

Indio Security Storage 45-800 Flower St.

Indio, California

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Property Highlights

- Great established facility located off Hwy 111 and Flower with 1069 Self Storage units and 57 outside vehicle spaces with great historical occupancies in the 87-96%
- A 103,963 net rentable SF facility comprised of 92,730 SF of Self Storage and 11,233 SF of outside vehicle spaces
- Originally built in 1977 with 5 buildings and later expanded to 19 buildings from 1980 to 1984
- Very well maintained steel facility with Urethane roofs, good paint, and asphalt.
- Rental rate survey performed shows that Indio Security Storage is on average 32% below average market rents. Lot's of upside

Price:	\$6,400,000
Total Units:	1,069 - Mini Storage 57 - Outdoor Vehicle
Climate Controlled Units:	None
Rentable Square Feet:	92,730 - Mini Storage 11,233 Outdoor Vehicle
Number of Buildings:	19
Total Land Area:	5.78 Acres
Land for Expansion:	No
Year of Facility Opening:	1977
Zoning:	Warehouse Industrial
Manager Apartment and Office:	Yes, both

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Pro Forma Income and Expenses(2008)	
Projected Gross Income	\$828,854
Misc. Self Storage Revenue	\$60,000
Less Projected Vacancies	\$138,885
Total Operating Expenses	\$282,000
Net Operating Income	\$467,969
Proforma Cap Rate	7.57%

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