

MINI STORAGE FACILITY FOR SALE
\$399,000



HASELTINE MINI STORAGE

5153 W. FARM ROAD 156, SPRINGFIELD, MO 65802-7755

- **Ideal investment property for local business owner, contractor, “hands on” investor, or person purchasing initial mini storage facility**
- **Conveniently located one block from US Hwy 60 in southwest Springfield, MO**
- **Six building facility with 150 Units, totaling 21,250 SF m/l constructed 2008 situated on 5.0 Acres**
- **Bldgs. are metal on concrete slab with movable metal partitions allowing max flexibility in unit sizes, 10X10, 10X15, 10X20, 10X30. All asphalt driveways**
- **Excellent security with key code gated entry, cameras, well fenced & lighted**
- **Owner requires a “Confidentiality Agreement” be executed by interested parties prior to dissemination of information pertaining to the property**

For Further Information, Please Contact:

THE STEPHENS COMPANY, LLC

Commercial Real Estate Services

R. GLYNN STEPHENS

OFFICE (417) 888-5000 FAX (417) 888-5179 Email: gstephens@stephenscres.com

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PROPERTY DESCRIPTION

Haseltine Mini Storage was constructed in 2008 built as 150 units with 21,250 SF m/l of improvements. There are six (6) buildings built on concrete slabs, with all metal construction with Janis roll up doors. As the Site and Building Layout Plan depict, there are varying sized buildings with different bay depths so that the composition of unit sizes will meet market demand. With adjustable steel partitions the mix of unit sizes may be adjusted to meet demand for one particular sized unit. The facility has excellent security with a key code gated entrance, cameras throughout, well fenced and lighted, and all driveways are asphalt.

Haseltine Mini Storage was constructed on 5.0 Acres m/l of land but not all of the surplus land may be built on due to the presence of a sink hole at the intersection of FR 156 and FR 115. There may be some land area on the Property where outside parking spaces may be established for rent (Buyer to determine).

The Valuation Analysis included in this Brochure sets forth the mix of units, sizes and rental rates and operating expenses. A Rental Survey of competing mini storage properties' rental rates is also available and indicates that the rental rates at Haseltine Mini Storage are slightly below or similar to those of other mini storage properties surveyed.

LOCATION DESCRIPTION

Haseltine Mini Storage is located at the intersection of Farm Rd. 156 and Haseltine Road in the southwestern area of Springfield, MO and only one block from US Hwy 60 (West Sunshine Street) and one mile from James River Freeway that is the primary freeway on the south and west side of Springfield. Interstate 44 is but three miles from the site.

The City of Republic is located only three miles from Haseltine Mini Storage, and is one of the most rapidly growing cities in Missouri. The Springfield Metro Statistical Area ("SMSA") is over 420,000 persons and Springfield enjoys national recognition as a Top 10 Place to Live & Work, Top 40 Best Small Metro Areas in America for Starting and Growing a Business, Top 12 Midwest Cities for High-Tech Jobs, Hottest 50 Cities for Business Relocation & Expansion, and, Gold Medal School System.

Haseltine Mini Storage is included in the Republic R-III School District which recently completed a \$35 Million new High School. This area is poised to greatly expand in future years after the annexation of the City of Brookline by Republic which connects Republic to the north to James River Freeway and Interstate 44 and provides considerable land for new residential and commercial development. Several large newer residential subdivisions currently building new homes are near the Subject Property which bodes well for demand for storage space.

INVESTMENT ANALYSIS & FINANCING

As the enclosed analysis reflects, the \$399,000 Purchase Price yields an attractive Cap Rate and Cash On Cash Return. Local banking institutions are seeking opportunities to make acquisition loans on mini storage properties for qualified Buyers and on competitive terms and conditions.

ARRANGEMENTS TO SHOW THE PROPERTY

Please contact the Listing Agent R. Glynn Stephens with [THE STEPHENS COMPANY, LLC](#) at **(417) 888-5000** to make arrangements to tour the property.

DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Qualified engineers and tradesman are recommended for determining questions on all physical aspects of site and improvements.

R. GLYNN STEPHENS
THE STEPHENS COMPANY, LLC
OFFICE DIRECT (417) 888-5000 CELL (417) 459-2390
EMAIL: gstephens@stephenscres.com

**VALUATION ANALYSIS FOR HASELTINE MINI STORAGE
ASSUMPTION: STABILIZED AT 85 PERCENT OCCUPANCY**

THE VALUATION BELOW IS HYPOTHETICAL ONLY AND FOR ILLUSTRATION PURPOSES ONLY.

PURCHASE PRICE: \$399,000
DOWN PAYMENT (25%): \$ 99,750 (SUGGESTED)

	<u>NO. UNITS</u>	<u>UNIT MIX</u>	<u>RENT</u>	<u>MONTHLY</u>
	87	10X10	\$ 45	\$ 3,915
	33	10X15	\$ 55	\$ 1,815
	14	10X20	\$ 65	\$ 910
	16	10X30	\$ 75	\$ 1,200
TOTALS:	<u>150</u>			<u>\$ 7,840</u>

		PRO FORMA
Scheduled Monthly Rental Income		\$ 7,840
Plus: Late Fees (5%)		\$ 392
GROSS SCHEDULED MONTHLY INCOME		<u>\$ 8,232</u>
ANNUAL GROSS SCHEDULED INCOME		\$ 98,784
Less:		
Vacancy & Collection (15%)		\$ (14,818)
EFFECTIVE GROSS INCOME		<u>\$ 83,966</u>
Less:	OPERATING EXPENSES	
	Property Taxes	\$ 8,966
	Property Insurance	\$ 3,984
	Utilities	\$ 1,200
	Telephone	\$ 720
	Advertising	\$ 1,200
	Legal & Professional Fees (CPA)	\$ 1,000
	Office Supplies & Postage	\$ 600
	Repairs & Maintenance	\$ 1,000
	Mowing/Weed Control	\$ 2,400
	Business License	\$ 50
	Reserve for Replacement (3%)	\$ 2,964
	Management (6%)	\$ 5,038
	TOTAL OPERATING EXPENSES	<u>\$ 29,122</u>
NET OPERATING INCOME		<u>\$ 54,845</u>
CAP RATE		13.75%

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It is recommended that your attorney and accountant advise you on all legal and tax matters.

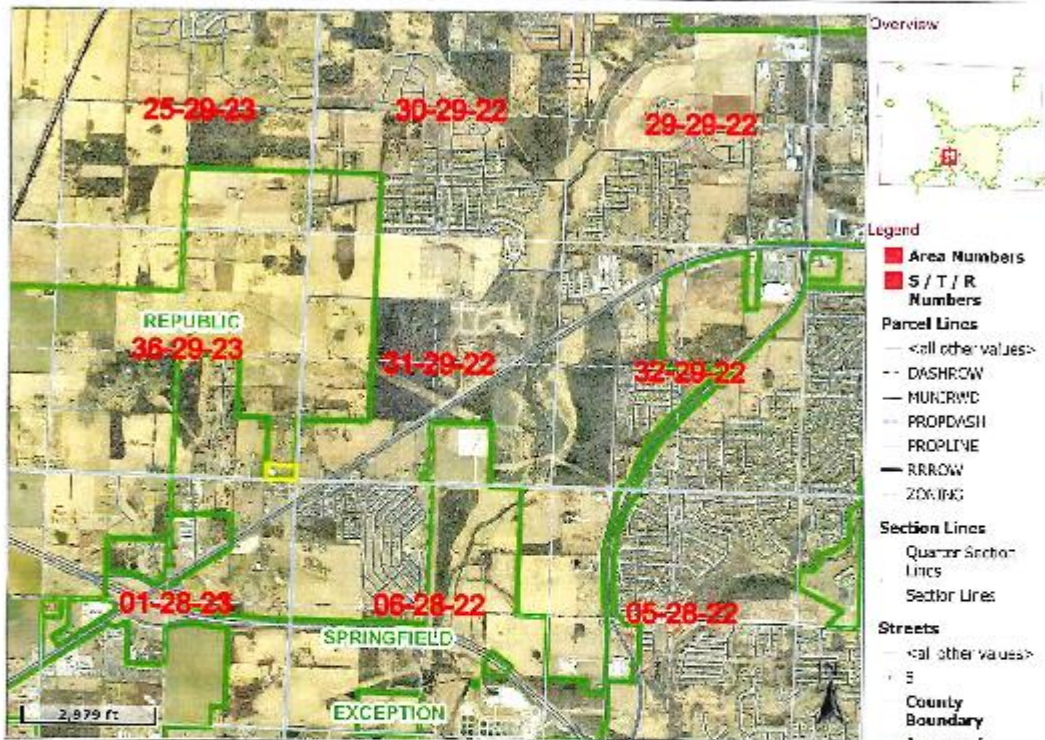
Qualified engineers and tradesman are recommended for determining questions on all physical aspects of site and improvements.

MAP

Greene County, MO



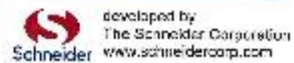
Date Created: 7/5/2012



Parcel ID	86143610013	Alternate ID	n/a	Owner Address	VALMAR PROP LLC
Sec/Twp/Rng	36 29 23	Class	C		1611 S FARM ROAD 115
Property Address	5153 W FARM ROAD 155 REPUBLIC	Acres	5.00		SPRINGFIELD MO 65802
District	265				
Brief Tax Description	BROOKLINE IRR 5A N/4 BEG SE COR S1/4 36/29/23 W 669.65 FT N 325.41 FT E 603.38 FT S TO BEG (Note: Not to be used on legal documents)				

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The sinkhole layer on the map is only intended to show a general location of sink holes and cannot be used to determine the exact locations. Confusion over this has necessitated the removal of this layer. At sometime in the future we hope to



CONFIDENTIALITY AGREEMENT

The information contained in this offering material (“Brochure”) is confidential, and pertains solely to the **HASELTINE MINI STORAGE, 5153 W. Farm Rd. 156, SPRINGFIELD, MO 65802-7755 (the “Property”)** and is not to be used for any other purpose or made available to any other person without the express written consent of **The Stephens Company, LLC**. The material is based in part upon information supplied by the owner (“Owner”) and in part upon information obtained by **The Stephens Company, LLC** from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, **The Stephens Company, LLC** or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Brochure was prepared by **The Stephens Company, LLC** and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all - inclusive or to contain all of the information which a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. In this Brochure, certain documents and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by **The Stephens Company, LLC** or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein. The Owner and **The Stephens Company, LLC** expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner’s obligations thereunder have been satisfied or waived. **The Stephens Company, LLC** is not authorized to make any representations or agreements on behalf of the Owner.

This Brochure is the property of **The Stephens Company, LLC** and may be used only by parties approved by **The Stephens Company, LLC**. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees: (1) to return it to **The Stephens Company, LLC** immediately upon request of **The Stephens Company, LLC** or Owner and (2) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise be reproduced or disclosed to anyone without the prior written authorization of **The Stephens Company, LLC** and the Owner. The terms and conditions set forth above apply to this Brochure in its entirety.

CONFIDENTIALITY AGREEMENT (CONTINUED)

AGREED AND ACCEPTED:

CLIENT

By: _____
Name Printed: _____
Company Name: _____
Address: _____
City, State & Zip: _____
Date: _____

BROKER REPRESENTING CLIENT

By: _____
Name Printed: _____
Company Name: _____
Address: _____
City, State & Zip: _____
Date: _____

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