

Sales Price: \$900,000 (\$41.28/NRSF)



Wakeside Boat & RV Storage
16295 Ranchland Road
Skiatook, Oklahoma 74070

PROPERTY HIGHLIGHTS

- 40 Units
- 95%+ Occupancy
- 21,800/NRSF on 2.50 Acres MOL
- Built: 2020
- Power In All Units
- Below Market Rates



Frank Sheehy
+1 405 921 6689
frank@naisullivangroup.com

+1 405 840 0600 OFFICE

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Oklahoma City, OK 73116

www.naisullivangroup.com



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Size	Area	Total Units	Occupied	Vacant	Rate	Gross Sq. Ft.	Occ Sq. Ft.	Sq. Ft. Vac	S.F. Occ.	Unit Occ.	Eco. Occ.	Gross Rent/ Mo.	Net Rent/ Mo.	Gross/ Year	Net/ Year
12x30	360	10	10	0	\$145.00	3,600	3,600	0	100%	100%	100%	\$1,450.00	\$1,450.00	\$17,400.00	\$17,400.00
14x40	560	20	20	0	\$175.00	11,200	11,200	0	100%	100%	100%	\$3,500.00	\$3,500.00	\$42,000.00	\$42,000.00
14x50	700	10	8	2	\$225.00	7,000	5,600	1400	80%	80%	80%	\$2,250.00	\$1,800.00	\$27,000.00	\$21,600.00
		40	38	2		21,800	20,400	1400	94%	95%	94%	\$7,200.00	\$6,750.00	\$86,400.00	\$81,000.00

COMPARABLES	Dawg House	Big Foot	Bear Creek	Storage Bay
12x30	~\$125		\$120	\$155
14x40	~\$195	\$165		\$235
14x50	~\$225			\$299

CURRENT EXPENSES	Monthly	Yearly
Electric	~\$120	\$1,440
Taxes(Adjusted)	\$667	\$8,000
Insurance(Adjusted)	\$267	\$3,200



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Population	1 Mile: 296	3 Miles: 1,836	5 Miles: 3,273
Average Household Income	1 Mile: \$114,453	3 Miles: \$113,646	5 Miles: \$108,496
Total Households	1 Mile: 104	3 Miles: 655	5 Miles: 1,149

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