

## Honey Badger Self Storage

1020 Griffith Street,  
Park Hills, MO 63601

### Asking Price

\$2,700,000



**No. of Buildings:** 8

**No. of Storage Spaces:** 321

**Total Lot Size:** 4.75 Acres

**Total Building Size:** 69,240 SF

#### Address:

1020 Griffith Street, Park Hills, MO 63601

#### Summary:

321 recently built storage units available in Park Hills, Missouri on a 4.75 acre lot. These steel units comprise 69,240 total square feet. This property presents a great opportunity to have large passive income returns with little management and oversight.



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*Invest St. Louis is a licensed real estate brokerage in the state of Missouri.*



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# INVESTMENT OVERVIEW

## PROPERTY SUMMARY

**Asking Price:** \$2,950,000

**Building SF:** 69,240 SF

**Lot SF:** 206,474 SF

**Property Basics:** 321 recently built storage units located in Park Hills, Missouri, on 4.75 acres (approximately 206,474 square feet).

**Diverse Unit Mix:** Steel units comprising 69,240 total building square feet, featuring a mix of boat and recreational vehicle storage, a large 60x60 unit suitable for a small business, and a variety of medium and smaller storage units.

**Well-Equipped Units:** The 60x60 unit is climate-controlled, and the majority of units offer electricity and lighting, ensuring safe storage for a variety of needs.

**Modern Amenities:** The secure storage facility features Spider Door, an app that allows for easy, remote, contactless leasing and access, with owner and tenant portals.

**Passive Income Opportunity:** This investment offers a great opportunity for large passive income with minimal management and oversight required.



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# PROPERTY PHOTOS



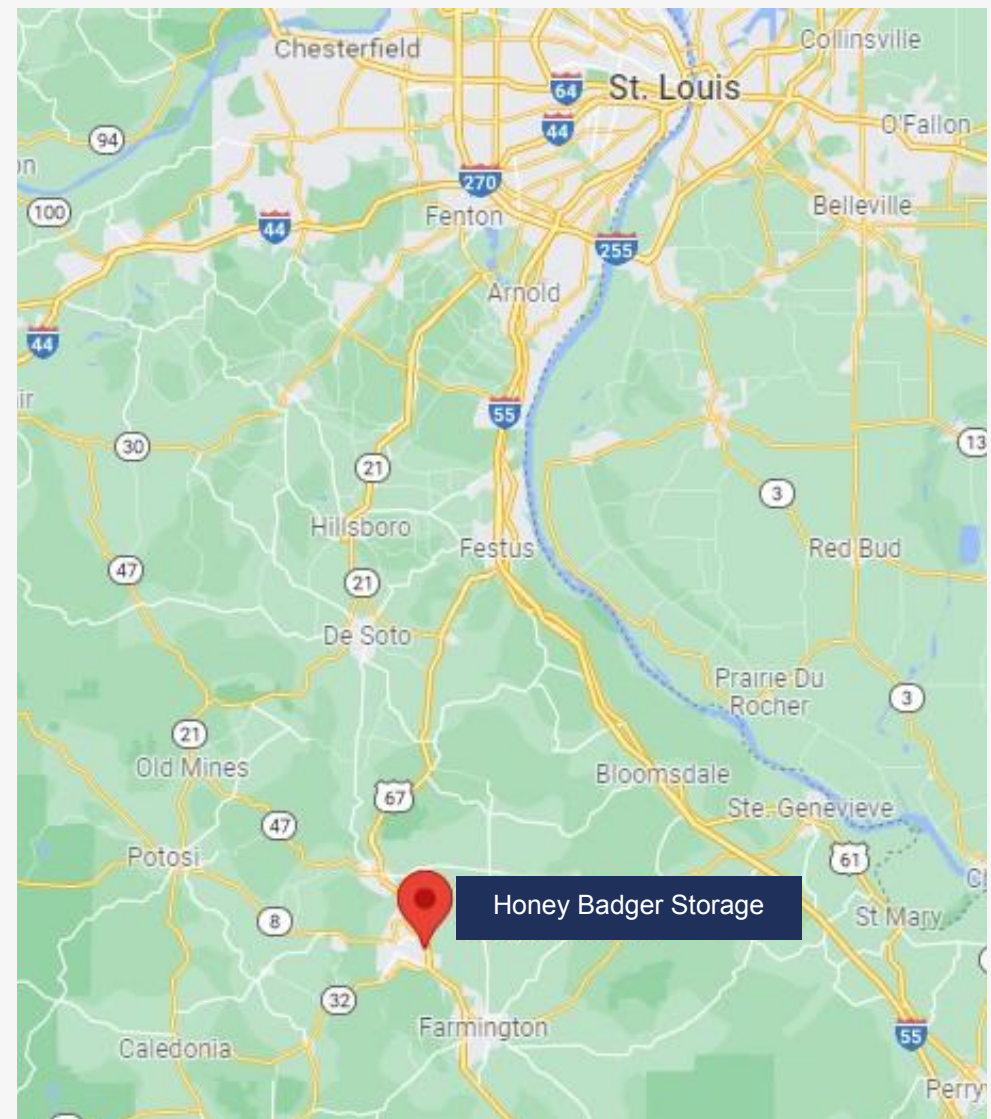
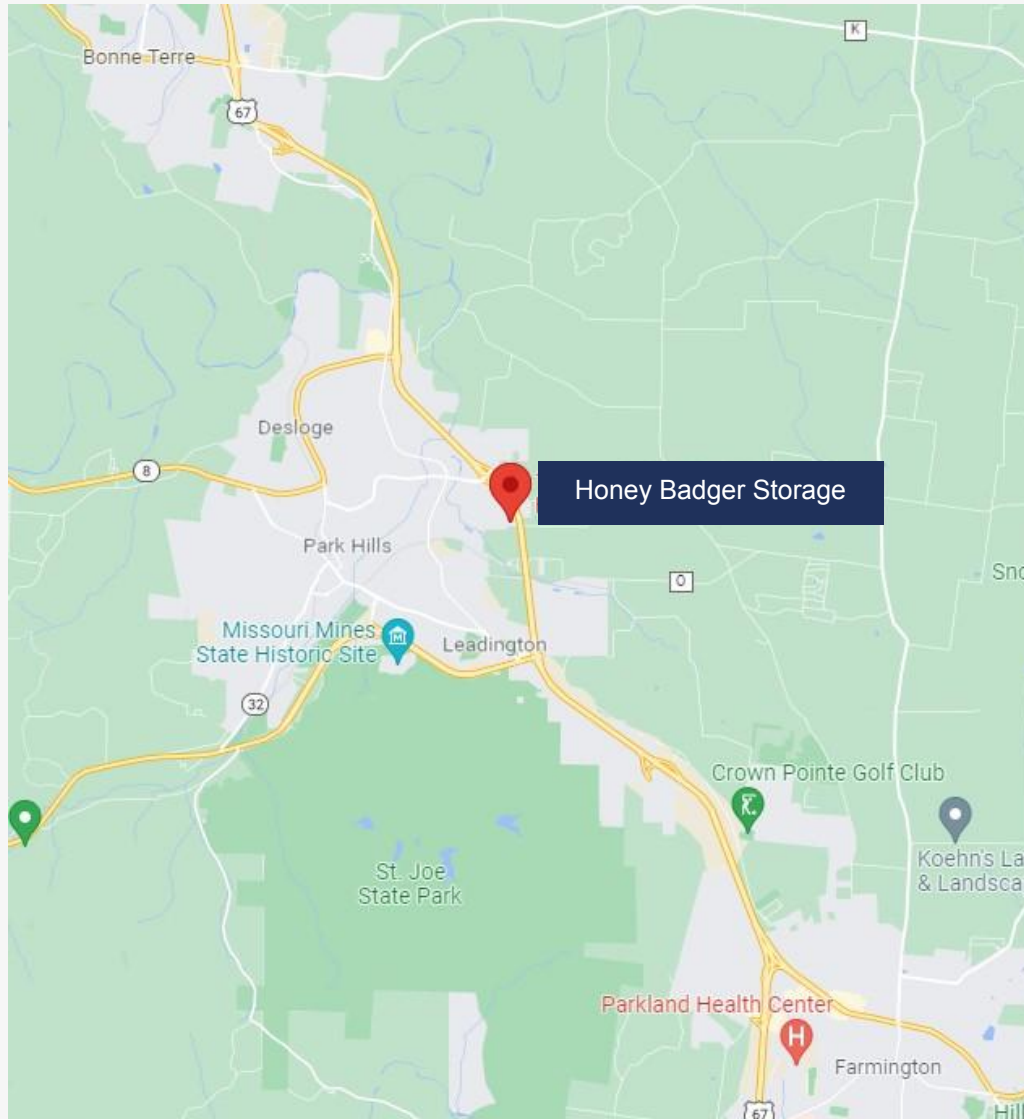
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# MAP



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# INCOME, EXPENSES, & PROFORMA

## Income, Expense, & Proforma - Honey Badger Storage, 63601

### Actual 2023

Income	Rents	\$ 216,000.00
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	Total Income	\$ 216,000.00
<hr/>		
Expense	Taxes	\$ 27,000.00
	Insurance	\$ 7,637.00
	Gate / Camera	\$ 2,820.00
	Spider Door	\$ 1,000.00
	Utilities	\$ 1,800.00
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	Total Expenses	\$ 40,257.00
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	Net Income	\$ 175,743.00
	<i>per month</i>	\$ 14,645.25

### Proforma

Income	Rents	\$ 313,380.00
	5% Vacancy	\$ 15,669.00
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	Total Income	\$ 297,711.00
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Expense	Taxes	\$ 27,000.00
	Insurance	\$ 7,637.00
	Gate / Camera	\$ 2,820.00
	Spider Door	\$ 1,000.00
	Utilities	\$ 1,800.00
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	Total Expenses	\$ 40,257.00
<hr/>		
	Net Income	\$ 257,454.00
	<i>per month</i>	\$ 21,454.50



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# PROFORMA RENT ROLL

## Proforma Rent Roll - Honey Badger Storage, 63601

No. of Units	Unit Size	Proforma Rent Amount Per Unit	Proforma Monthly Rent Amount
28	14x45	\$185.00	\$5,180.00
1	60x60	\$600.00	\$600.00
33	12x45	\$90.00	\$2,880.00
40	12x30	\$125.00	\$4,875.00
68	10x20	\$80.00	\$5,440.00
98	10x15	\$50.00	\$4,800.00
53	10x10	\$45.00	\$2,340.00
Totals	n/a	\$1,175.00	\$26,115.00
<b>Annualized</b>	<b>n/a</b>	<b>\$14,100.00</b>	<b>\$313,380.00</b>



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## Honey Badger Self Storage

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Priced at

**\$2,700,000**

## Contact:

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