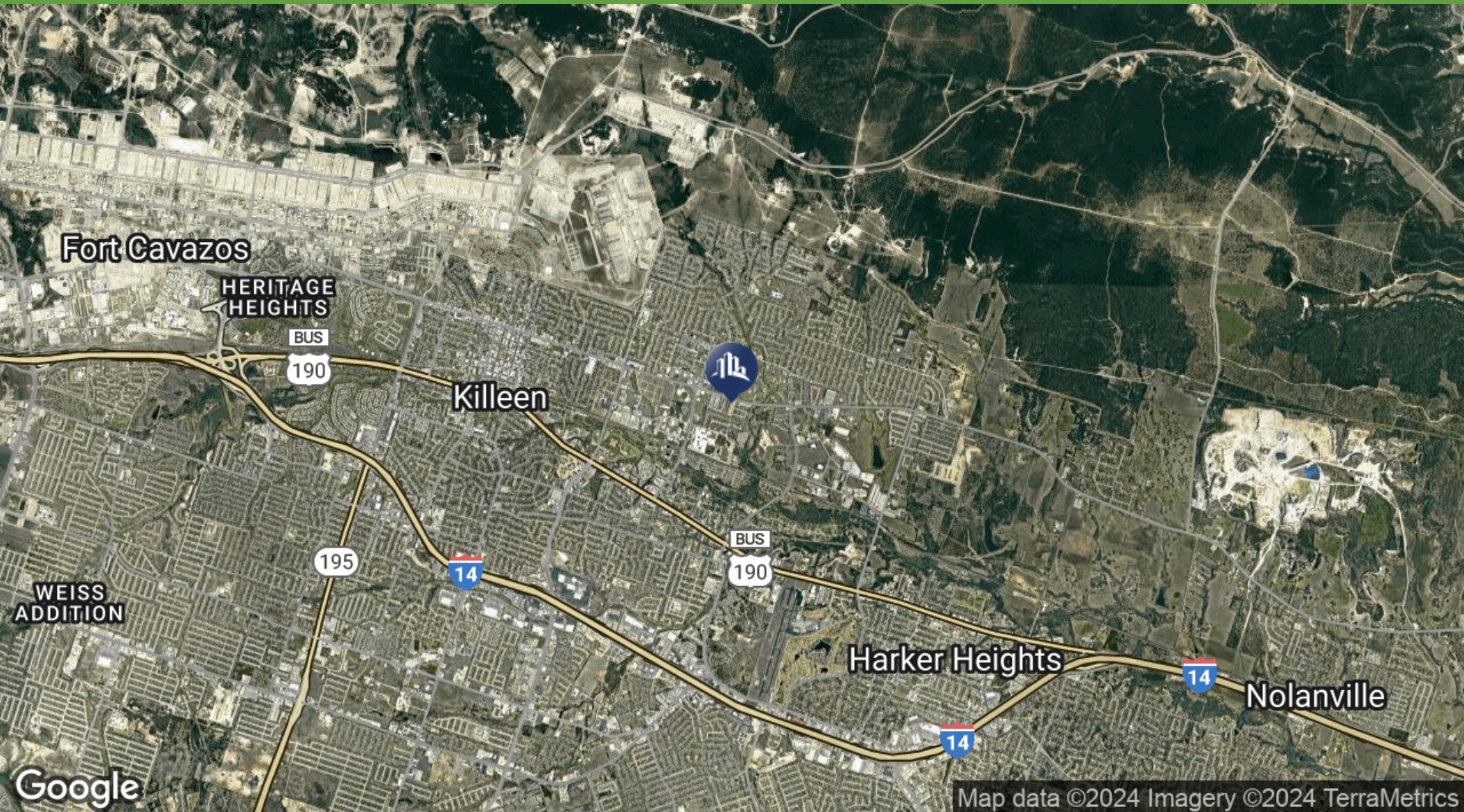
LOCATION MAPS // 10



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CITY OF KILLEEN



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AERIAL MAP // 11



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RETAILER MAP



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RETAILER MAP // 12



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SALE COMPS



SUBJECT PROPERTY

701 N 46th Street | Killeen, TX 76543

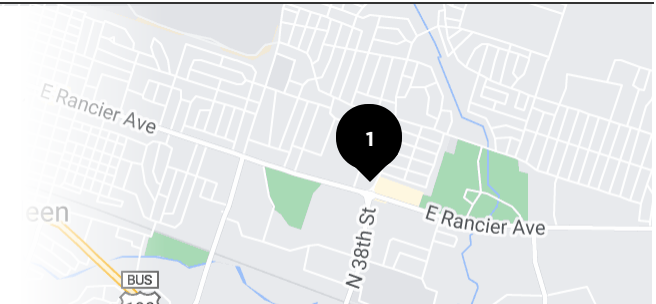
Sale Price:	\$2,825,000	Lot Size:	2.54 AC
Building	45,100 SF	Price PSF:	\$62.64
Cap:	6.15%	NOI:	\$173,609



TOP VALUE SELF STORAGE

1003 North 38th Street | Killeen, TX 76543

Sale Price:	\$2,850,000	Lot Size:	153,372 SF
Year Built:	1985	Building SF:	47,794 SF
Price PSF:	\$59.63	Closed:	11/28/2017

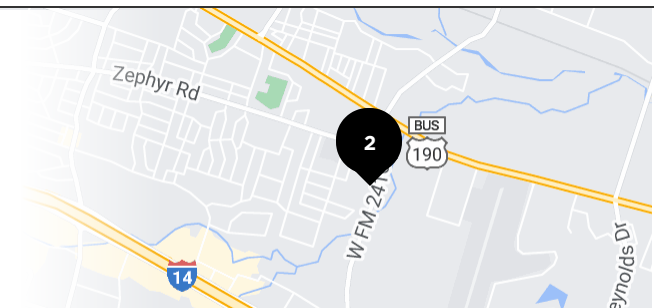


U-HAUL MOVING & STORAGE OF TWIN CREEK

1507 Martin Luther King Boulevard | Killeen, TX 76543

Sale Price:	\$4,250,000	Lot Size:	2.04 Acres
Year Built:	1995	Building SF:	68,621 SF
Price PSF:	\$61.93	Closed:	04/20/2018

Purchased by AMERCO-UHaul



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SALE COMPS // 13



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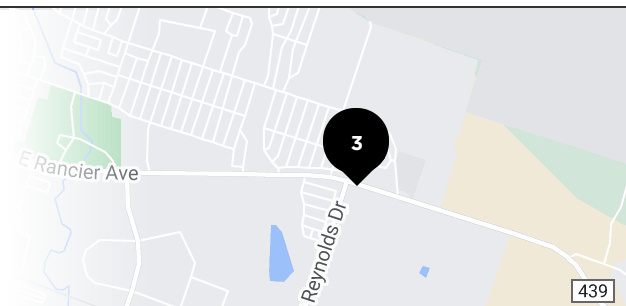
SALE COMPS



AMY'S ATTIC

5708 E Rancier Avenue | Killeen, TX 76543

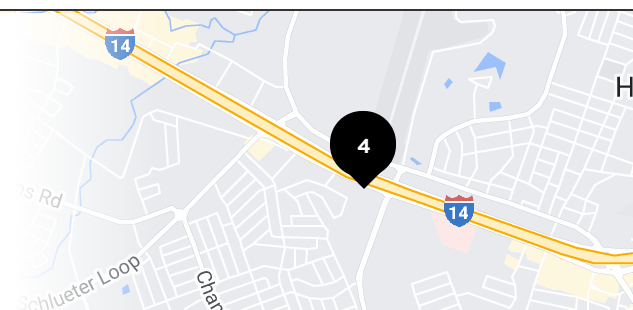
Sale Price: \$1 Lot Size: 1.83 Acres
Building SF: 30,379 SF Price PSF: \$0.00
Closed: 10/03/2014



SCOTTY'S SELF STORAGE

5400 E Central Texas Expressway | Killeen, TX 76543

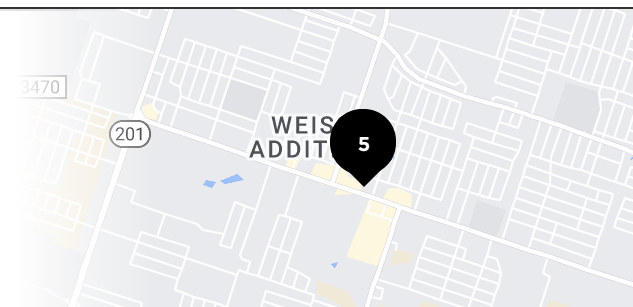
Sale Price: \$3,514,000 Lot Size: 5.4 Acres
Building SF: 75,486 SF Price PSF: \$46.55
Closed: 11/23/2015



EXTRA SPACE STORAGE

3601 West Stan Schlueter Loop | Killeen, TX 76549

Sale Price: \$4,335,000 Lot Size: 2.252 Acres
Year Built: 2004 Building SF: 51,500 SF
Price PSF: \$84.17 CAP: 6.5%
Closed: 01/31/2017 NOI: \$281,775



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SALE COMPS // 14



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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	
	The Attic Self Storage 701 N 46th Street Killeen, TX 76543	\$2,825,000	45,100 SF	\$62.64	6.15%	\$173,609	403	-	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
	Top Value Self Storage 1003 North 38th Street Killeen, TX 76543	\$2,850,000	47,794 SF	\$59.63	-	-	392	1985	11/28/2017
	U-Haul Moving & Storage of Twin Creek 1507 Martin Luther King Boulevard Killeen, TX 76543	\$4,250,000	68,621 SF	\$61.93	-	-	596	1995	04/20/2018
	Amy's Attic 5708 E Rancier Avenue Killeen, TX 76543	\$1	30,379 SF	\$0.00	-	-	-	-	10/03/2014
	Scotty's Self Storage 5400 E Central Texas Expressway Killeen, TX 76543	\$3,514,000	75,486 SF	\$46.55	-	-	656	-	11/23/2015
	Extra Space Storage 3601 West Stan Schlueter Loop Killeen, TX 76549	\$4,335,000	51,500 SF	\$84.17	6.5%	\$281,775	-	2004	01/31/2017
		PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
	Totals/Averages	\$2,989,800	54,756 SF	\$54.60	6.5%	\$56,355	548		

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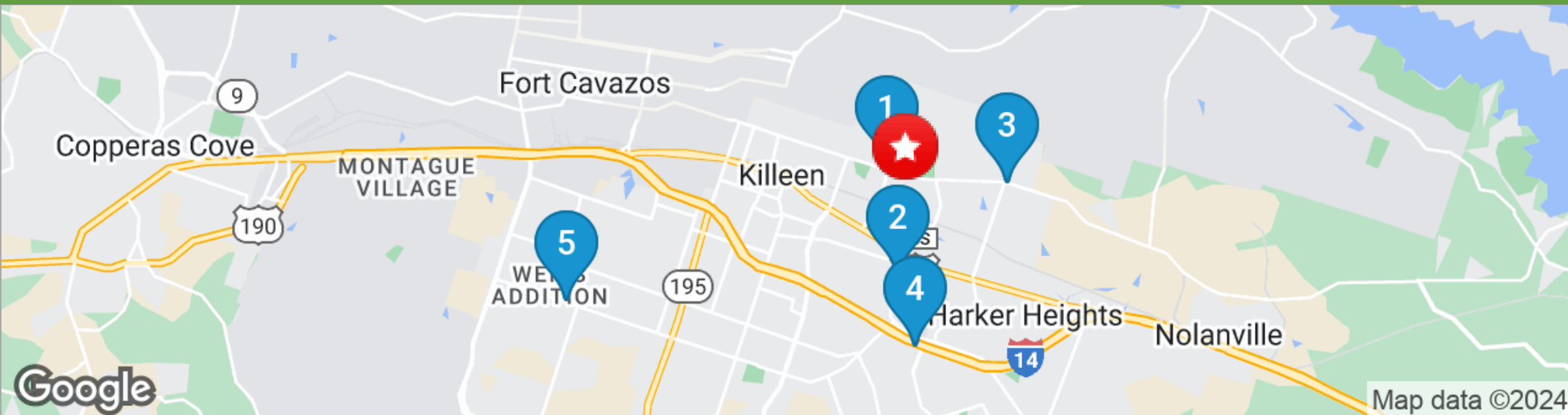
SALE COMPS SUMMARY // 15

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SALE COMPS MAP



SUBJECT PROPERTY

701 N 46th Street | Killeen, TX 76543



1

TOP VALUE SELF STORAGE

1003 North 38th Street
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2

U-HAUL MOVING & STORAGE OF TWIN CREEK

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5708 E Rancier Avenue
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SALE COMPS MAP // 16



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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.

Sperry Commercial Global	0297518	joe.garrett@sperrycga.com	214-226-4395
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.		Phone
Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date