

HARVEY'S LOCKUP

27 MONTEREY STREET, SAN JUAN BAUTISTA



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PROPERTY OVERVIEW – INCOME & EXPENSE



- This Mixed Use Zoning facility currently features approx. 176 non-climate controlled units with that make up 20,321 net rentable square feet. It has below market rents and is located in an undersaturated self storage market, and is the only self-storage facility in a 5-mile radius of the property.
- This building was built in 1925 and has served as Ford Dealership and warehouse. In 2006 this building was confirmed as a historic resource building.
- San Juan Bautista was founded in 1797 by the Spanish with the establishment of Mission San Juan Bautista. The town was briefly known as San Juan de Castro and eventually incorporated in 1896 as San Juan Bautista.
- Today it is a popular tourist destination, as the home of the San Juan Bautista State Historic Park and other important historic sites.
- Monterey Street is easily accessible from all Highways entering San Juan Bautista.

Purchase Price	\$3,200,000
Price per Rentable Square foot	\$157
Rentable Square Feet	20,321
Year Built/ Renovated	1956

Pricing to Cap Rate

Purchase Price	Gross Income	NOI	Cap Rate
\$3,200,000	\$293,000	\$188,000	6.00%

Expense of Approximately	\$110,000
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PROPERTY SUMMARY



Property Address	27 Monterey Street San Juan Bautista, CA 95045
Assessors Parcel Numbers	002 040 001 000
Net Rentable Square Feet	20,321
Total Units	176
Lot Size (Approximate)	0.85 AC
Year Built	1956
Foundation	Concrete
Framing	Steel
Exterior Walls	Metal
Parking Surface	Asphalt
Roof	Metal
Security	Camera Surveillance
Safety	Fire Sprinklers

PROPERTY PHOTOS – EXTERIOR



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PROPERTY PHOTOS – EXTERIOR



PROPERTY PHOTOS – INTERIOR



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PROPERTY PHOTOS – INTERIOR



PROPERTY AERIAL



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PROPERTY OVERVIEW - UNITS



Dimensions	Unit Sq. Ft.	Total Units this size	Total Sq. Ft.	Current Rent/ Month	Monthly Income	Annualized Income	ProForma Rent/ Month Incr. Year 2	ProForma Monthly Rent with Incr. Year 2	ProForma Annual Rent with Incr. Year 2
5 X 4	20	1	20	\$50	\$50	\$600	\$55	\$55	\$660
5 X 5	25	13	325	\$60	\$780	\$9,360	\$66	\$858	\$10,296
6 X 5	30	3	90	\$70	\$210	\$2,520	\$77	\$231	\$2,772
4 X 10	40	1	40	\$75	\$75	\$900	\$83	\$83	\$996
5 X 10	50	13	650	\$85	\$1,105	\$13,260	\$94	\$1,222	\$14,664
6 X 9	54	1	54	\$85	\$85	\$1,020	\$88	\$88	\$1,056
6 X 10	60	3	180	\$90	\$270	\$3,240	\$91	\$273	\$3,276
6 X 12	72	1	72	\$95	\$95	\$1,140	\$96	\$96	\$1,152
10 X 7.5	75	21	1,575	\$105	\$2,205	\$26,460	\$110	\$2,310	\$27,720
8 X 10	80	2	160	\$105	\$210	\$2,520	\$116	\$232	\$2,784
10 X 9	90	1	90	\$120	\$120	\$1,440	\$132	\$132	\$1,584
10 X 10	100	47	4,700	\$135	\$6,345	\$76,140	\$143	\$6,721	\$80,652
8 X 14	105	1	105	\$135	\$135	\$1,620	\$149	\$149	\$1,788
10 X 12	120	47	5,640	\$145	\$6,815	\$81,780	\$154	\$7,238	\$86,856
10 X 15	150	2	300	\$175	\$350	\$4,200	\$182	\$364	\$4,368
10 X 20	200	4	800	\$225	\$900	\$10,800	\$248	\$992	\$11,904
10 X 30	300	9	2,700	\$295	\$2,655	\$31,860	\$325	\$2,925	\$35,100
20 X 20	400	3	1,200	\$325	\$975	\$11,700	\$352	\$1,056	\$12,672
14 X 30	420	1	420	\$335	\$335	\$4,020	\$358	\$358	\$4,296
20 X 30	600	2	1,200	\$425	\$850	\$10,200	\$468	\$936	\$11,232
		Totals	20,321			\$24,565	\$294,780	\$26,319	\$315,828
2 Bedrooms Apartment						\$2,000			
Studio Apartment						\$1,450			
RV Space							\$375		
						\$28,015			
Vacancies									
5 X 5	25	2	50			-100			
5 X 10	50	3	150			-255			
10 X 10	100	2	200			-270			
						\$27,390	\$328,680		
4% Vacancy Rate									

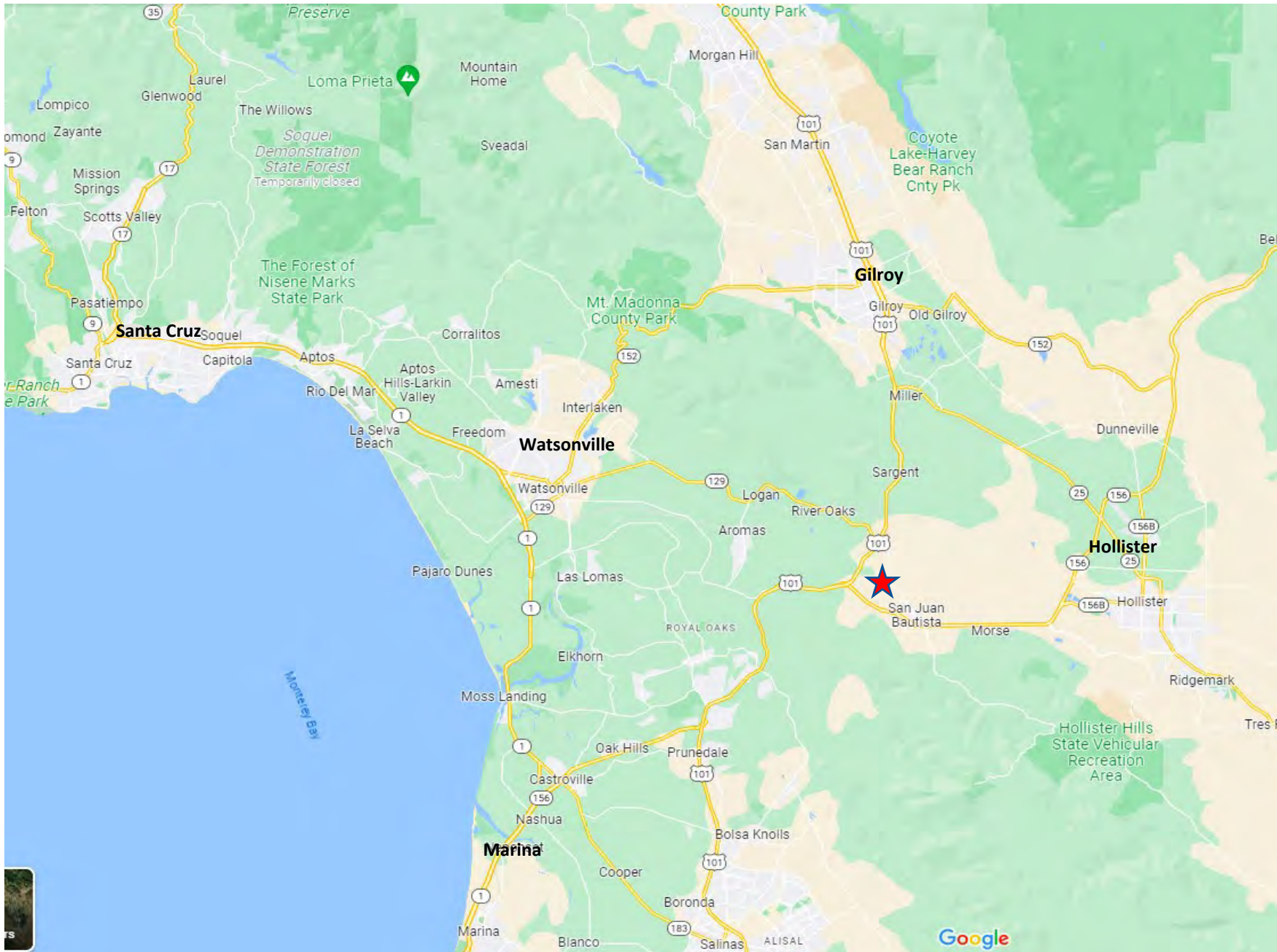
DEMOGRAPHICS



2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	2,239	3,391	4,970
Households	809	1,245	1,732
Average Household Income	\$116,982	\$134,259	\$142,401
Owner Occupied Housing Units	383	682	996
Renter Occupied Housing Units	426	563	736
Median Age	42	42.5	43.7
Median Household Income	\$81,637	\$90,362	\$94,251

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LOCATION MAP



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AERIAL OF SAN JUAN BAUTISTA

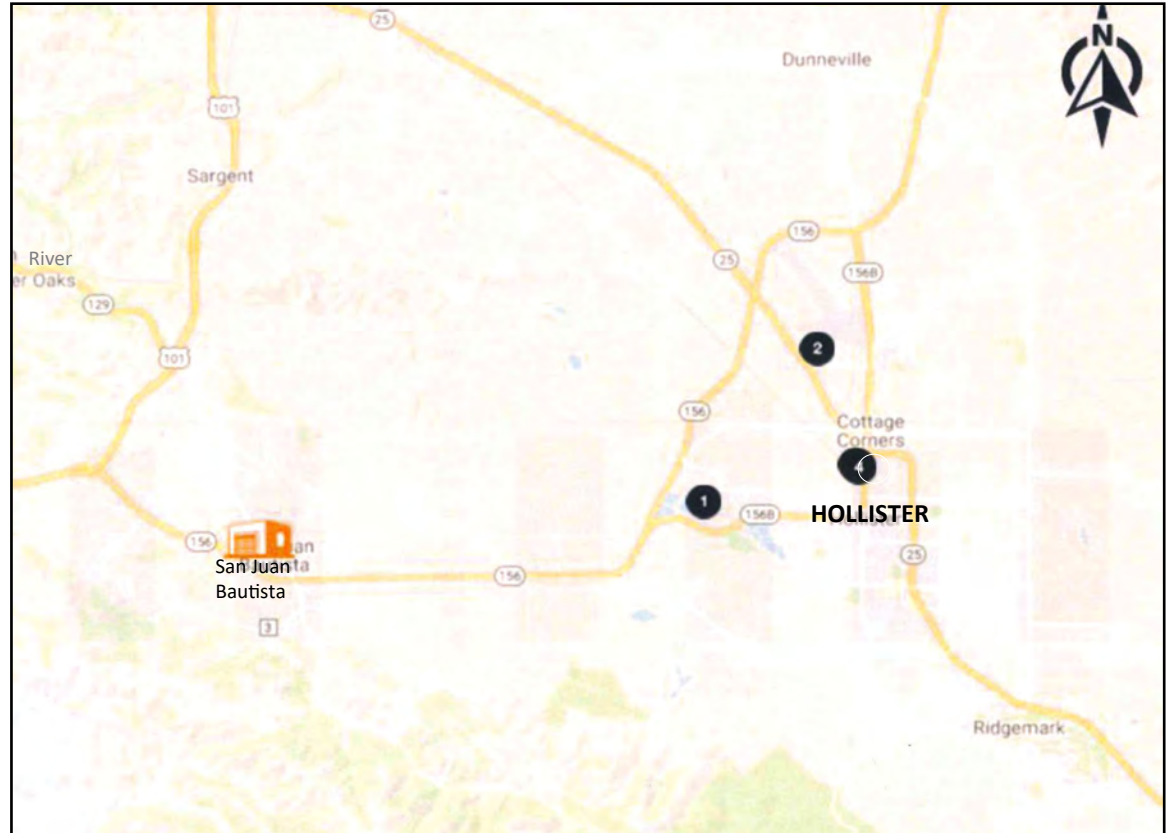


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**HARVEY'S LOCKUP
(SUBJECT)**

- 1** Mini Max Storage & RV Parking
- 2** Flynn Road RV & Mini Storage
- 3** Croft's Lofts Self Storage
- 4** Hannigan's Mini Storage



PROPERTY OVERVIEW

Rent Comparables

HARVEY'S LOCKUP

27 Monterey St, San Juan Bautista, CA, 95045



Unit Type	Units	SF/Unit	Rent/Unit	Rent/SF
Non-C/C 5x10		50	\$85	\$1.70
Non-C/C 10x10		100	\$130	\$1.30
Non-C/C 10x15		150	\$165	\$1.10
Total/Avg.				

YEAR BUILT: 1956

MINI MAX STORAGE & RV PARKING

2450 San Juan Road, Hollister, CA, 95023



Unit Type	SF/Unit	Rent/Unit	Rent/SF
Non-C/C 5x10	50	\$105.00	\$2.10
Non-C/C 10x10	100	\$159.00	\$1.59
Non-C/C 10x15	150	\$165.00	\$1.10
Non-C/C 10x20	200	\$195.00	\$0.98
Total/Avg.	500		

YEAR BUILT: 1997

NOTES

*Located 5.60 miles from subject property; 680 units
 *Improvements Rating: B
 *Location Rating: C+
 *73,783 NRSF; 6.89 acres

FLYNN ROAD RV & MINI STORAGE

741 Flynn Road, Hollister, CA, 95023



Unit Type	SF/Unit	Rent/Unit	Rent/SF
Non-C/C 5x10	50	\$80.00	\$1.60
Non-C/C 10x10	100	\$120.00	\$1.20
Non-C/C 10x20	200	\$175.00	\$0.88
Total/Avg.	350		

YEAR BUILT: 1998

NOTES

*Located 7.35 miles from subject property; 400 units
 *Improvements Rating: B
 *Location Rating: C+
 *45,299 NRSF; 5.83 acres

PROPERTY OVERVIEW

Rent Comparables

CROFT'S LOFTS SELF STORAGE

375 Flora Avenue, Hollister, CA, 95023



Unit Type	SF/Unit	Rent/Unit	Rent/SF
Non-C/C 5x10	50	\$106.00	\$2.12
Non-C/C 10x10	100	\$135.00	\$1.35
Non-C/C 10x15	150	\$160.00	\$1.07
Non-C/C 10x20	200	\$175.00	\$0.88
Total/Avg.	500		

YEAR BUILT: 2001

NOTES

- *Located 7.65 miles from subject property; 350 units
- *Improvements Rating: B
- *Location Rating: C+
- *40,850 NRSF; 1.91 acres

HANNIGAN'S MINI STORAGE

180 San Felipe Road, Hollister, CA, 95023



Unit Type	SF/Unit	Rent/Unit	Rent/SF
Non-C/C 5x10	50	\$154.00	\$3.08
Non-C/C 10x11	110	\$177.00	\$1.61
Non-C/C 8x20	160	\$205.00	\$1.28
Total/Avg.	320		

YEAR BUILT: 1997

NOTES

- *Located 7.75 miles from subject property; 280 units
- *Improvements Rating: B
- *Location Rating: C+
- *33,250 NRSF; 1.58 acres

27 MONTEREY STREET



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