



America's Premier Self Storage Brokers

REALSTAR
COMMERCIAL REAL ESTATE, LLC.

Eunice Self Storage
1400 Avenue "O"
Eunice, NM 88231

Listing Broker: **David R. Laney**
RealStar Commercial Real Estate
Phone: 505-286-2060
Fax: 505-286-5995
davidlaney@selfstorage.com

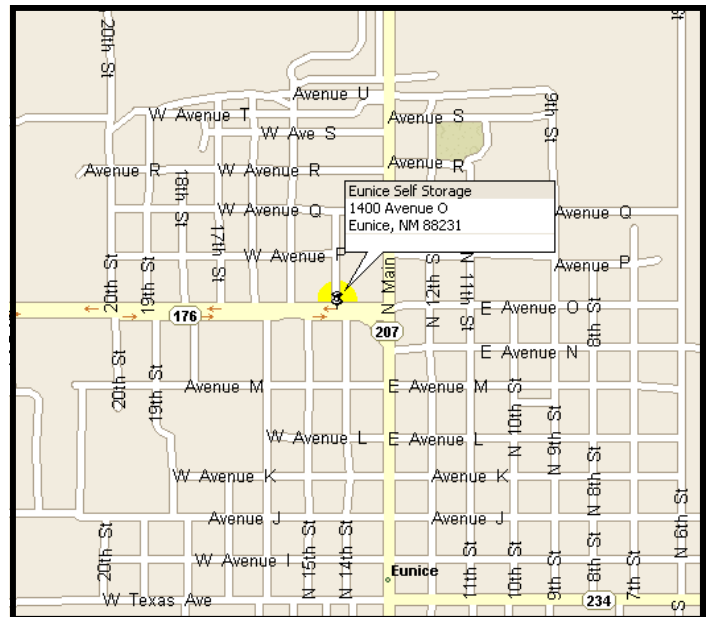


SALIENT DATA

Price:	\$550,000
Proposed Cap Rate:	9.29%
Total Square Feet:	12,000
Total Units:	94
Unit Occupancy:	75%
Total Land Area:	0.64 Acres
Year Built:	2006

- Constructed in 2006
- Excess adjacent land for sale
- Can be purchased with Xtra Space Storage property (same owner)

Pro Forma Income and Expenses	
Gross Income	\$71,324
Total Operating Expenses	(\$10,920)
Net Operating Income	\$60,404



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.