



BUSY BEE MINI STORAGE

928 Stearns Lane
Oakland, Oregon 97462

SELF STORAGE FOR SALE

INVESTMENT PROPERTY



INVESTMENT HIGHLIGHTS

- 139-unit storage warehouse built in 1978 and 2008
- Strong occupancy history – 2011 average occupancy of 94%
- Excellent access, street exposure, and visibility
- Significant recent improvements including new roofs, paint, signage, landscaping, and manager's apartment
- Only storage facility located in the entire Oakland 97462 zip code containing 4,692 people
- Steady area growth
- On-site management
- 8.5% cap on actual 2011 results
- **Seller financing available**

FOR MORE INFORMATION, PLEASE CONTACT:

JIM LEWIS

Associate Director

503-279-1743

jim.lewis@cushwake.com

CUSHMAN & WAKEFIELD OF OREGON, INC.

200 SW Market Street, Suite 200

Portland, OR 97201

main 503-279-1700 | fax 503-279-1790

cushmanwakefield.com

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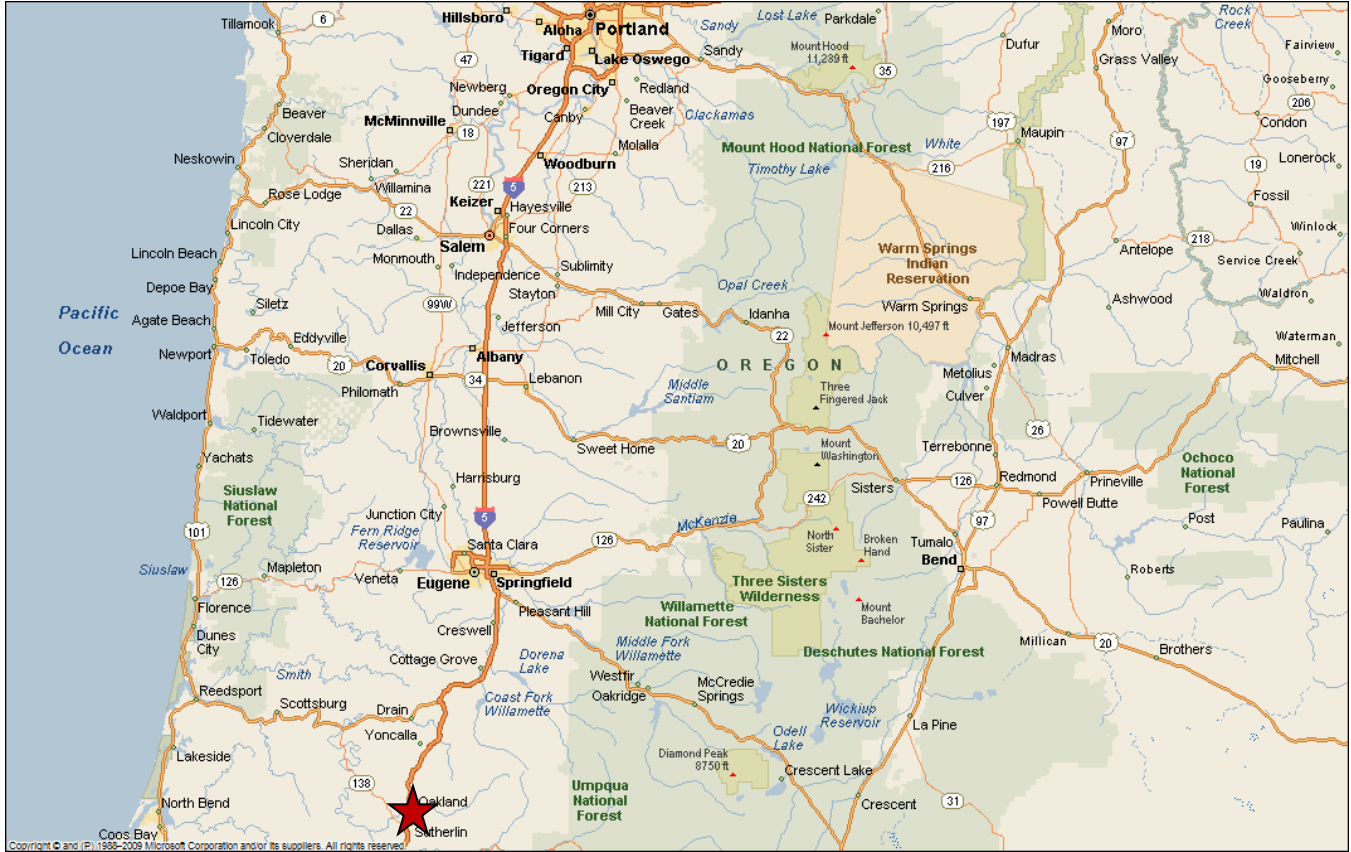


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INVESTMENT PROPERTY



INVESTMENT SUMMARY

PRICE	\$490,000 (\$43.75 per rentable square foot)
2011 NET INCOME	\$41,865 (\$54,912 without on-site management)
CAP RATE	8.54% (11.2% without on-site management)
SQUARE FOOTAGE	11,200 SF of net rentable area
LAND AREA	82,764 SF (1.9 acres)
MANAGER'S AREA	600+ SF including office and 1-bedroom apartment
YEAR BUILT	1978 and 2008
ADJACENT PROPERTY	1,700 square-foot, 3-bedroom house on 43,124 square feet of land available for \$170,000

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