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Mini Storage on 7 acre parcel next to Brownsville airport, that includes Storage with 116 units which are rented on a monthly basis, a restaurant that is open six days a week and an income producing two bedroom mobile home. This is an easy to run business on a great rural landscape. Land & Structures alone had a valuation of \$750K (in 2011).

7 Acre Parcel with Easy run Business



Recast Earnings

(Not Verified By Business Team)

	12 Months Ended 12/31/2014	12 Months Ended 12/31/2013	12 Months Ended 12/31/2014
Sales	\$94,722	\$97,607	\$86,043
Adjusted Cash Flow	\$68,260	\$67,838	\$50,109

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	1	0	Business
Owners	0	1	
Hours of Operation	07:00 / 08:00 storage access		

Price/Terms

Lease

Asking Price	\$995,000	Monthly Rent Including NNN	\$0
Down Payment	\$796,000	Expires	
Inventory (included)	\$0	Option	No
		Size (sq.ft.)	15800
Real Property Available	Yes	New Lease Available	No

Miscellaneous

Type of Organization	S Corp	Training	2 Weeks20 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.