



515 Storage

8145 W. FM 515 | Yantis, TX 75497

OFFERING SUMMARY

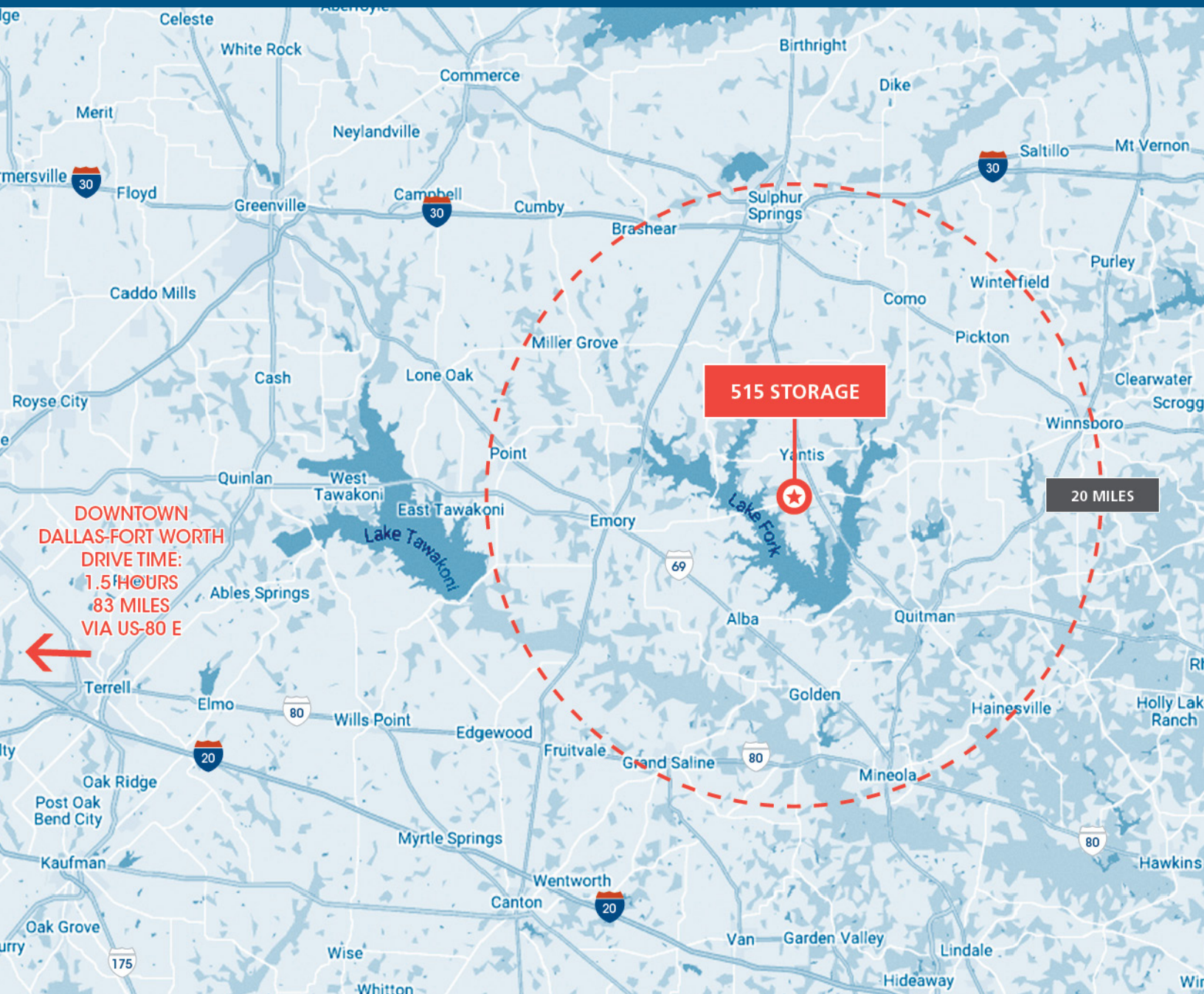
Investment Highlights

- Located approximately 1.4 miles from Lake Fork
- Stabilized income
- Current occupancy 98%
- Below market rents
- Opportunity to develop additional storage units
- Opportunity to add gated security



Investment Summary

Price	\$525,000
Year Built	1997
Storage Units	59
AIN/Parcel ID	0080-0003-0001-65
Construction	Metal Building
Zoning	F1
Total Rentable SF	21,720 SF
Lot Size	85,554 SF
Average Unit Size	360 SF
Occupancy (Oct/20)	98%
Current NOI	\$39,170
Pro Forma NOI	\$41,441



515 STORAGE

20 MILES

**DOWNTOWN
DALLAS-FORT WORTH
DRIVE TIME:
1.5 HOURS
83 MILES
VIA US-80 E**

REGIONAL MAP



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