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Financial Snapshot

	# Units	Annual Rent/Unit	Total Annual Rent	
Revenue				
12x30 Boat Storage	31	\$800	\$24,800	These units are 100% occupied with a waiting list. 2 units occupied by Performance Marine. Rent roll available.
15x40 Boat Storage	13	\$1,200	\$15,600	
15x40 Boat Storage	2	\$1,800	\$3,600	
15x40 Boat Storage	10	\$1,600	\$16,000	
Commercial Building	1	\$60,000	\$60,000	Performance Marine agrees to sign a one year leaseback. Tenant responsible for all utilities, interior maintenance, garbage disposal.
Total Current Revenue			\$120,000	
Operating Expenses				
Property Insurance			\$2,165	2022 Actual.
Electricity			\$349	Commercial tenant pays it own meter.
Water/Sewer			\$0	Paid by commercial tenant.
Real Estate Taxes			\$5,100	2022 Actual.
Repairs and Maintance			\$1,000	
Lawn care			\$1,500	
Misc			\$500	
Total			\$10,614	

Total Existing Annual Revenue			\$120,000
Less: Annual Operating Expenses			-\$10,614
Net Operating Income Before Value-Add Opportunities			\$109,386

Value Add Opportunities	# Units	Annual Rent/Unit	Total Annual Rent
5x10 Traditional Storage	30	\$480	\$14,400
10x10 Traditional Storage	16	\$720	\$11,520
10x15 Traditional Storage	12	\$1,400	\$16,800
10x20 Traditional Storage	12	\$1,680	\$20,160
10x25 Traditional Storage	10	\$1,920	\$19,200
10x30 Traditional Storage	6	\$2,280	\$13,680
Total Value Add Revenue	86		\$95,760
Plus Existing Revenue			\$120,000
Less Operating Expenses			-\$10,614
Proforma Net Operating Income			\$205,146

2 acres of development ready land available for traditional storage unit development. Annual rent/unit estimates derived from local competition.

Note: The property is currently operated as a boat dealership with repair and storage services. From a financial statement perspective, there is no way to separate out the actual performance of just the storage units. All financial documents are commingled and therefore will not be provided to buyers. The above estimates provide the best available information.

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