

OFFERING MEMORANDUM

San Antonio Texas MSA Jourdanton's Own Mini Storage

907 SIMMONS AVE

Jourdanton, TX 78026

PRESENTED BY:

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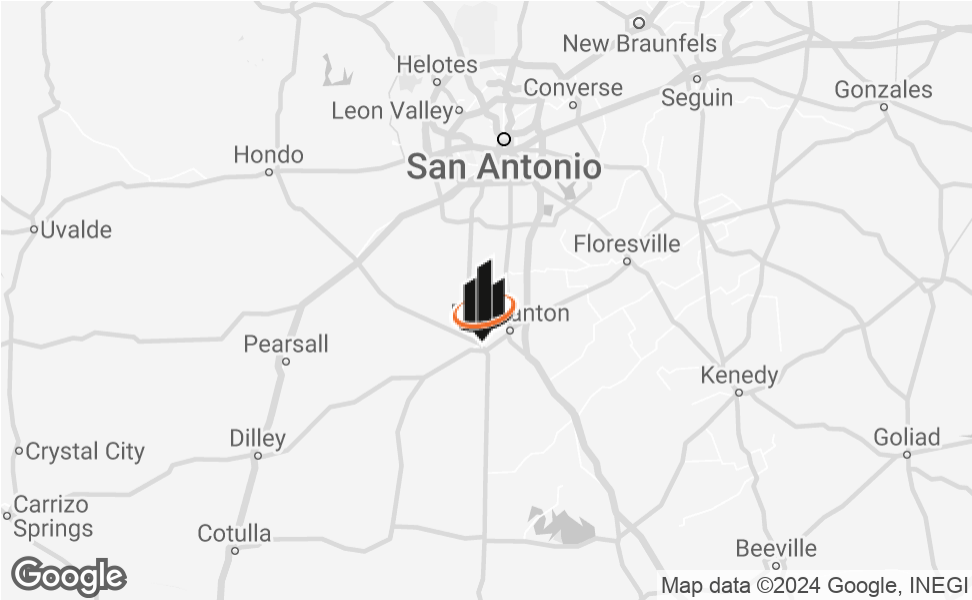
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information

SAN ANTONIO TEXAS MSA - JOURDANTON STORAGE



OFFERING SUMMARY

SALE PRICE:	\$980,000
BUILDING SIZE:	15,215 SF
LOT SIZE:	1.1 Acres
PRICE / SF:	\$64.41
PRO FORMA NOI:	\$70,920
YEAR BUILT:	1990
VIDEO:	View Here

PROPERTY OVERVIEW

SVN and SelfStorageSales.com is pleased to offer for sale, Jourdanton’s Own Mini Storage. This facility is located in Jourdanton, TX, which is less than an hour south of San Antonio! This property consists of 15,215 SF and 81 units sitting on approximately 1.1 acres. The facility is already set up on a remote management system. Additionally, the consistently high occupancy and sufficient room for expansion, make this facility an excellent opportunity for new ownership to add value. (Seller is licensed agent in Texas.)

PROPERTY HIGHLIGHTS

- San Antonio MSA (Population 2.6 Million)
- Expansion Room
- Set Up on Remote Management
- Maintains 100% Occupancy

ADDITIONAL PHOTOS



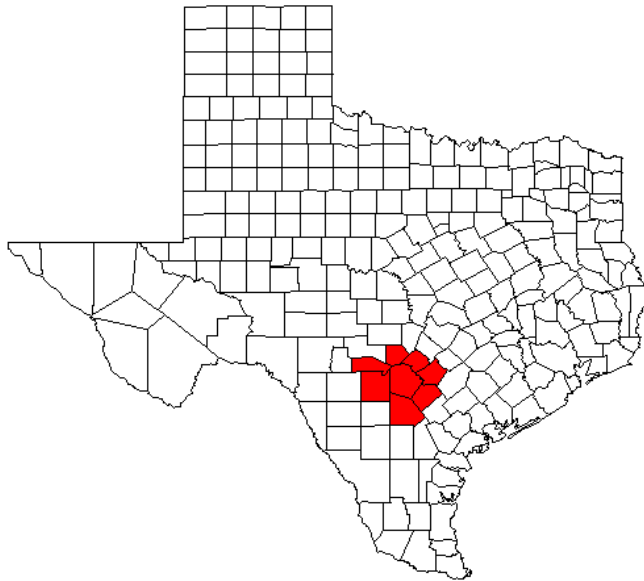
ADDITIONAL PHOTOS





SECTION 2
Location
Information

LOCATION DESCRIPTION



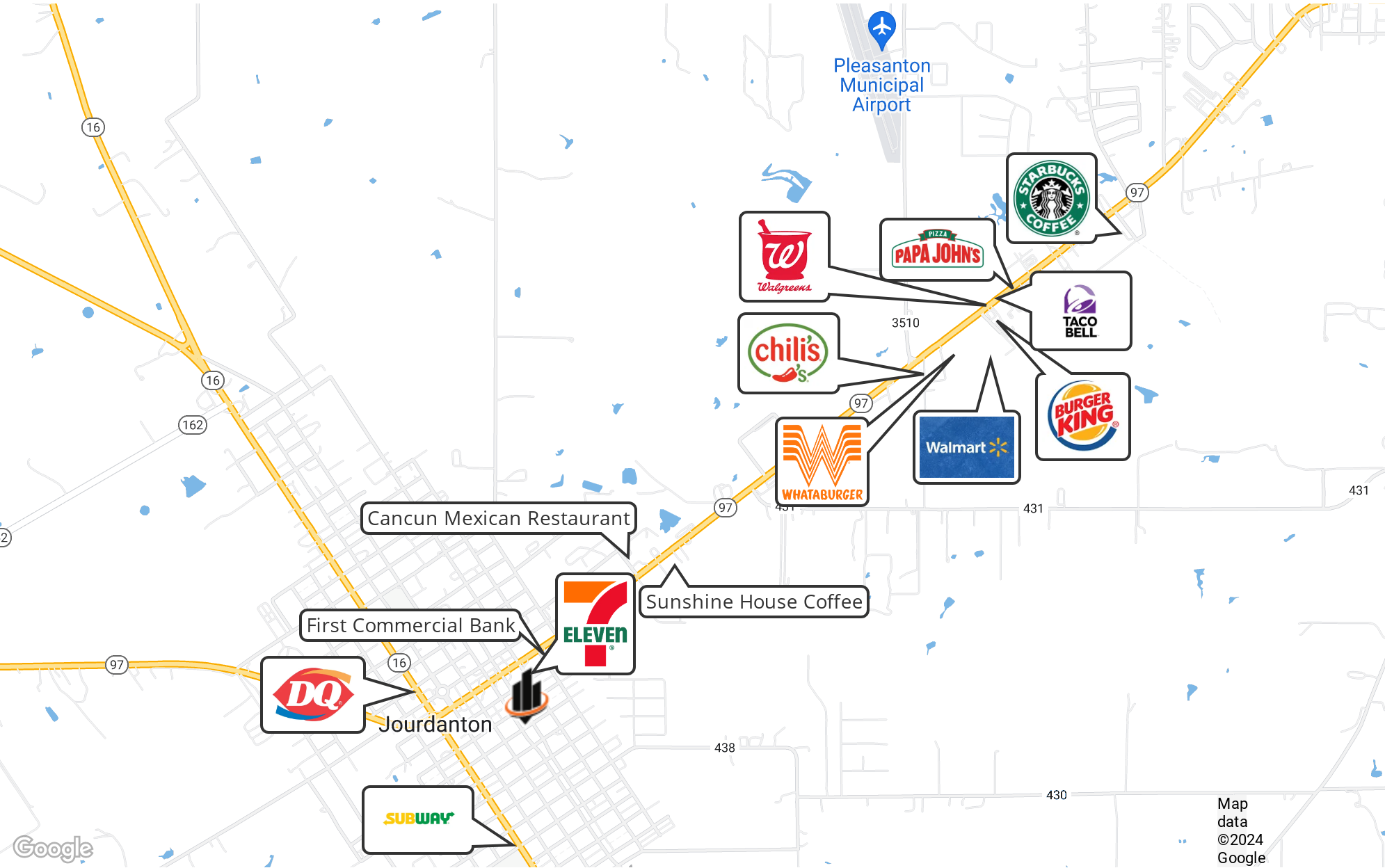
LOCATION DESCRIPTION

Jourdanton is a city in and the county seat of Atascosa County, Texas. It is part of the San Antonio metropolitan statistical area, which boasts a population of over 2,600,000 people.

Greater San Antonio, officially designated San Antonio-New Braunfels, is an eight-county metropolitan area in the U.S. state of Texas defined by the Office of Management and Budget (OMB). The metropolitan area straddles South Texas and Central Texas and is on the southwestern corner of the Texas Triangle. The official 2020 U.S. census showed the metropolitan area's population at 2,558,143—up from a reported 1,711,103 in 2000—making it the 24th largest metropolitan area in the United States. San Antonio-New Braunfels is the third-largest metro area in Texas, after Dallas-Fort Worth-Arlington and Houston-The Woodlands-Sugar Land.

Additionally, Jourdanton is directly next to the city of Pleasanton. Known as the "birthplace of the cowboy," Pleasanton is in Atascosa County and conveniently located on U.S. Highway 281, 30 miles south of San Antonio. The city has a comfortable annual average temperature of 70 degrees and the annual rainfall totals 26 inches. The city has a population of 8,266.

RETAILER MAP





SECTION 3
Financial
Analysis

Management Summary Report

Management Summary Report for 5/30/2023

Payments

	Day May 30	Week May 28 - June 3	Month May 2023	Year Jan - May 2023
ACH	\$0.00	\$0.00	\$1,029.00	\$4,637.07
Cash	\$0.00	\$0.00	\$0.00	\$342.00
Check	\$0.00	\$0.00	\$67.00	\$779.00
Credit Card	\$48.00	\$110.00	\$4,416.88	\$24,256.92
One-time Credit Card	\$0.00	\$0.00	\$726.00	\$2,947.03
Other	\$0.00	\$0.00	\$403.00	\$1,531.00
Total	\$48.00	\$110.00	\$6,641.88	\$34,493.02

Activity

	Day May 30	Week May 28 - June 3	Month May 2023	Year Jan - May 2023
Move Ins	0	0	0	4
Move Outs	0	0	0	3

Sales

	Day May 30	Week May 28 - June 3	Month May 2023	Year Jan - May 2023
Auction Winner Fee Due	\$0.00	\$0.00	\$0.00	\$167.03
Deposit	\$0.00	\$0.00	\$0.00	\$60.00
Late Payment	\$0.00	\$0.00	\$120.00	\$624.00
Lock Fee	\$0.00	\$0.00	\$0.00	\$55.00
Prorated Tenant Protection Fee	\$0.00	\$0.00	\$0.00	\$7.39
Rent	\$48.00	\$110.00	\$6,309.88	\$33,055.60
Reservation	\$0.00	\$0.00	\$0.00	\$25.00
Subsequent Late	\$0.00	\$0.00	\$10.00	\$100.00
Tenant Protection Fee	\$0.00	\$0.00	\$41.00	\$237.00
Unallocated	\$0.00	\$0.00	\$161.00	\$162.00
Total	\$48.00	\$110.00	\$6,641.88	\$34,493.02

Occupancy As of 5/30/2023 11:59PM

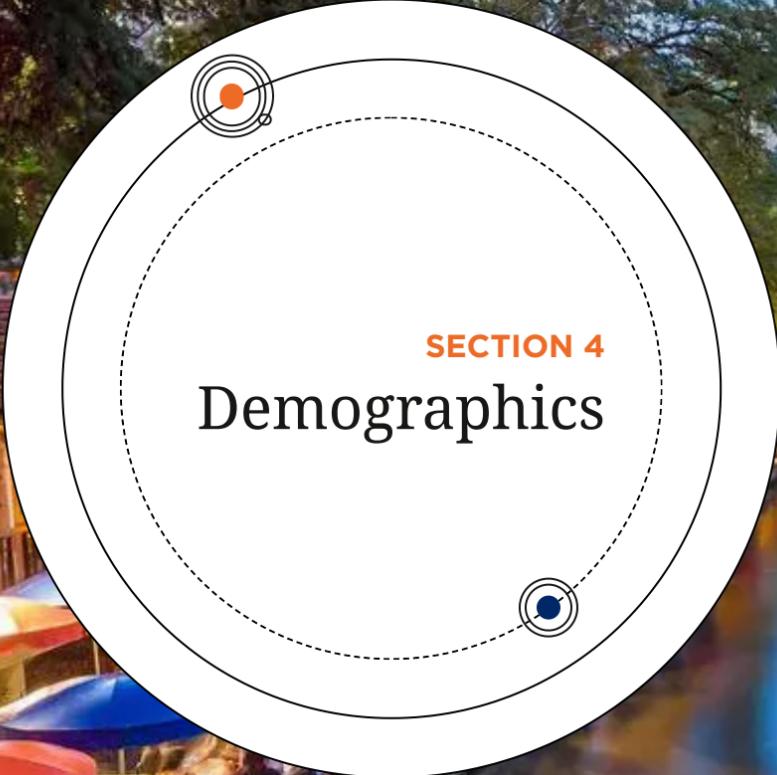
Occupancy	Units	Percentage
Rented	81	100.0%
Total	81	100.0%

OCCUPANCY ANALYSIS

										Gross Possible
Size			# Units	Occupied Units	SF/Unit	Total SF	Occupied SF	Avg Actual Price	Price	Current Rent Roll
5	x	10	7	7	50	350	350	\$42.86	\$45.00	\$315
5	x	15	14	14	75	1050	1050	\$49.29	\$55.00	\$770
10	x	10	8	8	100	800	800	\$62.13	\$65.00	\$520
7	x	15	5	5	105	525	525	\$60.00	\$70.00	\$350
10	x	15	13	13	150	1950	1950	\$67.69	\$75.00	\$975
10	x	20	16	16	200	3200	3200	\$87.88	\$100.00	\$1,600
10	x	25	6	5	250	1500	1250	\$107.40	\$125.00	\$750
12	x	30	10	10	360	3600	3600	\$146.40	\$150.00	\$1,500
20	x	40	1	1	800	800	800	\$298.91	\$300.00	\$300
24	x	60	1	1	1440	1440	1440	\$459.99	\$500.00	\$500
			81	80		15,215				
									MONTHLY	\$7,580.00
									ANNUALLY	\$90,960

FORECAST

Jourdanton's Own Mini Storage - Texas					
	Current Income & Expenses	Inc & Exp w/ August Rent Raise	Add 8,500 SF @ \$7/SF Rent	Complete Lease Up (95%)	5% Rent Increase
Total SF	15,215	15,215	23,715	23,715	23,715
Occupancy	100%	100%	75%	95%	95%
	YR 1		YR2	YR3	YR4
Gross Potential Income	\$ 90,960	\$ 94,560	\$ 115,545	\$ 146,357	\$ 153,675
Other Income					
Gross 1	\$90,960	\$94,560	\$115,545	\$146,357	\$153,675
Less: Discounts/Write Offs					
GROSS INCOME	\$ 90,960	\$ 94,560	\$ 115,545	\$ 146,357	\$ 153,675
EXPENSES	From P&L				
Advertising & Promotion	\$578.07				
Insurance	\$5,070.74				
Legal & Professional	\$3,099.00				
Management Expense	\$3,617.00				
Property Taxes	\$5,837.07				
Utilities	\$2,368.88				
Dues & Subscriptions	\$1,982.99				
Total Expenses	\$ 22,554	\$ 23,640	\$ 34,664	\$ 43,907	\$ 46,102
Net Income	\$ 68,406	\$ 70,920	\$ 80,882	\$ 102,450	\$ 107,572



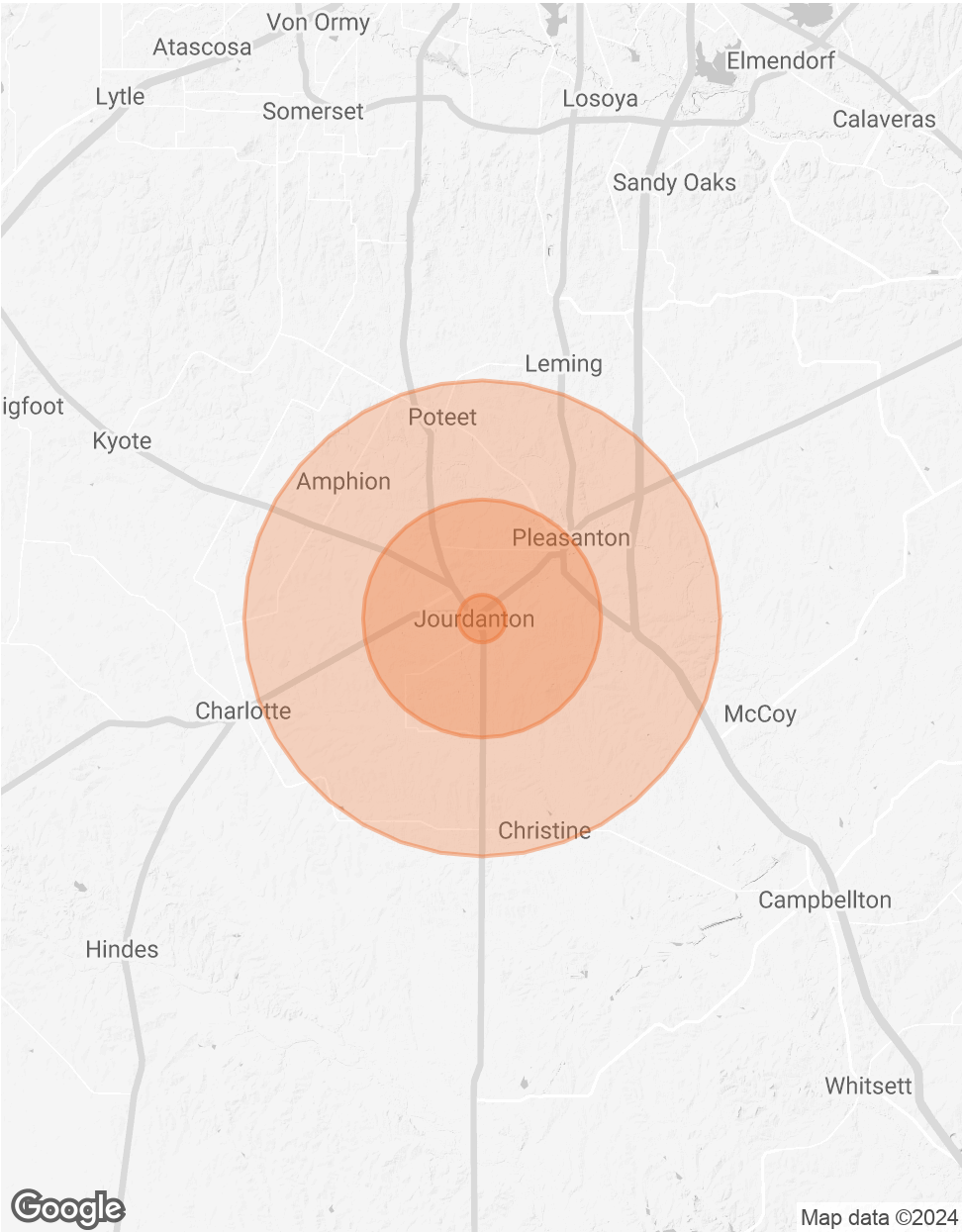
SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	543	13,155	24,181
AVERAGE AGE	29.7	34.1	35.4
AVERAGE AGE (MALE)	28.0	31.6	32.7
AVERAGE AGE (FEMALE)	33.7	37.6	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	229	5,177	9,213
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$63,752	\$69,662	\$65,728
AVERAGE HOUSE VALUE	\$100,130	\$131,509	\$122,674

* Demographic data derived from 2020 ACS - US Census



JOORDANTON'S OWN
830-769-3999
Your Lock, Your Key!
NI STORAGE

SECTION 5

Advisor Bios



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: **614.370.9077** | Cell: **614.370.9077**

OH #658012934

PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelors of Science Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but specializes in investment sales with the National Self Storage Team.

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University
Hondros School of Real Estate

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KATELEIGH CALLOWAY

Associate Advisor

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AL #000137811

PROFESSIONAL BACKGROUND

Kateleigh is a Birmingham, AL native and a graduate of Auburn University, where she earned her BS in marketing and finance. She specializes in self-storage and tenant representation. Kateleigh is a member of the National Self Storage Association and represents the SVN National Self Storage team in the Southeast.

In her free time, Kateleigh enjoys traveling and fishing with her father. Additionally, Kateleigh is an FAA-certified student pilot and drone pilot. She utilizes these achievements in order to own and operate her CRE drone photography and videography business, Calloway Commercial.

EDUCATION

Auburn University
Bachelor of Science, Marketing & Finance

MEMBERSHIPS

SVN National Self Storage Team
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