



# BOLIVAR MINI STORAGE

322 WEST MADISON  
BOLIVAR, MO 65613

Lee McLean III, SIOR, CCIM



# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$295,000

**CAP RATE:** 10.0%

**NET INCOME:** \$29,375 (2016)

**LOT SIZE:** 1.36 Acres

**BUILDING SIZE:** 11,838 SF

**MARKET:** Bolivar

## PROPERTY DESCRIPTION

10% cap rate

73 total rental units in Downtown Bolivar

62 conventional on-line units (6 new units not yet completed)

2 apartment units

2 warehouse units

1 street retail unit

Great occupancy history; steady and positive trending NOI.

## LOCATION OVERVIEW

Located in Downtown Bolivar, MO just off the square. Property is within 1/4 mile of Downtown Courthouse, Bolivar Middle School, Polk County Sheriff and Bill Roberts Chevrolet.

Please call, text or email listing agent for more detailed financial performance and information.



# Additional Photos



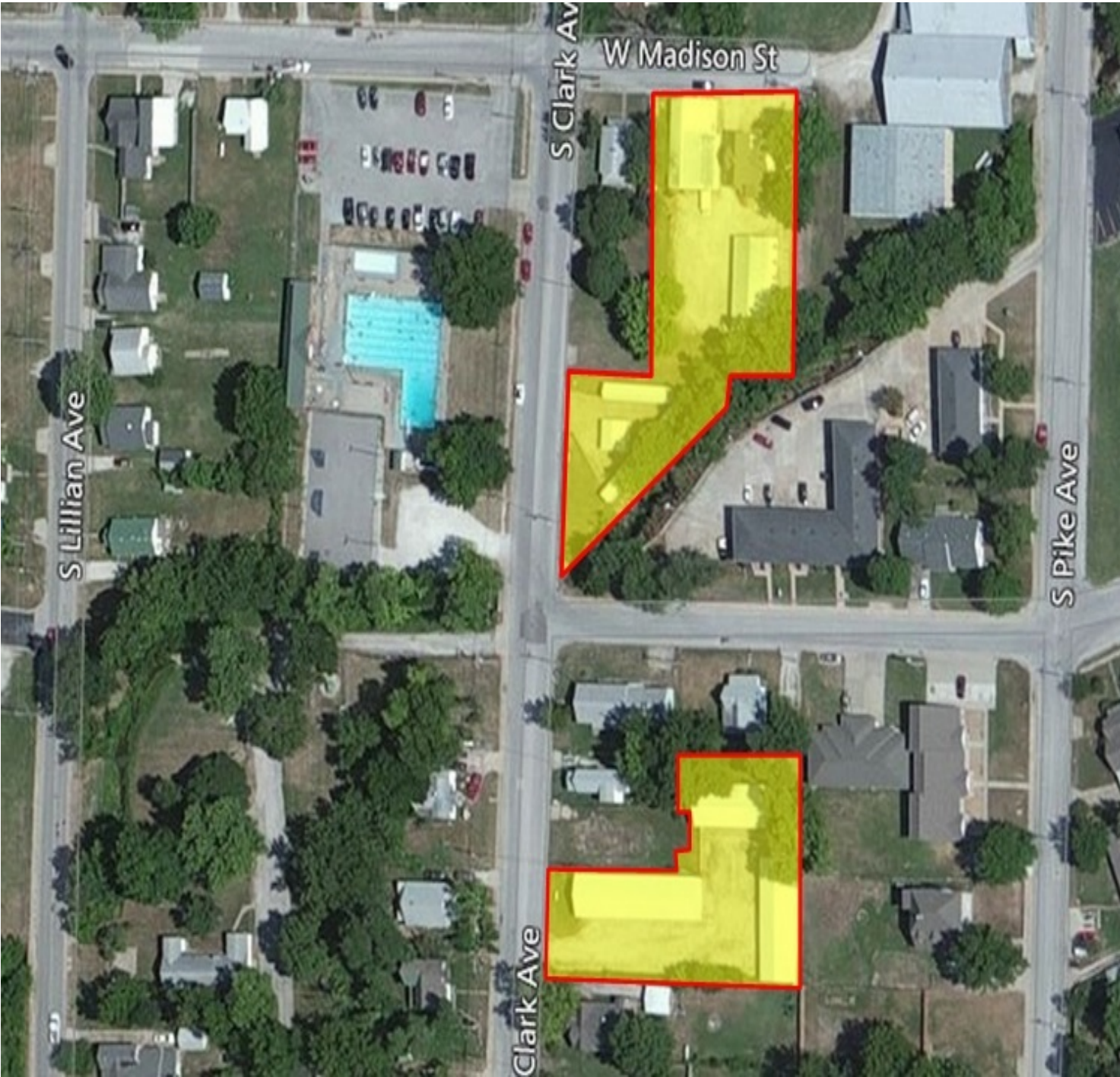


# Additional Photos

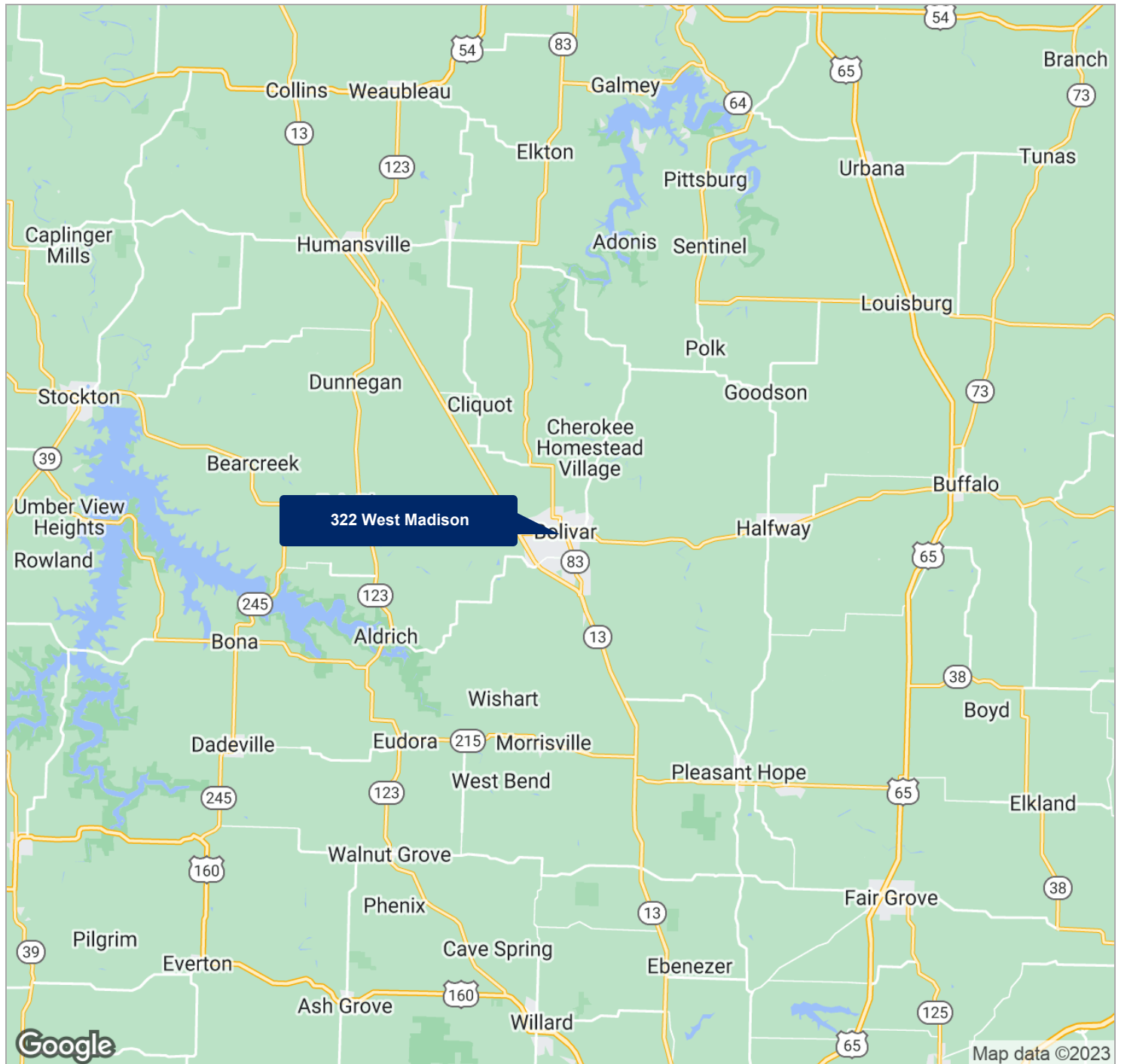




# Site Plan

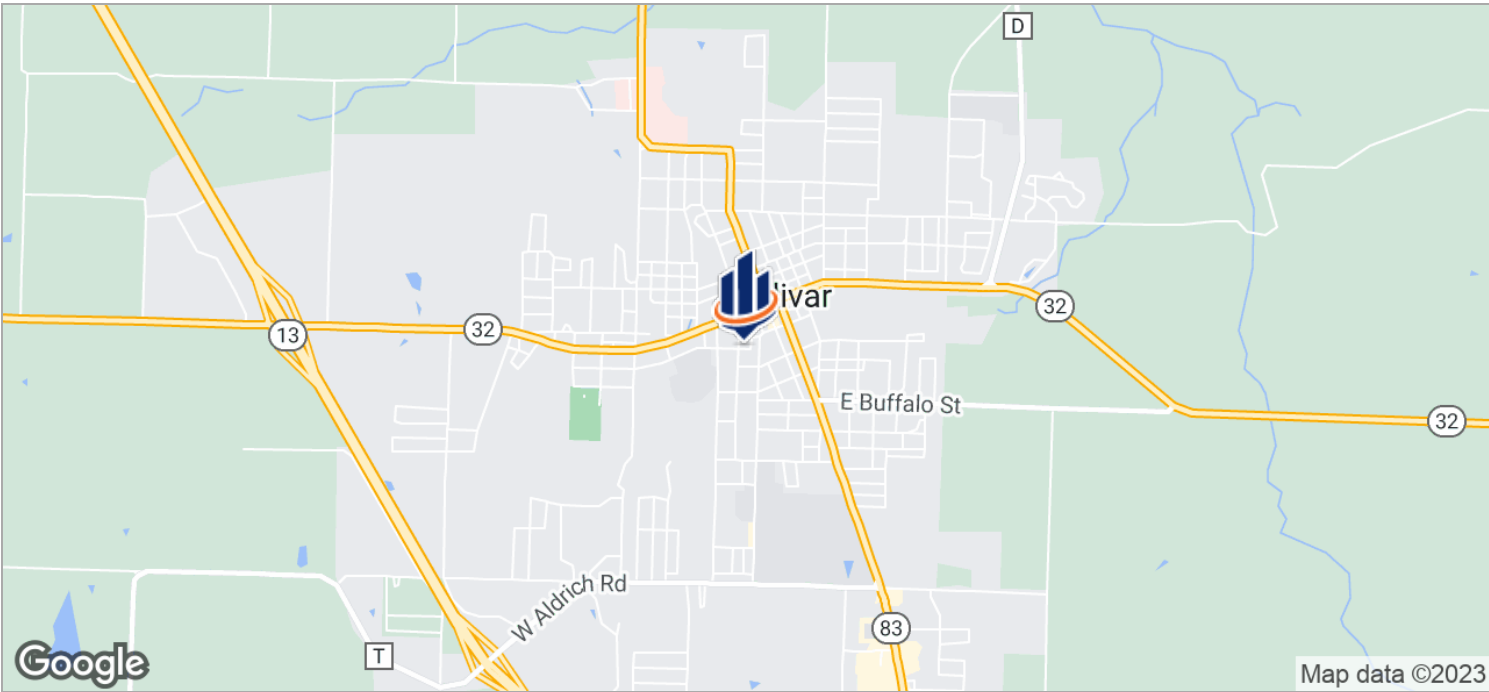


# Regional Map

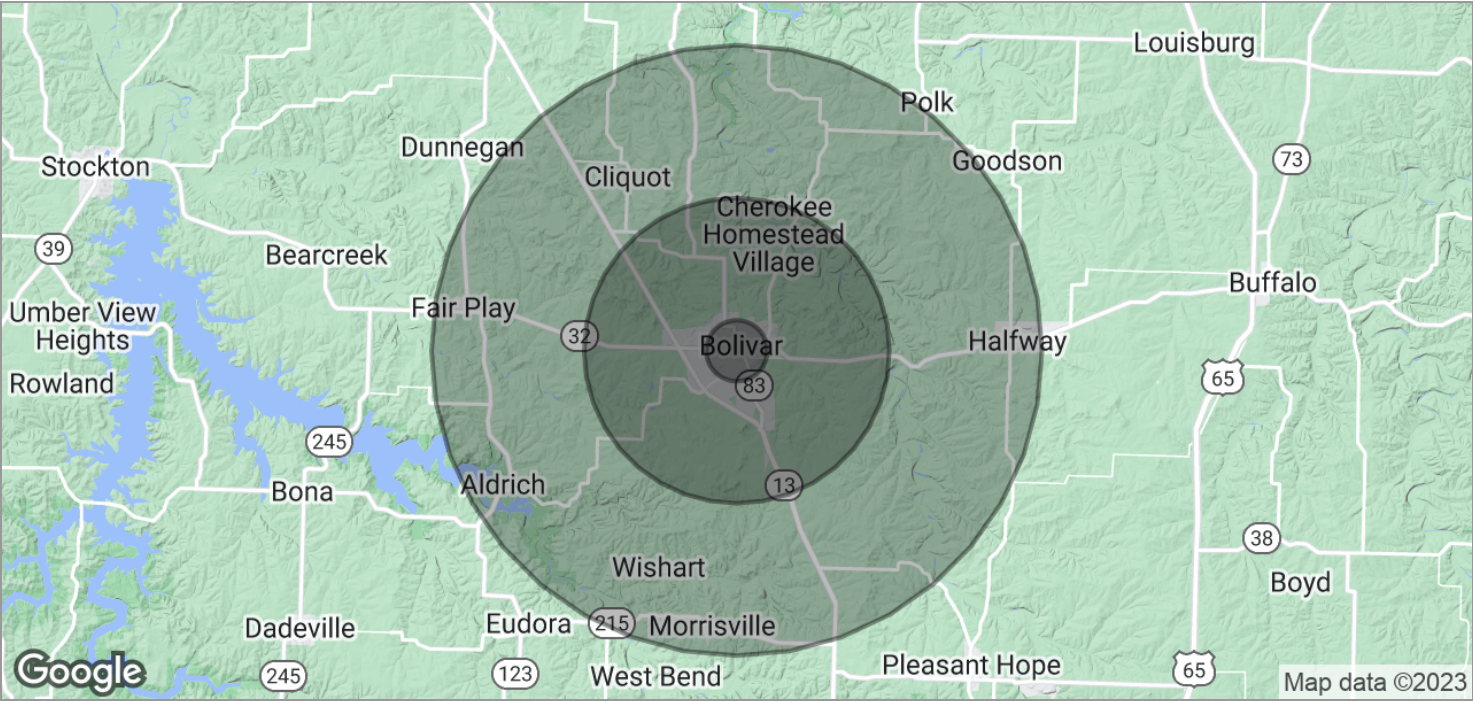




# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	154	3,707	14,865
MEDIAN AGE	36.3	36.8	36.7
MEDIAN AGE (MALE)	34.4	34.8	34.6
MEDIAN AGE (FEMALE)	38.5	38.9	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	58	1,407	5,640
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$47,782	\$47,151	\$47,011
AVERAGE HOUSE VALUE	\$140,712	\$140,133	\$140,000



# Advisor Bio & Contact 1



## Lee McLean III, SIOR, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. developed hotels, shopping centers and other commercial properties all over the country. During his time there he managed the company portfolio, sales activity as well as the ground-up development.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member [CCIM] which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation [SIOR] given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,600 agents within SVN International earning him national honors annually among his peers.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient [2021]

### Memberships & Affiliations

- Society of Industrial and Office Realtors [SIOR]
- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Business Journal Commercial Real Estate Trusted Advisor Recipient [2021]
- Springfield Chamber of Commerce
- Children's Foundation of Mid-America Board of Directors [Former]
- Optimist Club International [Past President, local chapter]

Phone: 417.887.8826 x110

Fax: 417.875.9233

Cell: 417.818.8894

Email: lee.mclean@svn.com

Address: 2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804



# DISCLAIMER

10% CAP RATE SELF STORAGE FACILITY | 11,838 SF | BOLIVAR, MO

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.