

PINNACLE STORAGE OF SWANSBORO

101 PINEY GROVE BAPTIST CHURCH ROAD, HUBERT, NC 28539

INVESTMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price:	ACCEPTING OFFERS - NOW OPEN
Number of Units/Parking	465
Building RSF:	70,825
RSF Notation:	Buyer to Verify
Lot Size:	7.5 Acres

FINANCIAL ESTIMATES

Phase I At Stabilization EGI	\$1,216,878.00
Phase I At Stabilization NOI	\$839,646.00
Phase I & II At Stabilization EGI	\$1,150,785.00
Phase I & II At Stabilization NOI	\$847,146.00

PROPERTY OVERVIEW

Pinnacle Storage of Swansboro is located on 7.5 +/- acres at the intersection of Piney Grove Baptist Church Rd and Freedom Way in Hubert, NC. Phase I was completed in summer 2021, and consists of 437 traditional and climate self storage units, plus enclosed RV/Boat units, with over 70,800 RSF. Phase II (to be completed by buyer) could add an additional 20,000 +/- RSF. Amenities include security cameras, gate access, a rental office with moving supplies, and enclosed RV/Boat storage.

INVESTMENT HIGHLIGHTS

- 437 Traditional & Climate Units, Proposed Phase I
- 18 Enclosed RV, Boat Spaces, Proposed Phase I
- Well-lit, Fenced, Digital Gate Entry
- 24/7 Video Surveillance Cameras
- Office with Retail Supplies
- Opened Summer 2021
- Room for On Site Expansion

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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.

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