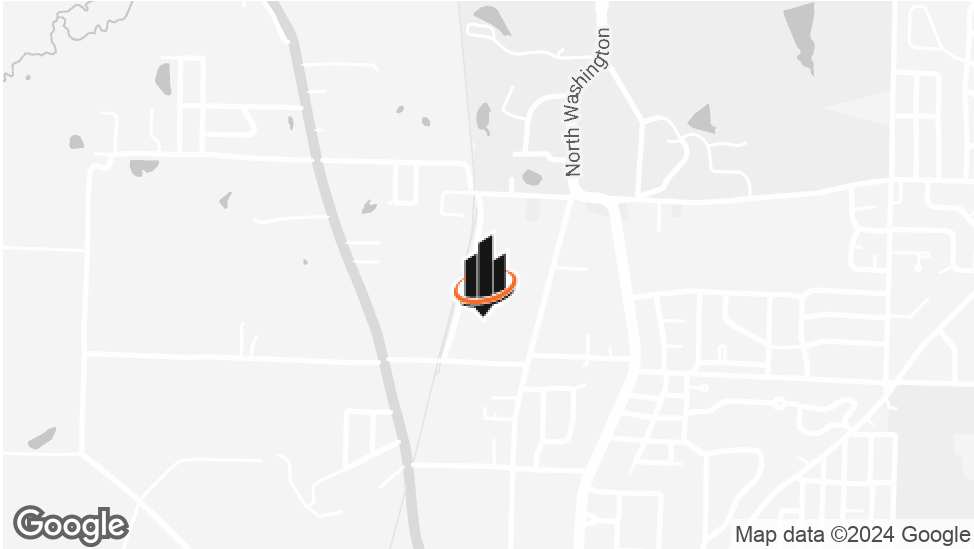


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$999,000
BUILDING SIZE:	22,410 SF
LOT SIZE:	4 Acres
PRICE / SF:	\$44.58
CAP RATE:	7.35%
NOI:	\$73,445

PROPERTY OVERVIEW

SVN is pleased to present Butler Storage and RV For Sale. Located in Magnolia, Arkansas, Butler Storage and RV has 9,850 SF of self-storage and 12,000 SF of covered parking with 122 units and a house on 4 acres with lots of room for expansion. The facility has been updated with new surveillance cameras, a Lifemaster gate system, keypad entry system and is on a remote management system through Easy Storage Solutions. Located about 2.5 hours from Little Rock in southwest Arkansas, just north of the center of Columbia County, Butler Storage and RV is on Shanhouse St. just off of W Greene. The facility is about 50 miles east of Texarkana, 75 miles northeast of Shreveport, Louisiana, and 2.5 hours from Little Rock with over 12,000 people in a 3-mile radius. Butler Storage and RV currently offers conventional storage, covered and uncovered boat and RV storage to an underserved area.

PROPERTY HIGHLIGHTS

- Conventional storage units plus covered and uncovered boat/RV storage
- Additional land included for expansion

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