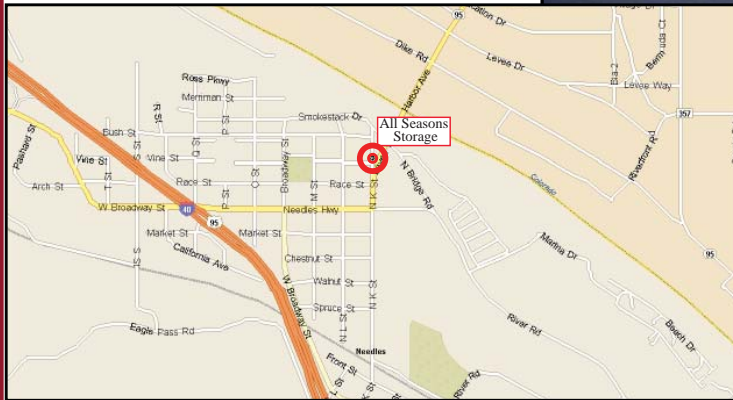


# All Seasons Storage 800 North K Street

## Needles, California

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### Property Highlights

- Great occupancy year round, with seasonal occupancies above 100%
- Great location, right next to a full service Marina, and the bridge across the Colorado River
- Well managed and operated facility
- Facility has become the model site for the area
- Good upside for owner/operation

Price:	\$3.1 Mil
Total Units:	145 Storage/133 Covered Boat/RV - Outside Parking
Climate Controlled Units:	None
Rentable Square Feet:	77,630
Number of Buildings:	10
Total Land Area:	2.89 Acres
Land for Expansion:	No
Year of Facility Opening:	1985
Zoning:	C2
Manager Apartment and Office:	Yes

Pro Forma Income and Expenses	
Projected Gross Income	\$368,724
Misc. Self Storage Revenue	\$3,000
Less Projected Vacancies	\$15,133
Total Operating Expenses	\$122,581
Net Operating Income	\$224,293
Cap Rate	7.24%

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