

## Honey Badger Self Storage

1020 Griffith Street,  
Park Hills, MO 63601

### Asking Price

\$2,950,000



**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



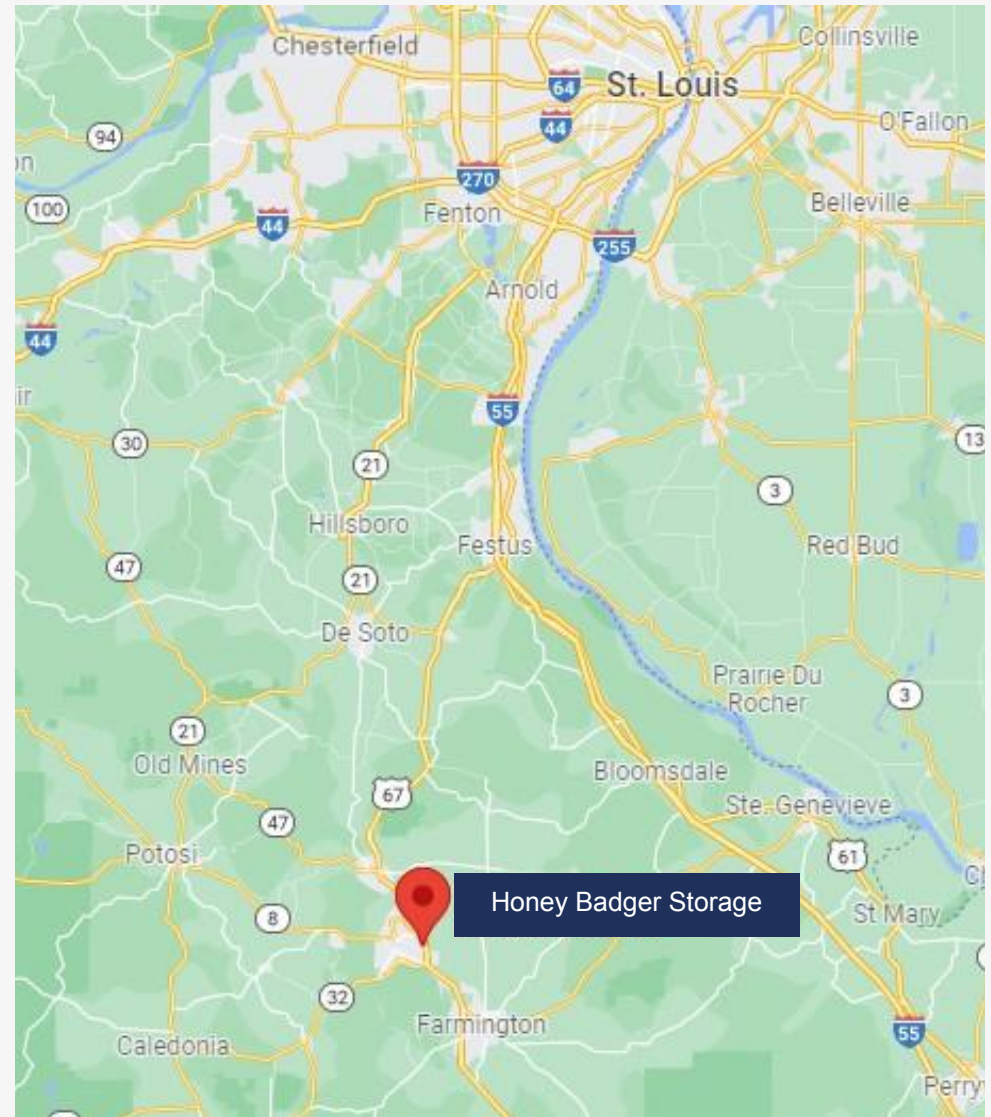
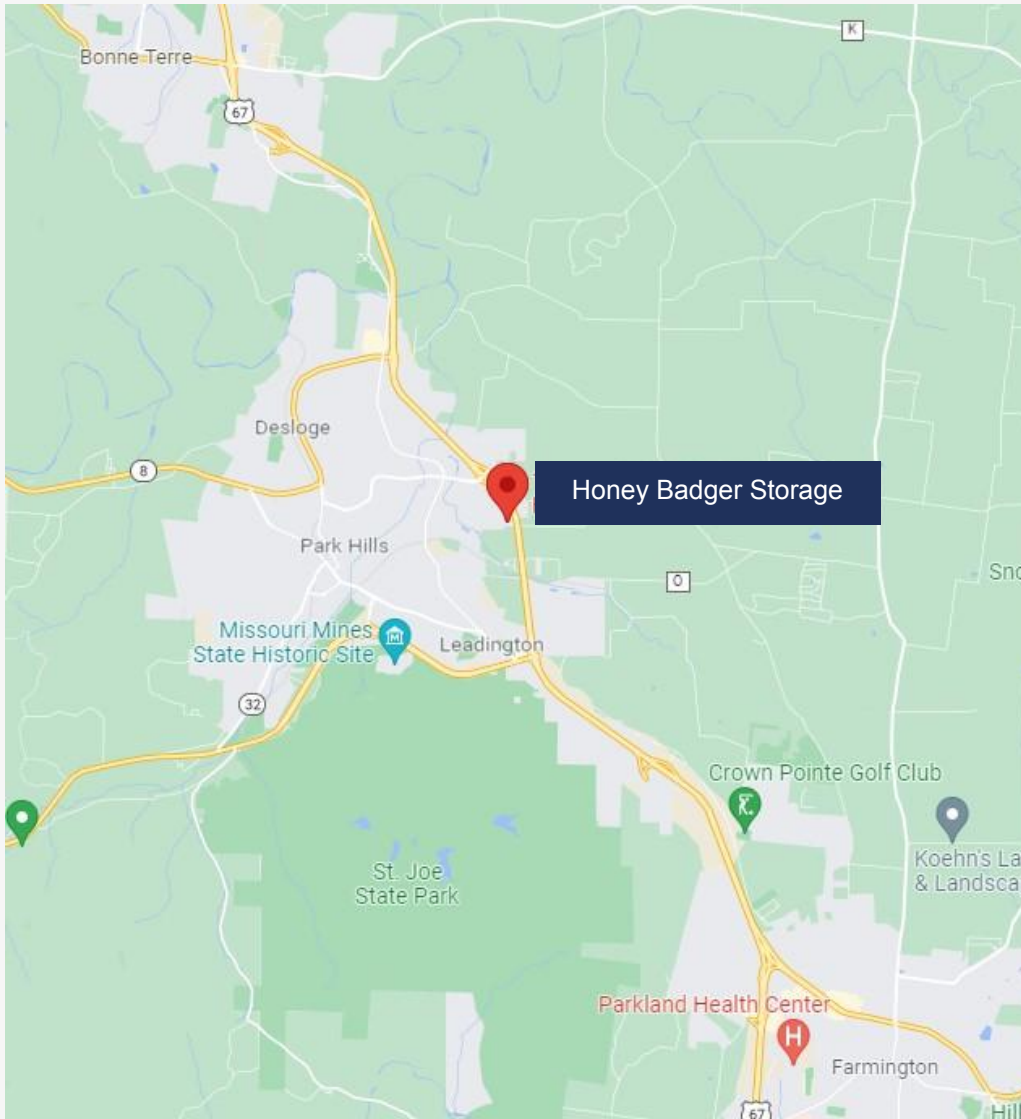
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# MAP



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# INCOME, EXPENSES, & PROFORMA

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

### Actual 2023

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

### Proforma

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



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# PROFORMA RENT ROLL

## Proforma Rent Roll - Honey Badger Storage, 63601

<u>No. of Units</u>	<u>Unit Size</u>	<u>Proforma Rent Amount Per Unit</u>	<u>Proforma Monthly Rent Amount</u>
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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Priced at

# \$2,950,000

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## Contact:



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