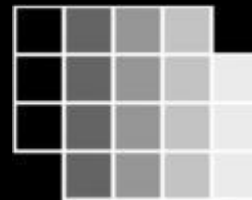




**RV & Boat Storage XL**  
7541 N Central Fwy, Wichita Falls, TX 76306

PRESENTED BY:



**CSD Realty Company**  
281-398-4588  
[www.csdrealty.com](http://www.csdrealty.com)



**Craig Rice**

281-398-4588 (Office)

713-417-1626 (Cell)

[craigrice@csdrealty.com](mailto:craigrice@csdrealty.com)

**Cole Rice**

281-398-4588 (Office)

281-221-5542 (Cell)

[colerice@csdrealty.com](mailto:colerice@csdrealty.com)



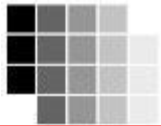
**CSD Realty Company**

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**RV & Boat Storage XL**

7541 N Central Fwy, Wichita Falls, TX 76306



## OVERVIEW



**RV & Boat Storage XL** is a 60-unit self-storage investment opportunity at 7541 N Central Fwy (Interstate Hwy 44) in Wichita Falls, Texas. The 10.97 acre site fronts Interstate Hwy 44, 5-miles North of major highway SH 287 to Dallas/Fort Worth. Seymour Highway, or State Highway 277, sees traffic counts of up to 31,000 vehicles on a daily basis.

The facility is very well-lit, fully fenced and gated with 24/7 gate access and surveillance system with 6 web-based cameras. The facility's buildings are 80 feet apart which is much wider than the average RV/Boat storage facility and keeps tenants from damaging the structures.

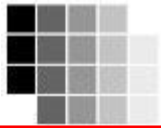
The facility is 100% occupied with an extensive waiting list. The owner recently raised rates by \$20 per unit and retained 100% of tenants, suggesting that there is still significant room to increase rates. Only about 3 acres out of 10.97 have been built on which leaves significant room for additional buildings or open parking spaces to increase revenue over time. The property is in the county rather than city limits which allows for ease of expansion and permitting—no building permits or detention required.

The 6 metal over steel structures total 31,700 Rentable SF including (20) enclosed units and (40) covered/canopy spaces.

The facility is continually fed by Sheppard Air Force Base which is home to the 82nd Air Training wing of the United States Air Force as well as the ENJJPT program (Euro-NATO Joint Jet Pilot Training) which is the only program in the world that trains pilots from over 13 countries for combat. Over 60,000 airmen and other personnel are trained through these programs each year, many of which have need for RV and Boat storage and enjoy government stipends for their living expenses. Over 20,000 permanent-party airmen in training and support personnel are onsite at Sheppard Air Force Base on any given duty day.

**HUGE UPSIDE** in development of expansion land, and rent increases. Immediate revenue increase can be realized by adding outside parking units adjacent to covered units (relocate existing fence).





## PROPERTY DETAILS

**PRICE:** \$1,500,000

**PRICE/NRSF:** \$47.32 psf

**NET RENTABLE AREA:** 31,700 s.f.

**LAND AREA:** 10.97 Acres

**YEAR BUILT:** 2021

**CONSTRUCTION:** Crushed Concrete Drives  
(6) Metal over Steel Structures

**OCCUPANCY** Physical: 100% (area)  
**7/03/2023:** Economic: 100% (potential rent)

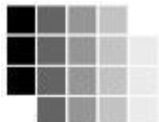
**UNIT COUNT & NRSF:** Outside Drive-up

(20) 13x35 Covered	5,200 s.f.
(10) 13x40 Enclosed	6,500 s.f.
(20) 13x45 Covered	8,750 s.f.
(10) 13x50 Enclosed	11,250 s.f.
<b>TOTAL</b>	<b>31,700 s.f.</b>

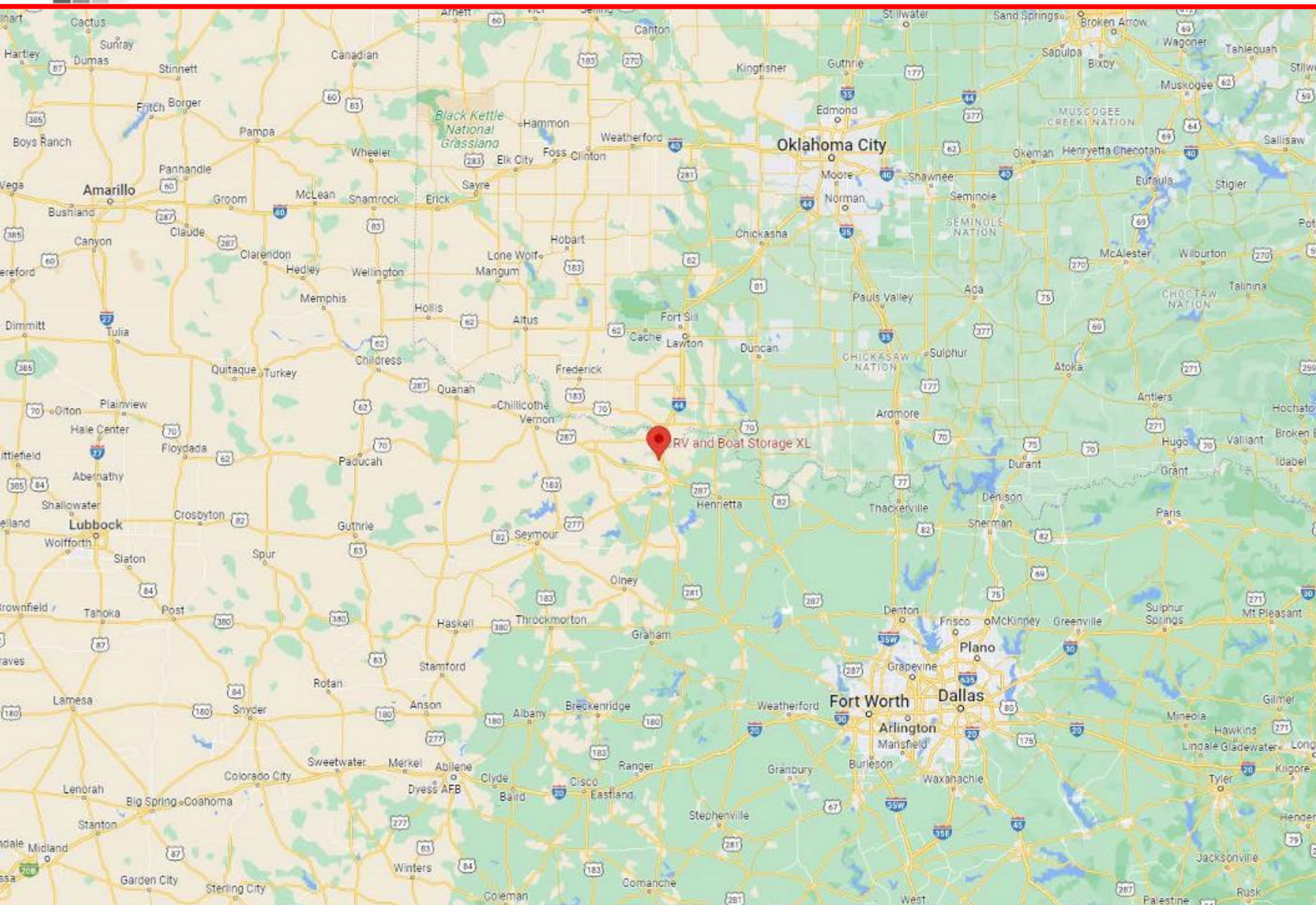
**WICHITA CAD PARCEL #:** 101598



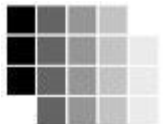




## REGIONAL MAP

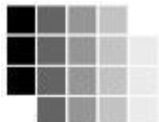






AERIAL VIEW (from southeast)





# LAND SURVEY

**BASIS OF BEARINGS:**  
NORTH 89°52'10" WEST BETWEEN  
FOUND MONUMENTS FOR THE NORTH  
LINE OF THE FINCANNON ADDITION PER  
GPS OBSERVATIONS ON JANUARY 14,  
2021 (SPCS83, TX4202, US SURVEY  
FEET, 2018 GEOID)

2007 LANDRUM-TX LTD & ED COVINGTON  
REMAINDER OF CALLED 32.25 ACRES OUT OF  
THOMAS CURRY SURVEY ABSTRACT 345  
VOL. 3825, PG. 868, O.P.R.W.C.

N 87°42'23" E 1263.41'

**SUBJECT TRACT**  
10.97 ACRES OUT OF  
THE THOMAS CURRY SURVEY  
ABSTRACT 345  
WICHITA COUNTY, TEXAS  
VOL. 3825, PG. 868, O.P.R.W.C.

N 89°52'10" W 1160.59'

GROUND ZERO LLC  
LOT 1, BLOCK 1  
FINCANNON ADDITION  
VOL. 28, PGS. 1043-1044, W.C.P.R.  
DOC. #20170107, O.P.R.W.C.

PLACE OF  
BEGINNING

1/2" LR  
(SET)  
CENTRAL EAST FREEWAY  
(A.K.A. INTERSTATE HIGHWAY NO. 44 NORTH)

N 15°09'15" W 380.00'

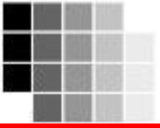
1/2" LR  
(FND-CST)

1/2" LR  
(SET)

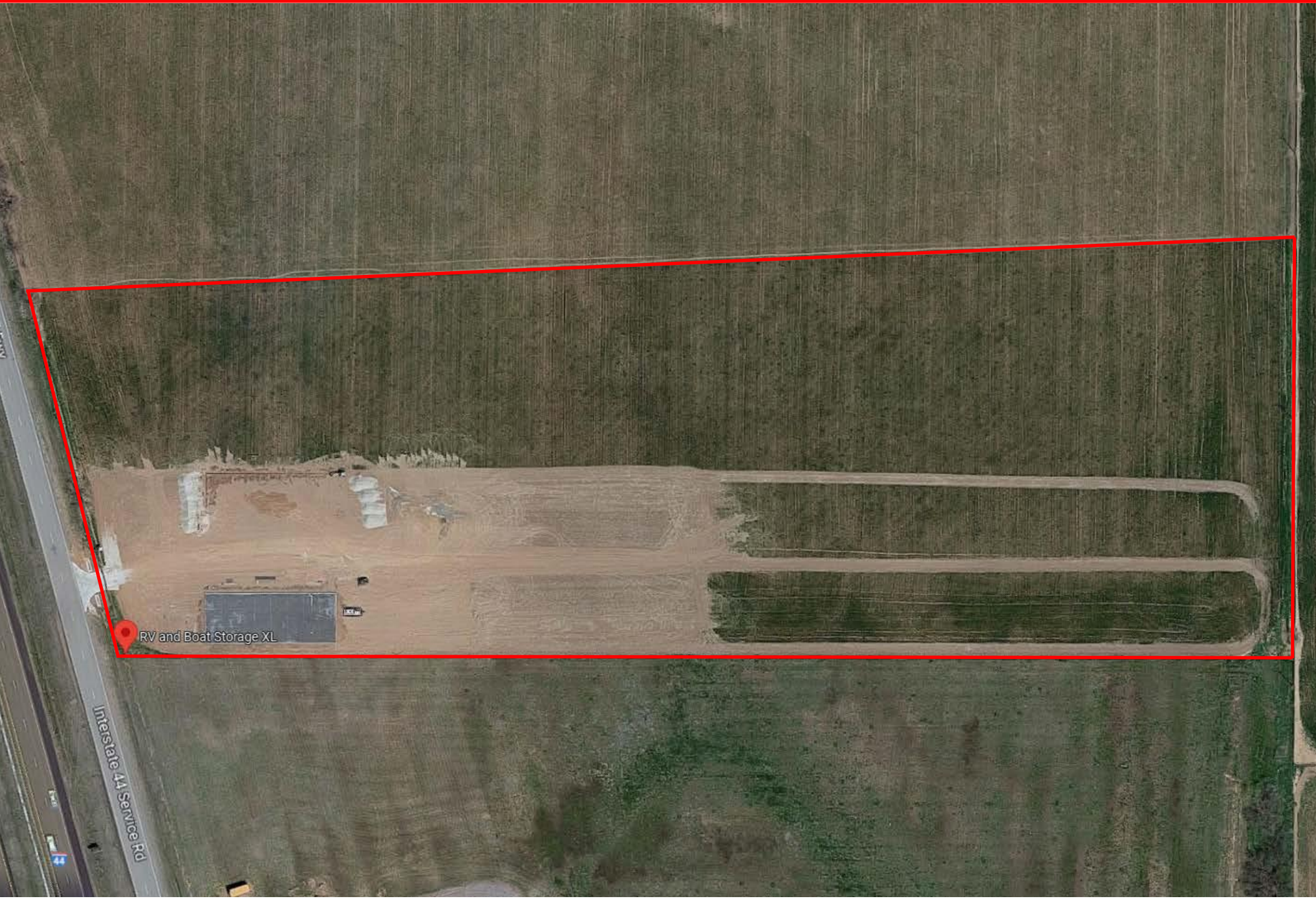
S 00°20'19" W 420.00'

1/2" LR  
(FND-PS)

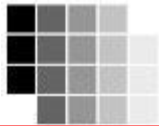




# SITE LAYOUT



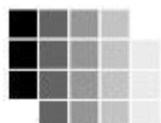




## PROPERTY DETAILS

	Year 1 Actual	YEAR 2	10-YEAR PROFORMA
Asking Price	\$ 1,500,000		
Price Per Rentable Square Foot	\$ 47.32		
Cap Rate	6.0%	6.5%	9.3%
Year Built	2021		
Land Area (Per Burleson CAD)	10.97	ACRES	
Gross Building Area (6 buildings)	31,700	SF	
Total Net Rentable Area	31,700	SF	
Physical Occupancy (% of Area)	100%	98%	98%
Economic Occupancy (% of potential rent)	100%	98%	98%





## INCOME—EXPENSE

Revenue	AUG 2023 ANNUALIZED		YEAR 1 PROJECTION		10-YEAR PROFORMA	
Annual Potential Rent		\$ 122,400		\$ 134,640		\$ 193,979 (1)
Average Economic Vacancy	0%	\$ -	-2.5%	\$ (3,366)	-2.5%	\$ (4,849) (2)
RENTAL REVENUE		\$ 122,400		\$ 131,274		\$ 189,129
<b>EFFECTIVE GROSS</b>	<b>100%</b>	<b>\$ 122,400</b>	<b>98%</b>	<b>\$ 131,274</b>	<b>98%</b>	<b>\$ 189,129</b>

Operating Expenses	Estimated		Estimated		Estimated	
Property Taxes	9.3%	\$ 11,400	9.3%	\$ 12,227	9.3%	\$ 17,615 (3)
Property Insurance	5.4%	\$ 6,564	5.4%	\$ 7,040	5.4%	\$ 10,143
Payroll/Management	5%	\$ 6,000	4.9%	\$ 6,435	4.9%	\$ 9,271
Utilities & Phone	1.3%	\$ 1,560	1.3%	\$ 1,673	1.3%	\$ 2,410
Repairs/Maintenance	1.6%	\$ 2,000	1.6%	\$ 2,145	1.6%	\$ 3,090
Advertising/Marketing	1.0%	\$ 1,200	1.0%	\$ 1,287	1.0%	\$ 1,854
Bank Costs - Credit Card	1.2%	\$ 1,500	1.2%	\$ 1,609	1.2%	\$ 2,318
Mowing	1.2%	\$ 1,500	1.2%	\$ 1,609	1.2%	\$ 2,318
<b>Total Expenses</b>	<b>26%</b>	<b>\$ 31,724</b>	<b>26%</b>	<b>\$ 34,024</b>	<b>26%</b>	<b>\$ 49,019 (4)</b>

<b>NOI</b>		<b>\$ 90,676</b>		<b>\$ 97,250</b>		<b>\$ 140,110</b>
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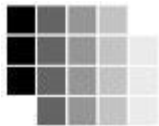
(1) Projected annual revenue increases of 10% YEAR 2-3, 5% YEAR 3-5, & 2.5% YEAR 5-10

(2) Projected economic occupancy of 97.5% over 10-year Proforma - current vacancy is 0% with waiting list

(3) Taxes are currently based on assessed value of \$225,000 (1.9 tax rate), Year 1 projected assessment \$600,000

(4) Expenses projected at 26% of Revenue

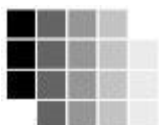




## UNIT MIX & OCCUPANCY STATISTICS

UNIT TYPE	Number Units	Unit Size	Unit SF	Rentable Area	Standard		Monthly Potential	Annual Potential	Occupancy Stats					Vacant Units		
					Rent	PSF			Occupied Units					Vacant Units		
									#	Area	Avg/ Unit	Mthly Rent	Variance	#	Area	Rent
13x40 Enclosed	10	13 x 40	520	5,200	\$220	\$0.42	\$ 2,200	\$ 26,400	10	5,200	\$220	\$2,200	\$ -	0	-	\$ -
13x50 Enclosed	10	13 x 50	650	6,500	\$270	\$0.42	\$ 2,700	\$ 32,400	10	6,500	\$270	\$2,700	\$ -	0	-	\$ -
12.5x35 Covered	20	13 x 35	438	8,750	\$120	\$0.27	\$ 2,400	\$ 28,800	20	8,750	\$120	\$2,400	\$ -	0	-	\$ -
12.5x45 Covered	20	13 x 45	563	11,250	\$145	\$0.26	\$ 2,900	\$ 34,800	20	11,250	\$145	\$2,900	\$ -	0	-	\$ -
TOTAL/AVG PERCENT	60		528	31,700	\$ 170	\$0.32	\$ 10,200	\$ 122,400	60	31,700	\$170	\$10,200	\$ -	0	-	\$ -
									100%	100%		100%	0%	0%	0%	0%





## PROPOSED 3RD PARTY LOAN & INTERNAL RATE OF RETURN

		Year 1	10-year Proforma
Purchase Price		\$ 1,500,000	\$ 1,500,000
Downpayment	50%	\$ (750,000)	\$ (750,000)
Loan Balance		\$ 750,000	\$ 750,000
Interest Rate		7.00%	7.00%
Term		25	25
Annual Debt Service 1st Lien NOI		\$64,358	\$64,358
DEBT COVERAGE RATIO		1.41	2.17
CASH FLOW		\$ 26,318	\$ 75,598
CAP RATE		6.05%	9.33%
CASH-ON-CASH		3.51%	10.08%

YEAR	REVENUE	OPERATIONS VACANCY	EXPENSE	NOI	DEBT SERVICE	CASH FLOW	CASH ON CASH	Sales Price @ 6% Cap	LOAN PAYOFF	SALE YEAR 3	SALE YEAR 4	SALE YEAR 5	SALE YEAR 6	SALE YEAR 7	SALE YEAR 8	SALE YEAR 9	SALE YEAR 10	IRR
0	\$ 122,400	\$ -	\$ (31,724)	\$ 90,676	\$ (750,000)	\$ (750,000)		\$ 1,500,000	\$ (750,000)	\$ (750,000)	\$ (750,000)	\$ (750,000)	\$ (750,000)	\$ (750,000)	\$ (750,000)	\$ (750,000)	\$ (750,000)	
1	\$ 134,640	\$ (3,366)	\$ (34,131)	\$ 97,143	\$ (64,358)	\$ 32,785	4%	\$ 1,619,046	\$ (738,142)	\$ 32,785	\$ 32,785	\$ 32,785	\$ 32,785	\$ 32,785	\$ 32,785	\$ 32,785	\$ 32,785	
2	\$ 148,104	\$ (3,703)	\$ (37,544)	\$ 106,857	\$ (64,358)	\$ 42,499	6%	\$ 1,780,951	\$ (725,454)	\$ 42,499	\$ 42,499	\$ 42,499	\$ 42,499	\$ 42,499	\$ 42,499	\$ 42,499	\$ 42,499	
3	\$ 155,509	\$ (3,888)	\$ (39,422)	\$ 112,200	\$ (64,358)	\$ 47,842	6%	\$ 1,869,998	\$ (711,878)	\$ 1,205,962	\$ 47,842	\$ 47,842	\$ 47,842	\$ 47,842	\$ 47,842	\$ 47,842	\$ 47,842	20%
4	\$ 163,285	\$ (4,082)	\$ (41,393)	\$ 117,810	\$ (64,358)	\$ 53,452	7%	\$ 1,963,498	\$ (697,352)		\$ 1,319,598	\$ 53,452	\$ 53,452	\$ 53,452	\$ 53,452	\$ 53,452	\$ 53,452	19%
5	\$ 171,449	\$ (4,286)	\$ (43,462)	\$ 123,700	\$ (64,358)	\$ 59,342	8%	\$ 2,061,673	\$ (681,808)			\$ 1,439,207	\$ 59,342	\$ 59,342	\$ 59,342	\$ 59,342	\$ 59,342	18%
6	\$ 175,735	\$ (4,393)	\$ (44,549)	\$ 126,793	\$ (64,358)	\$ 62,435	8%	\$ 2,113,215	\$ (665,177)				\$ 1,510,473	\$ 62,435	\$ 62,435	\$ 62,435	\$ 62,435	17%
7	\$ 180,128	\$ (4,503)	\$ (45,663)	\$ 129,963	\$ (64,358)	\$ 65,605	9%	\$ 2,166,045	\$ (647,382)					\$ 1,584,268	\$ 65,605	\$ 65,605	\$ 65,605	16%
8	\$ 184,632	\$ (4,616)	\$ (46,804)	\$ 133,212	\$ (64,358)	\$ 68,854	9%	\$ 2,220,196	\$ (628,340)						\$ 1,660,710	\$ 68,854	\$ 68,854	15%
9	\$ 189,247	\$ (4,731)	\$ (47,974)	\$ 136,542	\$ (64,358)	\$ 72,184	10%	\$ 2,275,701	\$ (607,966)							\$ 1,739,919	\$ 72,184	14%
10	\$ 193,979	\$ (4,849)	\$ (49,174)	\$ 139,956	\$ (64,358)	\$ 75,598	10%	\$ 2,332,594	\$ (586,166)								\$ 1,822,025	14%

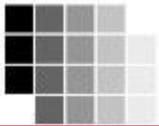
### ASSUMPTIONS:

POTENTIAL REVENUE = CURRENT RENTS + 10% YEARS 1 & 2, +5% YEARS 3-5, +2.5% YEARS 6-10

ECONOMIC VACANCY PROJECTIONS (% OF POTENTIAL REVENUE): 2.5% YEAR 1-10

EXPENSE = YEAR 1-10 26% OF REVENUE













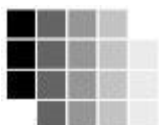












## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

**A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

**A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;

Inform the client of any material information about the property or transaction received by the broker;

Answer the client's questions and present any offer to or counter-offer from the client; and

Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Buyer, Seller, Landlord or Tenant: \_\_\_\_\_

Date: \_\_\_\_\_