

ALL PURPOSE STORAGE

705 W MAIN BLVD, CHURCH HILL, TN 37642

INVESTMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price:	\$585,000
Price / RSF:	\$85.40
Number of Units:	89
Building RSF:	6,850
RSF Notation:	Buyer to Verify
Lot Size:	4.8 Acres +/-

FINANCIAL ESTIMATES

Estimated 2021 EGI	\$55,539.00
Estimated 2021 NOI	\$35,344.00
Estimated 2021 Cap Rate	6.04%
Estimated 2022 EGI	\$68,827.00
Estimated 2022 NOI	\$45,656.00
Estimated 2022 Cap Rate	7.8%

PROPERTY OVERVIEW

All Purpose Storage, located in Church Hill, TN, offers a new owner a true value add opportunity by increasing rental rates that have not been increased in over 10 years, implementing software to rent units online and build a website to increase rental activity. In addition, there is room for on-site expansion. The owner says the site has been approved for 5 new buildings. The current owner owns two additional acres adjacent to this storage facility that can be purchased. The owner is willing to owner finance the self-storage and the additional acreage with reasonable terms.

INVESTMENT HIGHLIGHTS

- Two existing buildings with room for expansion
- 44 standard self storage units plus parking
- Office
- Fenced, Gated with keypad entry, Security Cameras
- Approximately 4.8 acres

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Midcoast Properties, Inc., LLC in compliance with all applicable fair housing and equal opportunity laws.

INSTRUCTIONS

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. WE ASK THAT YOU DO NOT DISTURB THE ON-SITE PERSONNEL. ALL INQUIRIES SHOULD BE DIRECTED TO THE LEAD BROKER DOCUMENTED.

Please sign and return the appropriate pages of the agency disclosure document found at the end of the OM.

Offers should be submitted in the form of a Letter of Intent (LOI) and should include, at a minimum, Offering Price, Earnest Money Deposit, Due Diligence Time Period, Closing Period, and any substantial conditions or terms.

The owner will only consider offers that are submitted through its exclusive listing agent, Midcoast Properties. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

MIDCOAST PROPERTIES, INC.

AL #106364-0
GA #H45199
NC #C12481
SC #7889

DALE C. EISENMAN

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NC #198276
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SC #119135

KRIS KNOWLES

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GA #379664

MARY SCHUETTE

NC #193025

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The real estate transaction involving the property located at:

705 W Main Blvd, Church Hill, TN

PROPERTY ADDRESS

<p>SELLER NAME: _____ LICENSEE NAME: John B. Walker</p> <p>in this consumer's current or prospective transaction is serving as:</p> <p><input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).</p> <p><input type="checkbox"/> Seller is Unrepresented.</p> <p><input checked="" type="checkbox"/> Agent for the Seller.</p> <p><input type="checkbox"/> Designated Agent for the Seller.</p> <p><input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.</p>	<p>BUYER NAME: _____ LICENSEE NAME: _____</p> <p>in this consumer's current or prospective transaction is serving as:</p> <p><input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).</p> <p><input type="checkbox"/> Buyer is Unrepresented.</p> <p><input type="checkbox"/> Agent for the Buyer.</p> <p><input type="checkbox"/> Designated Agent for the Buyer.</p> <p><input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.</p>
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This form was delivered in writing, as prescribed by law, to any unrepresented buyer **prior to the preparation of any offer to purchase**, OR to any unrepresented seller **prior to presentation of an offer to purchase**; OR (if the Licensee is listing a property without an agency agreement) **prior to execution of that listing agreement**. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. **This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.**

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Seller Signature	Date	Buyer Signature	Date
Seller Signature	Date	Buyer Signature	Date
Listing Licensee	Date	Selling Licensee	Date
Listing Company	Date	Selling Company	Date

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