

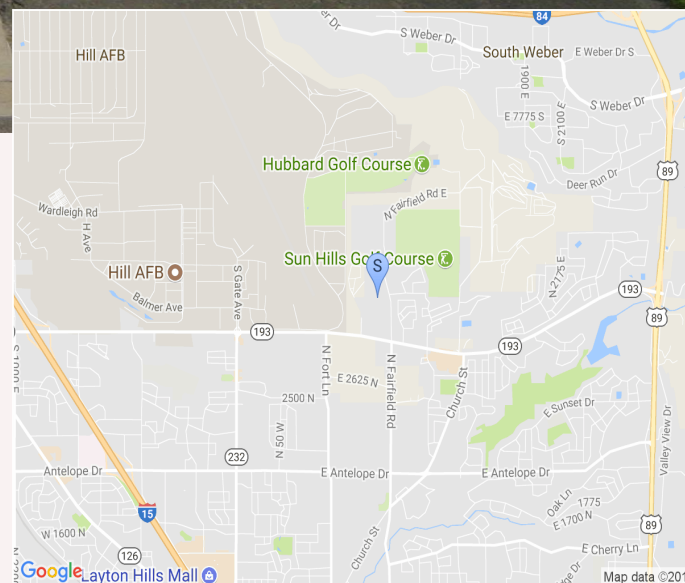
Layton Self Storage

3180 North 750 East
Layton UT 84041



HIGHLIGHTS:

- » Self-Storage Offering in Layton, UT
- » 130 Units - Approximately 31,000 Square Feet
- » Land Included and Available for Potential Expansion
- » Approximately 83% Economically Occupied



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PROPERTY SUMMARY

Number of Units	130
Rentable Square Feet	31,099
Gross Square Feet	124,146
Land Acres	2.85
# of parcels	1
Zoning Type	Light Industrial
Product Class	Self-Storage
Street Frontage	Highway 193 to 750 E
Traffic Counts	30,000

INVESTMENT SUMMARY

Offering Price	\$1,950,000
Price PSF	\$62.70
NOI (CURRENT)	\$117,043
CAP RATE (CURRENT)	6.00 %
CAP RATE (Market)	8.12 %

**INCOME**

	CURRENT	MARKET
Rental Income	\$207,600	\$248,652
Late Fees	\$2,814	\$2,814
Administrative Fees	\$1,715	\$1,715
Insurance Revenue	\$2,386	\$2,386
Other Income	\$1,611	\$1,700
Gross Potential Income	\$216,126	\$257,267
Vacancy & Collection Loss	\$33,216	\$29,838
Effective Gross Income	\$182,910	\$227,429
Less: Expenses	\$65,867	\$69,017
Net Operating Income	\$117,043	\$158,412

EXPENSES

	Per Unit	CURRENT	Per Unit	MARKET
Real Estate Taxes	\$169	\$21,908	\$169	\$21,908
Property Insurance	\$21	\$2,794	\$21	\$2,794
Advertising	\$52	\$6,758	\$52	\$6,758
Repairs & Maintenance*	\$44	\$5,732	\$44	\$5,732
Utilities	\$83	\$10,838	\$83	\$10,838
Merchant Services Fees	\$23	\$2,992	\$29	\$3,769
Third Party Management(2)	\$69	\$8,995	\$87	\$11,368
Computer and Software	\$17	\$2,150	\$17	\$2,150
Snow Removal	\$19	\$2,500	\$19	\$2,500
Professional Fees	\$9	\$1,200	\$9	\$1,200
Total Operating Expense	\$507	\$65,867	\$531	\$69,017
Expense / SF		\$2.11		\$2.21
% of EGI		36.01 %		30.35 %