
FOR SALE

DeMaio's Mini Storage
1379 Rice Street
St. Paul, MN 55117



Offered Exclusively By:

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**Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness. All prospective purchasers should conduct their own due diligence to determine the suitability of this property as an investment.*



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1379 Rice Street
St. Paul, MN 55117

TOTAL BUILDING SIZE:	11,900 square feet
RENTABLE SQUARE FOOTAGE:	11,800 square feet
TOTAL LAND AREA:	30,775 square feet
TOTAL UNITS:	64 Indoor Units, 23 Outdoor Units
YEAR BUILT:	1988
CONSTRUCTION TYPE:	Metal
SECURITY:	Fence & Gate
SALE PRICE:	\$765,000
NET OPERATING INCOME:	\$67,160*
ADDITIONAL COMMENTS:	

- Easily accessible from 35E
- Great drive-by visibility
- Well-maintained facility
- Located on busy Rice Street
- Income from billboard
- Family owned and operated for 20+ years
- Zoned TN2 (Traditional Neighborhood)

Please call for more information:

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PHOTOS



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FINANCIAL INFORMATION

Month	Monthly Leased Indoor Units	Indoor Income	Monthly Leased Outdoor Units	Outdoor Income
<u>January</u>	53	\$6,899.00	23	\$2,094.00
<u>February</u>	59	\$5,870.00	18	\$1,770.00
<u>March</u>	56	\$6,227.05	22	\$1,950.00
<u>April</u>	60	\$6,305.30	19	\$1,685.00
<u>May</u>	59	\$5,698.00	21	\$1,878.00
<u>June</u>	61	\$5,989.59	19	\$1,685.00
<u>July</u>	61	\$6,485.60	18	\$1,675.00
<u>August</u>	64	\$6,098.60	17	\$1,600.00
<u>September</u>	57	\$6,431.51	18	\$1,485.00
<u>October</u>	55	\$6,390.00	22	\$2,741.00
<u>November</u>	57	\$6,050.50	20	\$2,180.00
<u>December</u>	60	\$6,192.00	21	\$2,205.00

Total Indoor:
\$74,637.15

Total Outdoor:
\$22,948.00

Occupancy for
2009
90.04%

	<u>B</u>		
Advertising	\$3,625.00	Total Collected Rents	\$97,585.15
Janitorial	\$1,260.00	2009 Operating	
Insurance	\$3,190.00	Expenses	<u>\$(30,425.00)</u>
Supplies	\$395.00	Net Operating Income	\$67,160.15
Taxes	\$18,400.00	Asking Price:	\$765,000
Utilities	\$1,155.00	Cap. Rate:	8.78%
Misc.	\$2,400.00		
	<u>\$30,425.00</u>		

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