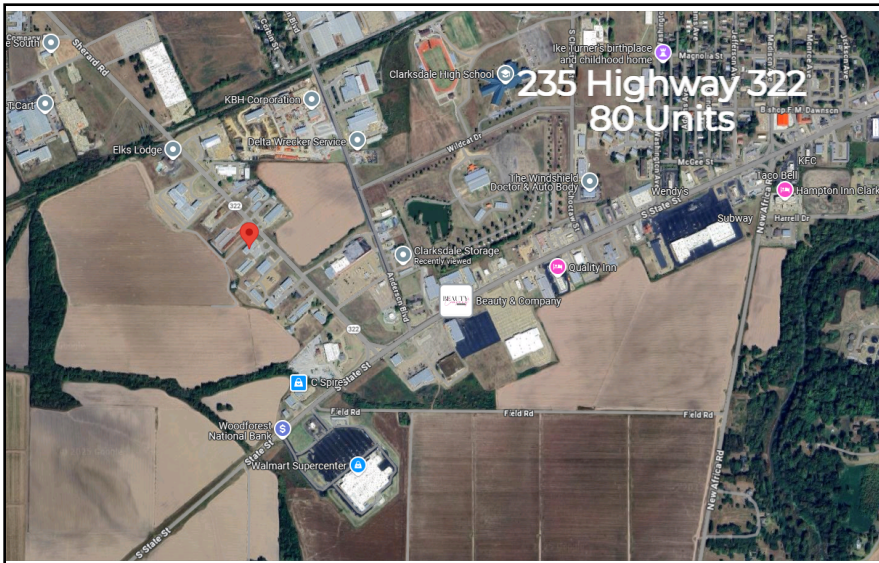


2 CLARKSDALE, MS STORAGE FACILITIES FOR SALE

490 Friars Point Road & 235 Highway 322, Clarksdale, MS 38614

157 Total Units
6000 square foot warehouse included.



Price:
\$1,539,000

Property Highlights

- Fully leased storage facilities, located in Clarksdale, MS, Coahoma County, for sale.
- Both facilities offer a combination of climate-controlled and non-climate-controlled units ranging in size from 5 x 10 up to 15 x 15.
- Properties are the only climate-controlled storage facilities in the city of Clarksdale.
- Friars Road facility built in 2006 and offers 77 units.
- Highway 322 facility single warehouse built in 1999, and min-storage facilities added in 2010 and 2011.
- Coahoma taxes for 490 Friars Point Road: \$6,146.89.
- Coahoma taxes for 235 Hwy 322: \$12,571.85.
- All units are leased at below-market rents, allowing new owner to realize greater future income.
- Additional land included for expansion area.
- Gross Rental Income: \$164,830.
- Current NOI: \$129,111.
- Offered at an 8 cap.



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A+ Storage, Clarksdale, MS 38614

Owner is retiring and selling these two family-owned and operated storage facilities in Clarksdale, MS. Both units offer climate and non-climate-controlled units, ranging in size from 5 x 10 up to 15 x 15. Units are fully leased with below market rents allowing a new owner an opportunity for future rental increases. This owner has the only climate-controlled storage units in the city. Additional land is included in sale, which would allow new owner to construct additional units.

Properties are managed by current owner and there is no formal marketing for these units. Both properties are 100% leased and units are easily filled should a unit vacate.

Properties included in sale are:

490 Friars Point Road: Parcel ID# 136 140814000 0001200, Lot 200 x 150, Coahoma County taxes \$6,146.89.

235 Highway 322: Parcel ID# 431 271730000 0001501, Lot 224 x 450, Coahoma County taxes: \$12,571.85.

In addition to both storage facilities, there is one 6000 square foot warehouse on the premises of the Highway 322 property that is being leased for \$1000 per month.

This investment provides a turnkey operation for investors looking for low-maintenance, steady returns

Clarksdale, MS is a Delta community with a population of ~14,400. Though median income is below the national average, the city supports consistent demand for mini storage due to limited competition, rental housing turnover, and a lack of residential storage space. This market positioning allows for strong occupancy and reliable cash flow, with significant room for rent growth.

Offered for sale at: \$1,539,000, 8 cap .


A+ Storage Facilities, 157 units total

Location 1:						
490 Friars Point Road, Clarksdale, MS 38614						
77 Units						
Climate Controlled:			Size	Monthly Rent/Unit	Montly Rent	Annual Rent
11			10 x 15	\$125.00	\$1,375.00	\$16,500.00
10			10 x 10	\$100.00	\$1,000.00	\$12,000.00
1			5 x 10	\$50.00	\$50.00	\$600.00
Non-Climate Controlled:						
8			10 x 20	\$90.00	\$720.00	\$8,640.00
28			10 x 15	\$75.00	\$2,100.00	\$25,200.00
19			10 x 10	\$65.00	\$1,235.00	\$14,820.00
Two fence signs (365/year/sign):						\$730.00
Total Rental Income:						\$78,490.00
Location 2:						
235 Highway 322, Clarksdale, MS 38614						
80 Units						
Climate Controlled:			Size	Montly Rent/Unit	Monthly Rent	Annual Rent
1			15 x 15	\$200.00	\$200.00	\$2,400.00
3			10 x 15	\$150.00	\$450.00	\$5,400.00
8			10 x 10	\$100.00	\$800.00	\$9,600.00
4			5 x 10	\$60.00	\$240.00	\$2,880.00
Non-Climate Controlled:						
32			10 x 15	\$75.00	\$2,400.00	\$28,800.00
32			10 x 10	\$65.00	\$2,080.00	\$24,960.00
1			Boat Rent	\$25.00	\$25.00	\$300.00
Single Warehouse Rental:					\$1,000.00	\$12,000.00
Total Rental Income:						\$86,340.00
Total Income both locations:						\$164,830.00

NOI CALCULATIONS

Clarksdale Storage Facilities
235 Mississippi 322 | Clarksdale, MS 38614

04



A+ Storage Facilities, 157 units total

Location 1:					
490 Friars Point Road, Clarksdale, MS 38614					
77 Units					
Location 2:					
235 Highway 322, Clarksdale, MS 38614					
80 Units					
Gross Rental Income (both locations):					\$164,830.00
Expenses:					
Taxes Friars Point					\$6,146.89
Taxes 235 Hwy 322:					\$12,571.85
Lawn Care:					\$1,200.00
Misc. Repairs:					\$1,000.00
Insurance:					\$10,000.00
Utilities:					\$4,800.00
Total:					\$35,718.74
NOI:					\$129,111.26

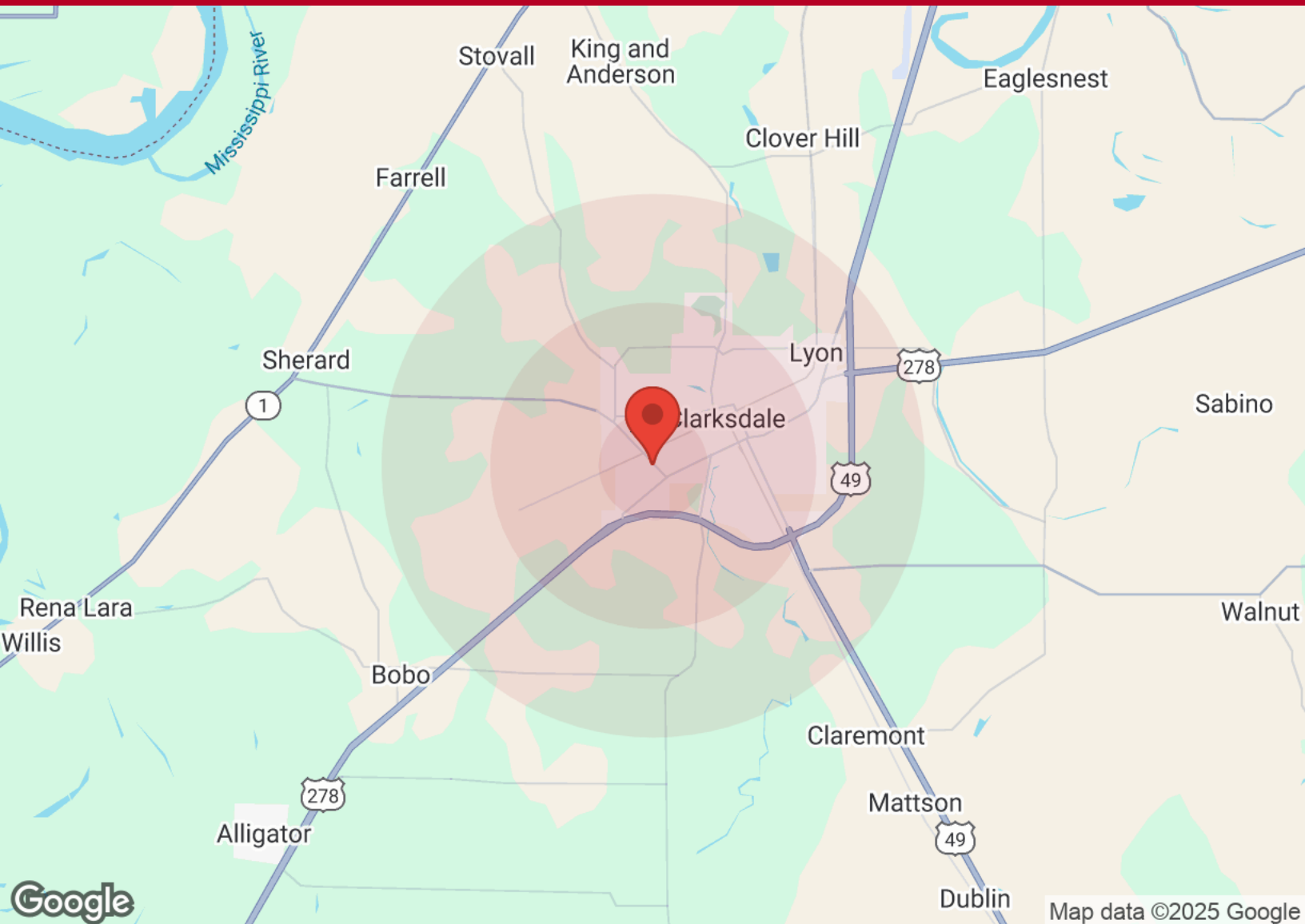
Sale Price: \$1,539,000

Cap Rate: 8

DEMOGRAPHICS

Clarksdale Storage Facilities
235 Mississippi 322 | Clarksdale, MS 38614

05



Population	1 Mile	3 Miles	5 Miles
Male	961	6,391	7,088
Female	1,227	7,171	7,812
Total Population	2,188	13,562	14,900

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	500	3,081	3,361
Ages 15-24	352	2,079	2,310
Ages 25-54	798	4,562	4,945
Ages 55-64	228	1,569	1,752
Ages 65+	310	2,271	2,531

Race	1 Mile	3 Miles	5 Miles
White	391	2,451	2,791
Black	1,717	10,498	11,401
Am In/AK Nat	N/A	3	4
Hawaiian	N/A	1	1
Hispanic	55	416	481
Asian	11	81	94
Multi-Racial	13	103	116
Other	N/A	8	10

Income	1 Mile	3 Miles	5 Miles
Median	\$40,743	\$36,840	\$37,479
< \$15,000	132	1,065	1,169
\$15,000-\$24,999	130	741	797
\$25,000-\$34,999	89	647	700
\$35,000-\$49,999	144	782	833
\$50,000-\$74,999	105	763	826
\$75,000-\$99,999	87	505	577
\$100,000-\$149,999	51	432	496
\$150,000-\$199,999	2	54	80
> \$200,000	26	146	184

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,017	6,722	7,405
Occupied	767	5,133	5,661
Owner Occupied	342	2,416	2,721
Renter Occupied	425	2,717	2,940
Vacant	250	1,589	1,744