

A-Mini Storage Statistics Report
2381 Highway 71 East 78617

	A	B	C	D	E	F
1	Total Units 358		Total Sq Feet 51,320			
2						
3	Occupied	311	Vacant 47			
4	Occupancy	86.80%				
5						
6	Number of Units	Size	Current Price	New Move in Rates		
7		30 5x5	\$	29 \$		39
8		48 5x10	\$	69 \$		89
9		104 10x10	\$	109 \$		119
10		2 8x15	\$	119 \$		139
11		8 10x12	\$	139 \$		139
12		51 10x15	\$	159 \$		179
13		49 10x20	\$	179 \$		209
14		7 10x25	\$	229 \$		229
15		37 10x30	\$	249 \$		299
16		1 10x45	\$	299 \$		349
17	Car Parking 16	12x20	\$	69 \$		69
18	Trailer Parking 1	12x10	\$	79 \$		79
19	Truck Parking 4	12x20	\$	89 \$		89
20						
21	Current Rent Potential	\$ 46,402		Rents we are getting for new move ins	\$	53,132
22	Tenant Insurance	\$ 2,474		Tenant Insurance	\$	2,474
23	Late Fees	\$ 1,215		Late Fees	\$	1,215
24	Admin Fees	\$ 95		Admin Fees	\$	95
25						
26	Total	\$ 50,186		Total	\$	56,916
27						
28	IMPORTANT BULLET POINTS					
29	Seller will Add \$17,000 per month for 24 months as shown below					
30	On the tenants 1 year anniversary we increase the tenants rate from Current Rate to New Rate					
31	We have grown revenue \$12,000 in the last 9 months \$1,333 / month, to be conservative we have projected growing revenue only 50% shown below					
32	In September the revenue was \$33,218 we are projected to do \$34,000 to \$35,000 in October					
33	Every Car Leaving Austin International Airport has to drive by this Facility when going to Austin - Huge Potential for this property					
34	Please see this link https://cleantechnica.com/2020/08/11/the-tesla-effect-on-del-valle-texas-the-possibilities-are-endless/					

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35	Projection	Gross	Expenses	Sellers \$17,000 Add	Monthly Net Income	Annualized NOI
36	October	\$ 35,000	\$15,000	\$17,000	\$37,000	\$444,000
37	November	\$ 35,667	\$15,000	\$17,000	\$37,667	\$452,004
38	December	\$ 36,334	\$15,000	\$17,000	\$38,334	\$460,008
39	January	\$ 37,001	\$15,000	\$17,000	\$39,001	\$468,012
40	February	\$ 37,668	\$15,000	\$17,000	\$39,668	\$476,016
41	March	\$ 38,335	\$15,000	\$17,000	\$40,335	\$484,020
42	April	\$ 39,002	\$15,000	\$17,000	\$41,002	\$492,024
43	May	\$ 40,336	\$15,000	\$17,000	\$42,336	\$508,032
44	June	\$ 41,003	\$15,000	\$17,000	\$43,003	\$516,036
45	July	\$ 41,670	\$15,000	\$17,000	\$43,670	\$524,040
46	August	\$ 42,337	\$15,000	\$17,000	\$44,337	\$532,044
47	September	\$ 43,004	\$15,000	\$17,000	\$45,004	\$540,048
48	October	\$ 43,671	\$15,000	\$17,000	\$45,671	\$548,052
49	November	\$ 44,338	\$15,000	\$17,000	\$46,338	\$556,056
50	December	\$ 45,005	\$15,000	\$17,000	\$47,005	\$564,060
51	January	\$ 45,672	\$15,000	\$17,000	\$47,672	\$572,064
52	February	\$ 46,339	\$15,000	\$17,000	\$48,339	\$580,068
53	March	\$ 47,006	\$15,000	\$17,000	\$49,006	\$588,072
54	April	\$ 47,673	\$15,000	\$17,000	\$49,673	\$596,076
55	May	\$ 48,340	\$15,000	\$17,000	\$50,340	\$604,080
56	June	\$ 49,007	\$15,000	\$17,000	\$51,007	\$612,084
57	July	\$ 49,674	\$15,000	\$17,000	\$51,674	\$620,088
58	August	\$ 50,341	\$15,000	\$17,000	\$52,341	\$628,092
59	September	\$ 51,008	\$15,000	\$17,000	\$53,008	\$636,096
60	October	\$ 51,675	\$15,000		\$36,675	\$440,100
61	November	\$ 52,342	\$15,000		\$37,342	\$448,104
62	December	\$ 53,009	\$15,000		\$38,009	\$456,108
63						
64						
65						
66						

CAP RATES IN AUSTIN 2% -3%
BEST LOCATION IN AUSTIN
TESLA NEW GIGAFACTORY HEADQUARTERS 7 MIN