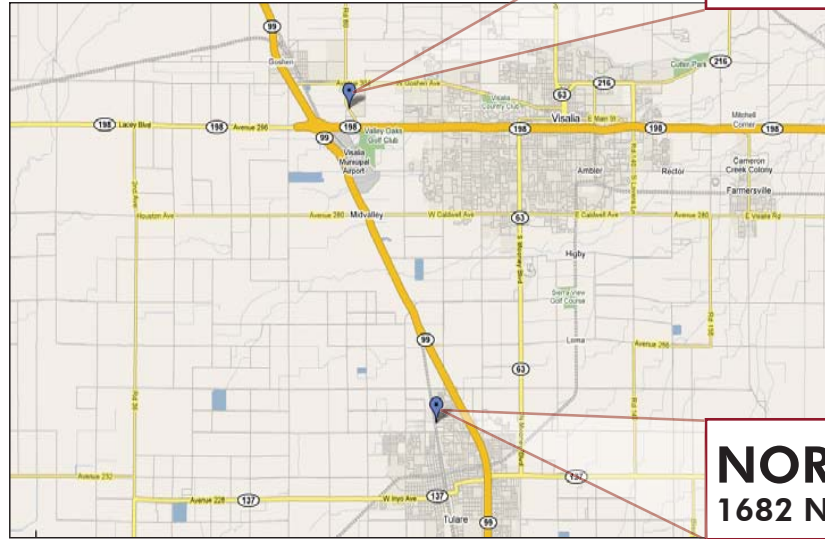


# 2-Property Portfolio

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## AIRPORT MINI STORAGE

1130 North Plaza Drive, Visalia, California



## NORTH TULARE MINI STORAGE

1682 North J Street, Tulare, California



- Land values, due to highest and best use, for both properties, may exceed published sales price.
- Will sell properties together or separately but seller needs to be assured of closing due to existing joint management and liquidation for other business expansion.
- Located 8.5 miles apart in Visalia and Tulare with joint advertising in Yellow Pages.
- Older facilities priced with trailing income/new expenses.

Price Cap Rate Econ Occ Acre NRSF

Airport Mini						
	Storage/RV facility	\$2,040,000	7%	66%	5.6	82,078 (RV) 20,459 (Mini)
	Adjoining Land	\$370,000	\$9.25 PSF		0.9	40,000
		\$2,410,000			6.5	

North Tulare						
		\$2,040,000	7%	70%	2.7	45,970

<b>Portfolio Total</b>		<b>\$4,450,000</b>			<b>6.5 approx.</b>	<b>148,507</b>
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**Lee & Associates**<sup>®</sup>  
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