

OFFERING MEMORANDUM

299 HOTZE RD

BUDGET MINI STORAGE OF POCAHONTAS

Pocahontas, AR 72455

PRESENTED BY:

KRISTEN ASMAN

O: 614.370.9077

kristen.asman@svn.com

KAREN ZONDAG

O: 440.477.1061

karen.zondag@svn.com

NATHAN HUTCHINS

O: 501.912.3660

nathan.hutchins@svn.com

AR #sa00063530





Skilled Nursing
Rehab Center



StoneBridge
Senior Living



Pocahontas
Retirement
Community



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



OFFERING SUMMARY

SALE PRICE:	\$650,000
BUILDING SIZE:	21,816 SF
LOT SIZE:	1.2 Acres
PRICE / SF:	\$29.79
APN:	020-01836-009
VIDEO:	View Here

PROPERTY OVERVIEW

SVN is pleased to offer For Sale Budget Mini Storage of Pocahontas. Budget Mini Storage of Pocahontas is located in Pocahontas, Arkansas in the 5 River's Hospital Medical Community. The Storage property is immediately adjacent to the Randolph County Retirement Home, the DaVita Dialysis Center and Stone Creek Senior Living Center. The property has strong upside as there is limited storage serving the local community. The property has 21,816 SF of existing Storage on 1.2 Acres. The current owners have set up the property on a full remote management system with website and call center. There is only 1 small competitor in the immediate market.

PROPERTY HIGHLIGHTS

- 21,816 Square Feet on 1.2 Acres
- Growing Medical Community
- Adjacent to the Randolph County Retirement Home and Stone Creek Senior Living
- Value Add Opportunity



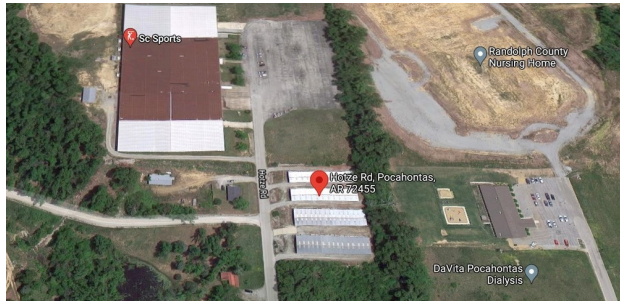
PROPERTY DESCRIPTION

SVN is pleased to offer For Sale Pocahontas Mini Storage. Pocahontas Mini Storage is located in Pocahontas, Arkansas in the 5 River's Hospital Medical Community. The Storage property is immediately adjacent to the Randolph County Retirement Home and a DaVita Dialysis Center. The property has strong upside as there is limited storage serving the local community. The property has 21,816 SF of existing Storage on 1.2 Acres. The property is set up on a full remote management system with call center and website. There is only 1 small competitors in the immediate market.

LOCATION DESCRIPTION

The property is located in the heart of the dynamic and growing 5 Rivers St. Bernard's Hospital Medical community and is immediately adjacent to the Randolph County Nursing Home and the DaVita Dialysis Center. Other important Neighbors include the Stone Bridge Senior Living Community and the Skilled Nursing and Rehabilitation Center and SC sport distribution center. These secondary medical and living centers create a natural demand for self storage.

Pocahontas today has a growing heritage tourism industry and is a leading center for arts and education in the region. Attractions include a 17 block National Historic District, outstanding Victorian architecture, art galleries, and unique shopping and dining opportunities enjoyed by visitors from the world over. Other features include the Civil War River Walk, Arkansas's first quilt trail, and many examples of public art. The county boasts five navigable rivers and offers some of the region's most outstanding resorts. People come from all over for the solar eclipse tourism related to it's perfect viewing geographical location.

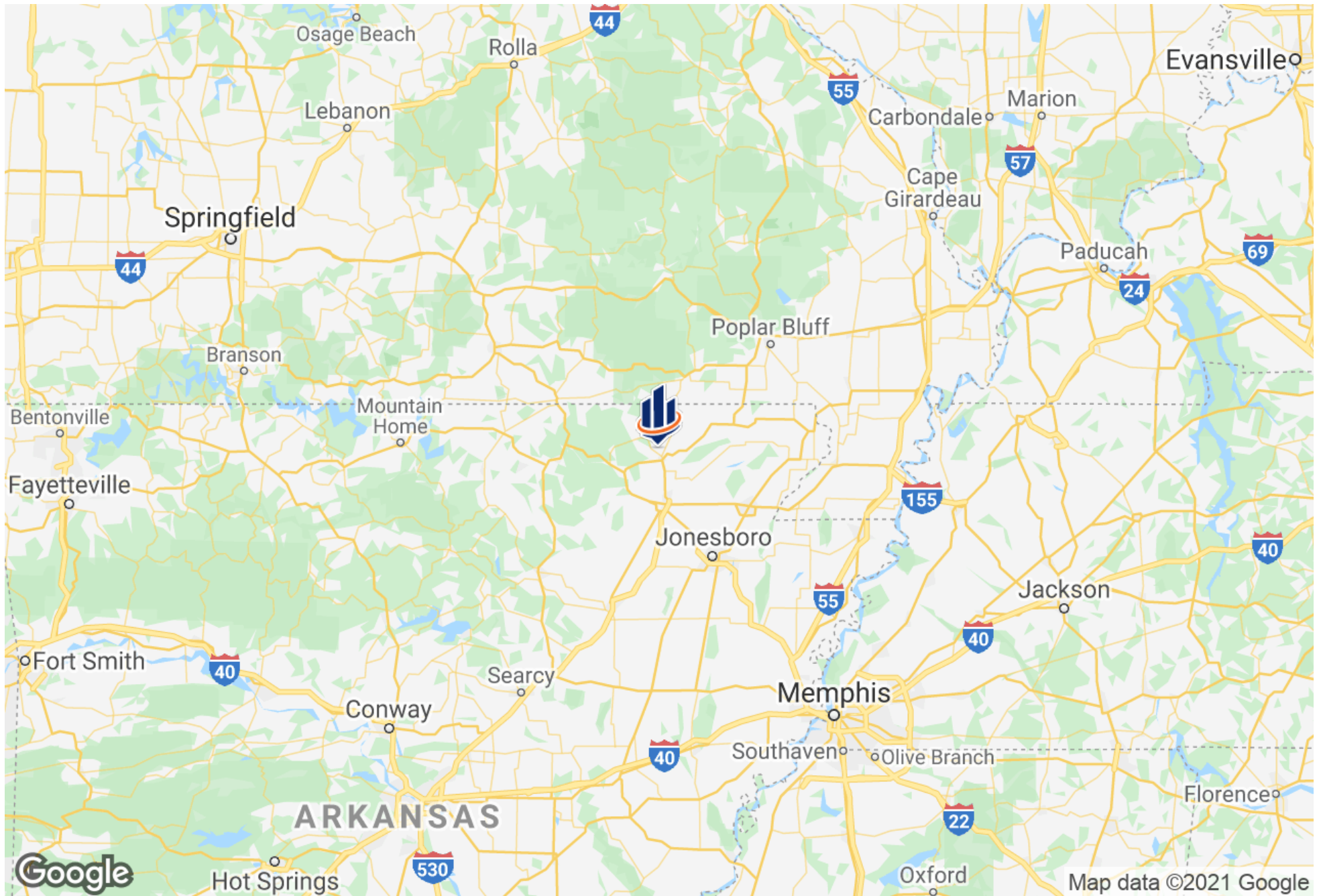


SECTION 1

LOCATION INFORMATION







Pocahontas Mini Storage Competition Survey

Oct 2021

Name	Budget Mini Storage	Camp Road Mini Storage	Pocahontas Mini Storage	Lakeview Mini Storage	A Plus Mini Storage
Address	201 Hotze Road	299 Hotze Rd	208 E Everett St.	1971 Highway 67 N	Cottonwood Rd
	Pocahontas, AR	Pocahontas, AR	Pocahontas, AR	Pocahontas, AR	Pocahontas, AR
Distance from Subject	SUBJECT PROPERTY	0.04	3.2	3.7	5
Website	No	No	No	No	No
Total SF	21,516	12,800	15,104	7,080	7,600
Non-Climate Control					
5X5					
5x10		\$ 35.00			\$ 38.00
5X15					
10x10		\$ 45.00	\$ 40.00	\$ 45.00	\$ 45.00
10x15	\$ 40.00	\$ 55.00	\$ 45.00	\$ 50.00	
10x20	\$ 50.00	\$ 62.00	\$ 50.00		\$ 60.00
15x20					
parking					
Climate Control	N/A	N/A	N/A	N/A	N/A

Existing Pro-Forma (if Fully Leased)

Width	Depth	SF	Rent Per Unit	Total Units	SF Per Unit	Rent per SF per Mo	Rent per SF per YR	Sq Ft	Total SF	Monthly Rent	Gross Potential Annual Rent
12	x	16	\$40.00	48	192	\$ 0.21	\$ 2.50	9,216	9,216	\$ 1,920	\$ 23,040
10	x	21	\$50.00	60	210	\$ 0.24	\$ 2.86	12,600	12,600	\$ 3,000	\$ 36,000

Total Units 402

21,816 \$ 59,040

Less: 35% Exp (20,664)

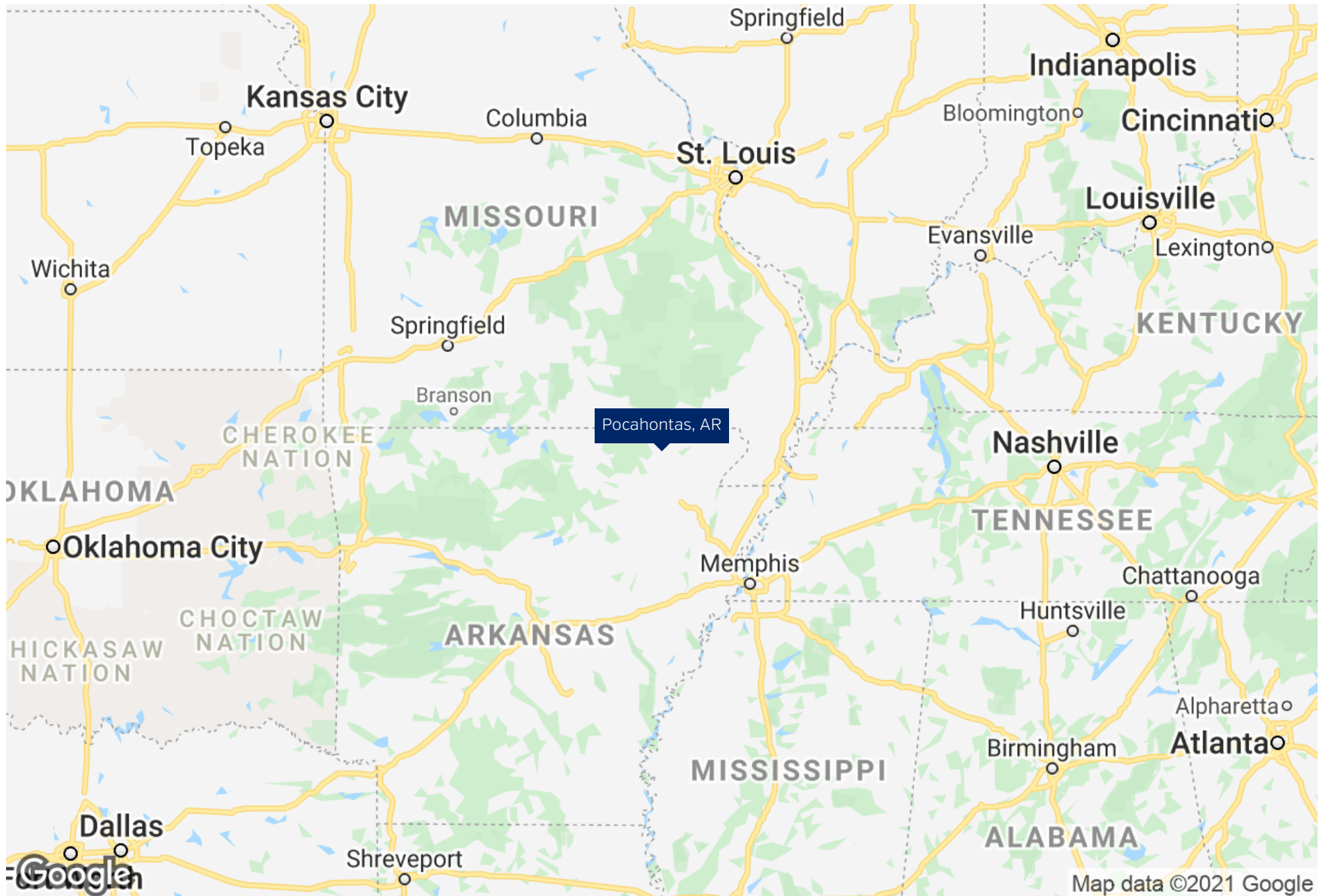
Net Income 38,376

7% Cap 548,228.57

Pro-Forma using other competitors Rates - \$65 for 10 x 10

10	x	10	100	\$ 65.00		\$ 7.80	SF-	21,816	\$7.8 per SF	\$ 170,164.80
										Less: 35% Exp (59,558)
										Net Income 110,607
										7% Cap 1,580,101.71

ASKING PRICE \$ 650,000



SECTION 2

DEMOGRAPHICS



POPULATION

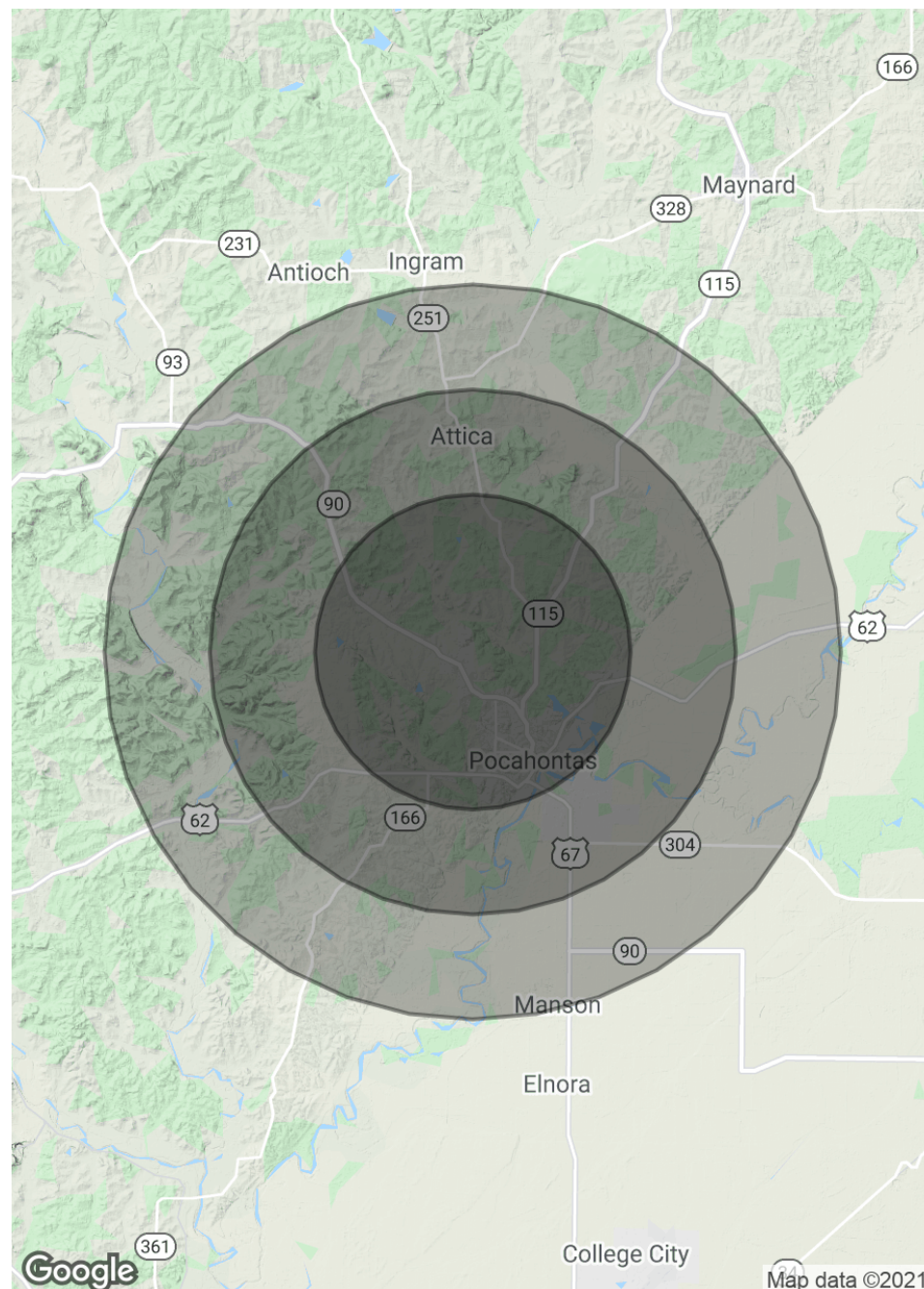
	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	6,018	9,026	11,200
AVERAGE AGE	38.6	38.8	39.2
AVERAGE AGE (MALE)	34.5	34.7	35.4
AVERAGE AGE (FEMALE)	42.4	42.6	42.8

HOUSEHOLDS & INCOME

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	2,255	3,491	4,394
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$55,037	\$51,202	\$49,331
AVERAGE HOUSE VALUE	\$94,478	\$94,193	\$93,075

* Demographic data derived from 2010 US Census



SECTION 3

ADVISOR BIOS





KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: 614.370.9077 | **Cell:** 614.370.9077

PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelors of Science Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but specializes in investment sales with the National Self Storage Team.

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University
Hondros School of Real Estate

MEMBERSHIPS

SVN National Self Storage Team
National Self Storage Association

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200
Columbus, OH 43219
614.944.5140



KAREN ZONDAG

Associate Advisor

karen.zondag@svn.com

Direct: 440.477.1061 | **Cell:** 440.477.1061

PROFESSIONAL BACKGROUND

Karen Zondag is a licensed Real Estate Agent and Associate Advisor with SVN Coastal Commercial Advisors based in Tampa, Florida. She specializes in the sale and purchase of self-storage facilities across the state of Florida. Karen holds a bachelor's degree from Shenandoah University of Winchester, Va. where she graduated Magna cum laude with a major in Musical Theater and a minor in Business. She is a proud member of the National Self Storage Association, Florida Self-Storage Association, SSA Young Leaders Group, Florida Central CCIM Chapter, and the SVN National Self Storage Team.

After graduation, Karen became a member of Actors Equity and went on to perform around the world at regional theaters, cruise lines, Off-Broadway, Specialty performances for Presidents, European Tours and multiple Broadway events before finding her way to Real Estate.

Karen started her Real Estate career focusing on investment properties and property management in the Central Florida area specializing in Kissimmee. From there Karen has attended multiple self-storage investor courses and has successfully become a self-storage owner herself. She is excited to leverage her personal experiences and knowledge to better serve her clients.

Karen & her family reside in Orlando, Florida.

MEMBERSHIPS

She is a proud member of the National Self Storage Association, Florida Self-Storage Association, SSA Young Leaders Group, Florida Central CCIM Chapter, and the SVN National Self Storage Team

SVN | Coastal Commercial Advisors
10150 Highland Manor Drive, Suite 150
Tampa, FL 33610



NATHAN HUTCHINS

Advisor- Director of Sales and Leasing

nathan.hutchins@svn.com

Direct: 501.912.3660 | **Cell:** 501.912.3660

AR #sa00063530

MEMBERSHIPS

- Member of the National Association of Realtors
- Member of the Arkansas Realtors Association
- Member of the Little Rock Realtors Association
- Member of the Arkansas and Little Rock Board of Realtors
- Member of the International Council of Shopping Centers
- Member of the Little Rock, Conway, and Hot Springs Chambers of Commerce
- Leadership Greater Little Rock Graduate - Class XXX

SVN | ArkBest Realty, LLC
724 Garland Street
Little Rock, AR 72201
501.320.5124