

# INVESTMENT FOR SALE

25 BOTHE HILLS LANE  
OLD MONROE, MO 63369

# MP



Self storage business, 61 indoor units, 50 outdoor storage spaces. Hwy 79 access. 10 minutes from I-70 in Lincoln County. Fenced facility with electronic security gate. Operate on-site or remotely. Located on 1 acre with additional land available for purchase. Turn-key easy to manage business.

Sale Price: \$600,000.00

NOI: \$56,897

Taxes: \$2200 (2009)




Traffic count - 10,790 ADT (2008)



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|                                                                                                         | Site Type: Ring |                 |                 |
|---------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|
|                                                                                                         | Radius: 1 Miles | Radius: 3 Miles | Radius: 5 Miles |
|  2000 Total Population | 768             | 2,198           | 6,053           |
| 2000 Group Quarters                                                                                     | 0               | 0               | 7               |
| 2009 Total Population                                                                                   | 993             | 2,843           | 8,198           |
| 2014 Total Population                                                                                   | 1,136           | 3,283           | 9,558           |
| 2009 - 2014 Annual Rate                                                                                 | 2.73%           | 2.92%           | 3.12%           |
|  2000 Households       | 263             | 782             | 2,121           |
| 2000 Average Household Size                                                                             | 2.92            | 2.81            | 2.85            |
| 2009 Households                                                                                         | 347             | 1,023           | 2,915           |
| 2009 Average Household Size                                                                             | 2.86            | 2.78            | 2.81            |
| 2014 Households                                                                                         | 398             | 1,185           | 3,407           |
| 2014 Average Household Size                                                                             | 2.85            | 2.77            | 2.8             |
| 2009 - 2014 Annual Rate                                                                                 | 2.78%           | 2.98%           | 3.17%           |
| 2000 Families                                                                                           | 199             | 599             | 1,653           |
| 2000 Average Family Size                                                                                | 3.4             | 3.23            | 3.23            |
| 2009 Families                                                                                           | 254             | 757             | 2,190           |
| 2009 Average Family Size                                                                                | 3.39            | 3.25            | 3.24            |
| 2014 Families                                                                                           | 285             | 860             | 2,514           |
| 2014 Average Family Size                                                                                | 3.42            | 3.27            | 3.26            |
| 2009 - 2014 Annual Rate                                                                                 | 2.33%           | 2.58%           | 2.8%            |
|  2000 Housing Units    | 271             | 934             | 2,398           |
| Owner Occupied Housing Units                                                                            | 75.5%           | 71.2%           | 76.4%           |
| Renter Occupied Housing Units                                                                           | 13.9%           | 13.4%           | 12.8%           |
| Vacant Housing Units                                                                                    | 10.5%           | 15.4%           | 10.8%           |
| 2009 Housing Units                                                                                      | 385             | 1,189           | 3,241           |
| Owner Occupied Housing Units                                                                            | 75.3%           | 71.3%           | 75.6%           |
| Renter Occupied Housing Units                                                                           | 14.8%           | 14.7%           | 14.3%           |
| Vacant Housing Units                                                                                    | 9.9%            | 14.0%           | 10.1%           |
| 2014 Housing Units                                                                                      | 442             | 1,380           | 3,790           |
| Owner Occupied Housing Units                                                                            | 74.7%           | 70.8%           | 75.4%           |
| Renter Occupied Housing Units                                                                           | 15.4%           | 15.1%           | 14.5%           |
| Vacant Housing Units                                                                                    | 10.0%           | 14.1%           | 10.1%           |
| <b>Median Household Income</b>                                                                          |                 |                 |                 |
| 2000                                                                                                    | \$50,738        | \$49,253        | \$47,990        |
| 2009                                                                                                    | \$60,731        | \$60,423        | \$60,616        |
| 2014                                                                                                    | \$62,025        | \$61,710        | \$61,881        |
| <b>Median Home Value</b>                                                                                |                 |                 |                 |
| 2000                                                                                                    | \$88,333        | \$97,308        | \$105,405       |
| 2009                                                                                                    | \$141,193       | \$150,385       | \$158,301       |
| 2014                                                                                                    | \$169,872       | \$184,146       | \$191,749       |
| <b>Per Capita Income</b>                                                                                |                 |                 |                 |
| 2000                                                                                                    | \$18,406        | \$18,621        | \$18,712        |
| 2009                                                                                                    | \$22,736        | \$23,198        | \$23,484        |
| 2014                                                                                                    | \$23,260        | \$23,768        | \$24,036        |
| <b>Median Age</b>                                                                                       |                 |                 |                 |
| 2000                                                                                                    | 34.8            | 34.4            | 34.7            |
| 2009                                                                                                    | 37.9            | 37.3            | 36.7            |
| 2014                                                                                                    | 39.1            | 38.3            | 37.2            |

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2009 and 2014.



# FINANCIALS

BLUFF VIEW STORAGE  
25 BOTHE HILLS LANE  
OLD MONROE, MO 63369



## Bluff View Storage

25 Bothe Hills Ln  
Old Monroe, MO 63369

|                              |             |             | Monthly  | Annual     |
|------------------------------|-------------|-------------|----------|------------|
| <u>Potential Income</u>      |             |             |          |            |
| <u>#</u>                     | <u>Size</u> | <u>Rate</u> |          |            |
| 12                           | 5'x10'      | 40.00       | 480.00   | 5,760.00   |
| 18                           | 10'x10'     | 70.00       | 1,260.00 | 15,120.00  |
| 18                           | 10'x15'     | 80.00       | 1,440.00 | 17,280.00  |
| 12                           | 10'x20'     | 90.00       | 1,080.00 | 12,960.00  |
| 1                            | 10'x30'     | 125.00      | 125.00   | 1,500.00   |
| 50                           | Outdoor     | 40.00       | 2,000.00 | 24,000.00  |
| Total Gross Income           |             |             | 6,385.00 | 76,620.00  |
| Vacancy and Collection (15%) |             |             |          | -11,493.00 |
| Effective Gross Income       |             |             |          | 65,127.00  |
| <u>Expenses</u>              |             |             |          |            |
| Electric                     |             |             | 150.00   | 1,800.00   |
| Insurance                    |             |             |          | 2,180.00   |
| Advertising                  |             |             |          | 850.00     |
| Phone                        |             |             | 100.00   | 1,200.00   |
| Taxes                        |             |             |          | 2,200.00   |
| Total                        |             |             |          | 8,230.00   |
| Net Operating Income         |             |             |          | 56,897.00  |



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