



TALL TINES
TROPHY PROPERTIES

HARRISBURG STORAGE FACILITY \$1,050,000



PROPERTY FEATURES

- ◆ 14,400 sq.ft buildings
- ◆ 52 units Indoor
- ◆ 50 outdoor spots
- ◆ 8,500 Additional Building
- ◆ Secured fence

Are you looking to start your own business while you continue to work? This is a great opportunity to purchase a storage unit business that has existing customers and room for growth on the property. There are 52 storage units and 50 outdoor parking spots. There is room for an additional 8,500 square foot building that can be added in the future. The property is fenced in and secure. Please contact Jamie Nielson with Tall Tines Trophy Properties for more information at 605-214-2273

JAMIE NIELSON
BROKER ASSOCIATE



605-214-2273

jamie.nielson@talltinesproperties.com

WWW.TALLTINESPROPERTIES.COM



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Descriptions	Current	To Market	Projected
20 Units - 12'X30' \$150	\$36,000	\$36,000	\$43,200
22 Units - 12'X25' \$140	\$36,960	\$36,960	\$44,352
10 Units - 5'X12' \$40	\$4,800	\$4,800	\$5,760
50 Units - Parking \$40	\$24,000	\$24,000	\$12,000
22 Units - 13'X30' \$180			\$47,520
Gross Income	\$101,760	\$101,760	\$152,832
Occupancy	70%	90%	90%
Net Income	\$71,232	\$91,584	\$137,549
Expenses	Current	Current	Projected
Taxes	\$17,500	\$17,500	\$26,250
Insurance	\$3,500	\$3,500	\$5,250
Electric	\$900	\$900	\$1,350
Repairs	\$900	\$900	\$1,350
Software	\$1,200	\$1,200	\$1,200
Credit Card Fees	\$1,140	\$1,140	\$1,710
Snow / Lawn	\$1,200	\$1,200	\$1,200
Total Expense	\$26,340	\$26,340	\$38,310
Net Operating Income	\$44,892	\$65,244	\$99,239
CAP RATE %	6%	6%	6%
CAP RATE	\$748,205	\$1,087,405	\$1,653,987

Disclaimer: Financials provided are estimates of the existing property.

