

SELF-STORAGE FOR SALE

1018 CR 330, Rainbow, TX 76077



PURCHASE PRICE:	\$495,900
OCCUPANCY:	65%
NOI:	\$50,600
LOT SIZE:	2.0 acres
BLDG CLASS:	C

OVERVIEW

90 unit, multi-building storage facility in a stable region of North Central Texas. This well-maintained, gated property offers excellent upside on rents and occupancy. Managed remotely, this is a perfect property for an owner with an expanding portfolio, or a first time owner!

ANDREW T. CRAIN
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CENTRAL METRO COMMERCIAL
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FINANCIAL OVERVIEW – 2018 YTD

Management Summary Report

Management Summary Report for 9/28/2018

Payments

	Day September 28	Week September 23 – 29	Month September 2018	Year Jan - Sep 2018
One Time Credit Card	\$78.00	\$300.00	\$1,241.50	\$12,631.85
Credit Card	\$0.00	\$69.00	\$2,035.70	\$20,038.52
One Time ACH	\$0.00	\$0.00	\$238.00	\$1,123.80
Ach	\$0.00	\$0.00	\$69.00	\$621.00
Check	\$0.00	\$0.00	\$0.00	\$460.00
Total	\$78.00	\$369.00	\$3,584.20	\$34,875.17

Activity

	Day September 28	Week September 23 – 29	Month September 2018	Year Jan - Sep 2018
Move Ins	0	1	5	26
Move Outs	0	1	3	42

Sales

	Day September 28	Week September 23 – 29	Month September 2018	Year Jan - Sep 2018
Rent	\$69.00	\$345.00	\$3,398.70	\$33,277.11
Insurance Premium	\$9.00	\$9.00	\$18.00	\$193.00
Late Fee	\$0.00	\$15.00	\$51.00	\$771.00
Deposit	\$0.00	\$0.00	\$100.00	\$500.00
Prorated Insurance Premium	\$0.00	\$0.00	\$16.50	\$134.06
Total	\$78.00	\$369.00	\$3,584.20	\$34,875.17

Occupancy As of 9/28/2018 11:59PM

Occupancy	Units	Percentage
Rented	58	64.4%
Available	31	34.4%
Unavailable	1	1.1%
Total	90	100.0%

TEX Storage - Rainbow

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FINANCIAL OVERVIEW – 2018 YTD

2018 Yearly Report

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Total Units	90	90	90	90	90	90	90	90	90	0	0	0
Rented Units	68	61	60	60	60	57	52	56	58	0	0	0
Customer Rented	1	0	1	0	1	0	0	2	2	0	0	0
Manager Rented	4	0	0	3	3	2	2	2	3	0	0	0
Due	\$4,944	\$4,338	\$4,181	\$4,493	\$4,094	\$3,864	\$3,686	\$3,555	\$3,949	\$3,791	\$0	\$0
Collected	\$4,434	\$3,712	\$4,472	\$3,980	\$3,764	\$3,560	\$3,819	\$3,550	\$3,584	\$0	\$0	\$0
Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Difference	\$510	\$626	-\$291	\$513	\$330	\$304	-\$133	\$5	\$365	\$3,791	\$0	\$0

Total Units

This is the cumulative total of units with a creation date before the end of the given month.

Rented Units

This is the cumulative total of rented units with a creation date before the end of the given month.

Customer Rentals

This is the number of new self rentals by customers during the given month.

Manager Rentals

This is the number of new rentals created by managers during the given month.

Due

This is the sum of all the line items with a due date in the given month. (The created date is used if the line item does not have a due date, like with custom fees.)

Collected

This is the sum of all the successful transactions created in the given month.

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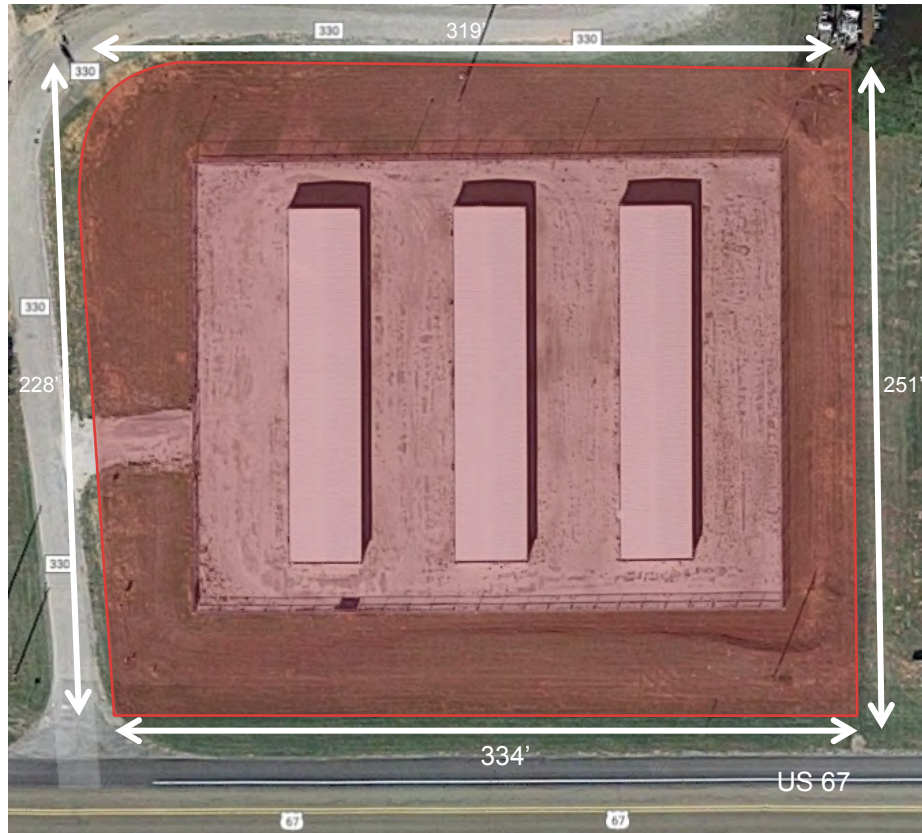
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HIGHLIGHTS

- 334' FRONTAGE ON US 67
- FULLY FENCED W/ BARBED WIRE
- 24/7 GATED ACCESS W/ NIGHT LIGHTING
- DRIVE UP ACCESS

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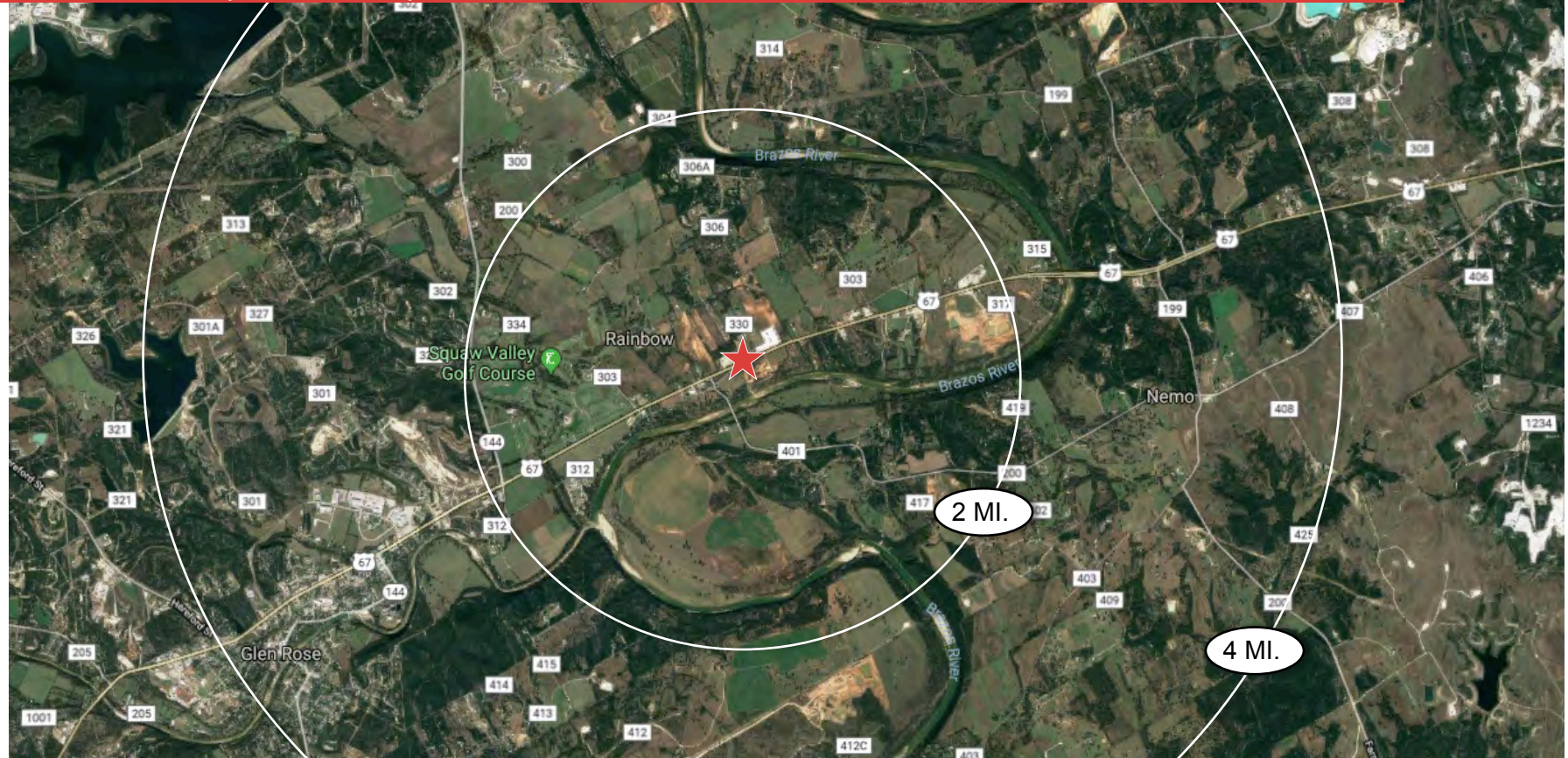
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HIGHLIGHTS

- LOCATED WITHIN 2 MILES OF SQUAW VALLEY GOLF COURSE AND COMMUNITY
- LESS THAN 5 MI FROM SQUAW CREEK RESERVOIR AND POWER PLANT

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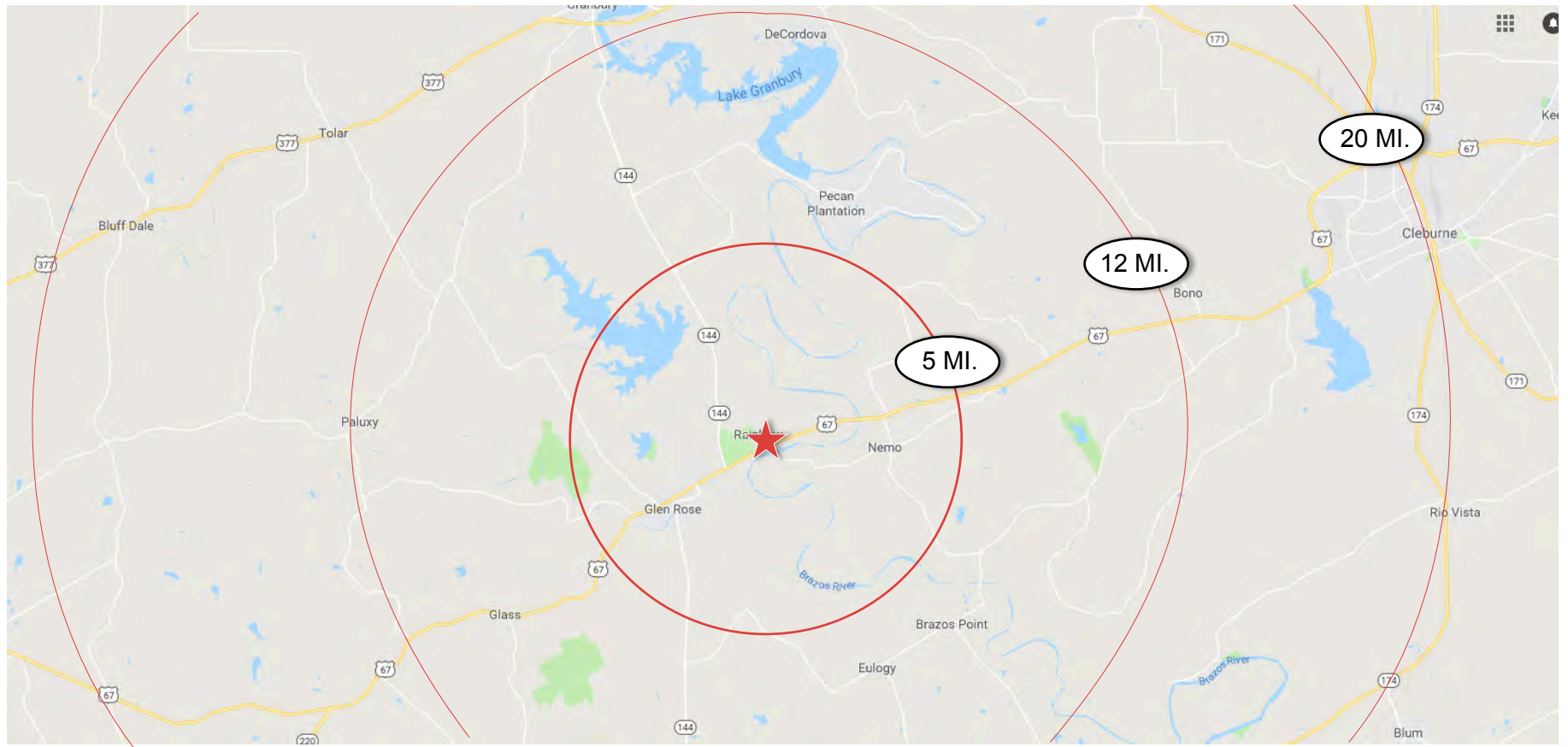
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HIGHLIGHTS

- 5mi from Squaw Creek Reservoir
- 10mi from Lake Granbury
- 20mi from Cleburne, TX
- Within 30 minute drive to Stephenville, TX

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Central Metro Realty, LLC	588680	DA@centralmetro.com	512-249-7368
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew T. Crain	683450	andrew@centralmetro.com	512-853-0358
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TAR 2501

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Luerice Lehmann

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