



FOR SALE

# 3 Facility Self Storage Portfolio

4th St

eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

**Michael Beaudry**

860.990.3229

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# FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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ADVISOR BIOS	19	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) 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 are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

4th St

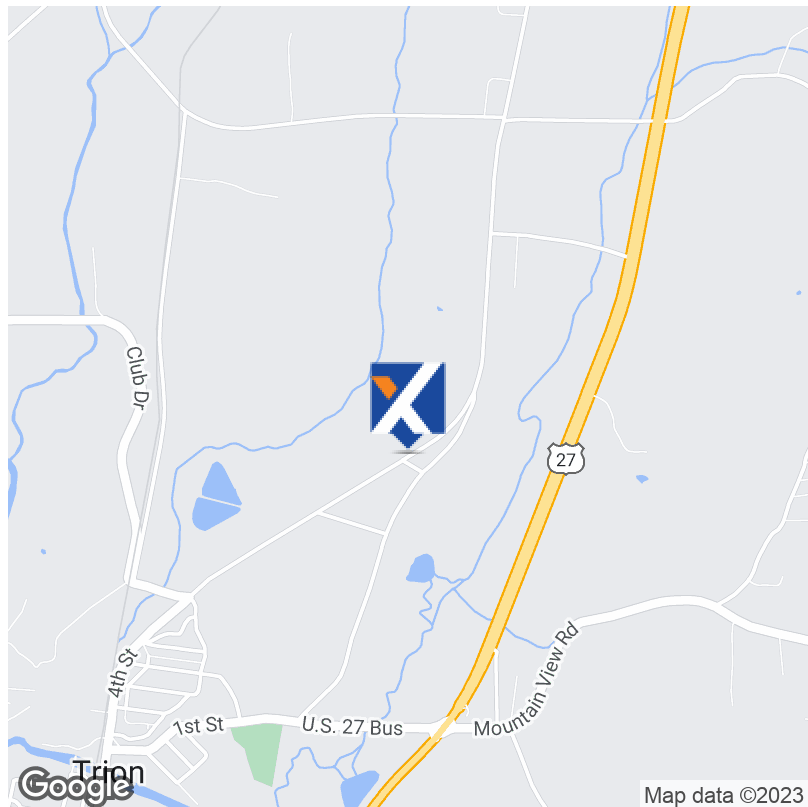
eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

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# FOR SALE | Executive Summary



## OFFERING SUMMARY

Building Size:	40,400 SF
Available SF:	
Number of Units:	322
Price / SF:	\$79.08
Cap Rate:	7.72%
NOI:	\$246,512

## PROPERTY OVERVIEW

3 Property Self Storage Portfolio

## PROPERTY HIGHLIGHTS

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

3 Property Self Storage Portfolio

## LOCATION DESCRIPTION

3 Storage Facilities in GA

866 4th Street Trion, GA 30753

21 Violet Lane Summerville, GA 30747

134 Alpine Street Lyerly, GA 30730

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# FOR SALE | Complete Highlights

## PROPERTY HIGHLIGHTS



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# FOR SALE | Additional Photos



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# 2

## LOCATION INFORMATION

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# FOR SALE | Retailer Map



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# FOR SALE | Regional Map



Map data ©2023 Google

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# FOR SALE | Location Map



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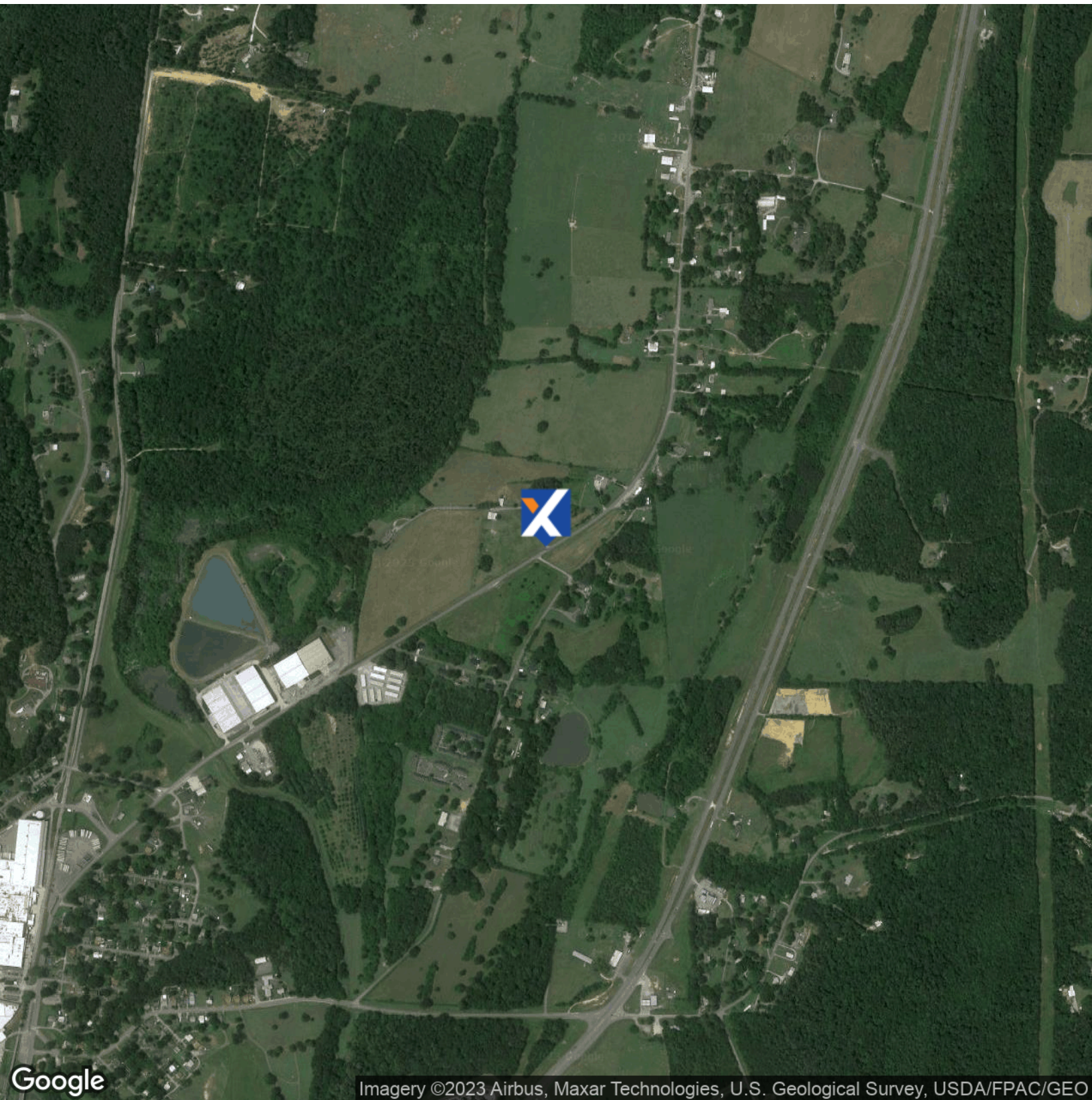
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# FOR SALE | Aerial Map



Google

Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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# 3

## FINANCIAL ANALYSIS



# FOR SALE | Financial Summary

## INVESTMENT OVERVIEW

## 3 PROPERTY SELF STORAGE PORTFOLIO

Price	\$3,195,000
Price per SF	\$79.08
CAP Rate	7.72%
Cash-on-Cash Return (yr 1)	9.48 %
Total Return (yr 1)	\$169,488
Debt Coverage Ratio	1.58

## OPERATING DATA

## 3 PROPERTY SELF STORAGE PORTFOLIO

Gross Scheduled Income	\$268,707
Other Income	\$115
Total Scheduled Income	\$268,822
Vacancy Cost	\$0
Gross Income	\$268,822
Operating Expenses	\$22,309
Net Operating Income	\$246,512
Pre-Tax Cash Flow	\$90,862

## FINANCING DATA

## 3 PROPERTY SELF STORAGE PORTFOLIO

Down Payment	\$958,500
Loan Amount	\$2,236,500
Debt Service	\$155,650
Debt Service Monthly	\$12,970
Principal Reduction (yr 1)	\$78,625

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# FOR SALE | Income & Expenses

## INCOME SUMMARY

## 3 PROPERTY SELF STORAGE PORTFOLIO

<b>GROSS INCOME</b>	<b>\$268,822</b>
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## EXPENSE SUMMARY

## 3 PROPERTY SELF STORAGE PORTFOLIO

Advertising	\$1,852
Collection Agency Fees	\$326
Credit Card Processing	\$3,190
Insurance	\$2,086
Misc Expenses	\$1,190
Office Expenses	\$1,873
Repairs and Maintenance	\$3,661
Property Tax	\$4,163
Electricity	\$2,797
Internet	\$568
Water	\$600
<b>GROSS EXPENSES</b>	<b>\$22,309</b>

<b>NET OPERATING INCOME</b>	<b>\$246,512</b>
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# FOR SALE | Unit Mix Summary

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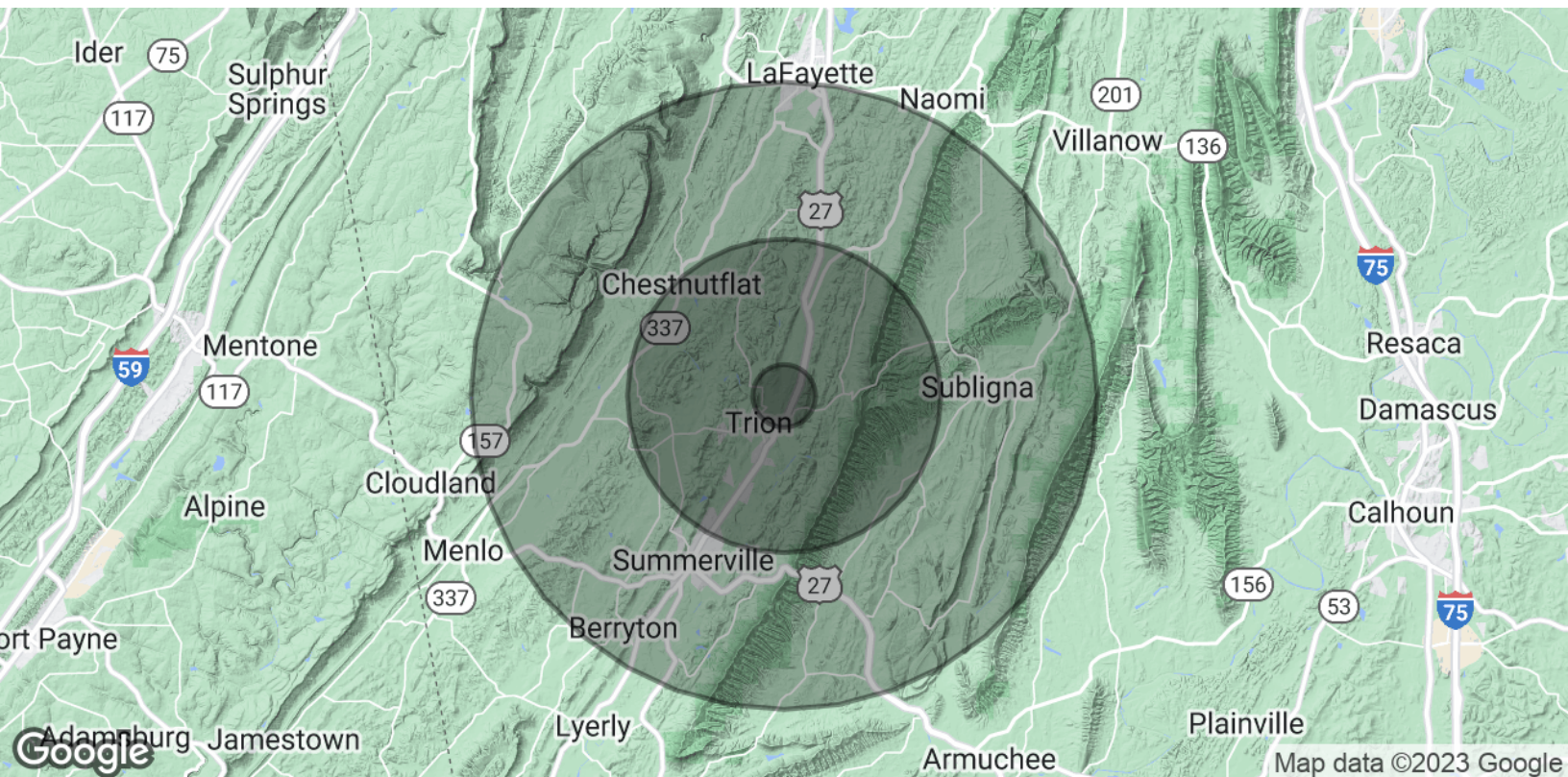
# 4

## DEMOGRAPHICS

4th St



# FOR SALE | Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	656	12,507	35,958
Average Age	33.4	35.3	38.0
Average Age (Male)	32.3	34.0	36.3
Average Age (Female)	36.1	37.5	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	224	4,231	12,474
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$37,532	\$39,744	\$41,598
Average House Value		\$113,270	\$111,502

\* Demographic data derived from 2020 ACS - US Census

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# 5

## ADVISOR BIOS

4th St

eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

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## MICHAEL BEAUDRY

Commercial Real Estate Senior Advisor

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## PROFESSIONAL BACKGROUND

Michael's Commercial Real Estate career began in 2003, at the age of 23. Michael created a property management business, which he ran for over six and a half years.

During the success of his property management business, Michael was able to purchase multiple residential and commercial investment properties. One purchase was a retail plaza and liquor store. While providing real estate consulting and continuing his property management business, he was also now managing a liquor store. Under Michael's leadership the liquor store sales volume grew fast. Continuing his property management business was no longer possible. However with real estate consulting still successful he added on a business consulting service.

In 2009 Michael redeveloped his retail plaza and built a \$400,000 retail and cigar lounge, which he also owned for two years.

Michael was an Executive Board Member of the West of The River Chamber of Commerce for over eight years, including being the Vice Chairman, Chairman and Past Chairman throughout his leadership there.

Currently, Michael is a Senior Advisor with eXp Commercial, a member of the leadership team, and mentor to multiple agents. Michael is an innovative, out of the box thinker, utilizing strategies and high value advice to meet every client's unique demands. Michael has the ability to utilize numerous sales platforms and resources to meet your needs. He is passionate about building long lasting relationships and providing customized, cutting edge solutions.

We offer business and commercial real estate consulting services along with asset and project management. Contact us or visit our website for more information <https://logicimpact.group>

## EDUCATION

Associates Degree

## MEMBERSHIPS

"Your big opportunity may be right where you are now." – Napoleon Hill

New England Commercial Advisors

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