

FOR SALE

Self Storage Property in Santa Maria

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CA Lic #01318215

Off Broadway Mini Storage

1745 S Lincoln St, Santa Maria, CA 93458



TOUR DATES: Fri, Aug 23, 10AM - 12PM
Mon, Aug 26, 1PM - 3PM
Wed, Aug 28, 10AM - 12PM
OFFERS DUE: Thurs, Aug 29, 4PM

Owner reserves the right to accept any offer ahead of offer due date.

805.688.5333
www.BattagliaRE.com
2901 Grand Ave #D, PO Box 540, Los Olivos, CA 93441-0540

Information contained herein was obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it. Buyer to independently verify.



EXECUTIVE SUMMARY



Battaglia Commercial Real Estate is pleased to present for sale the Off Broadway Mini Storage located at 1745 S Lincoln St, Santa Maria, CA 93458. This asset was built in 1993 and has been privately operated since then. It features 205 indoor units with 21,150 SF of rentable space spread over 2 acres of land. In addition, there is an area for outdoor RV storage, as well as a 2-story office/manager's building with the office and a 2-car garage located downstairs and a 2Bed-1Bath apartment upstairs. This asset is stabilized yet offers several avenues for a buyer to add value.

- Rents below market relative to comparable properties
- Opportunity to stabilize excess land and rent out as RV storage
- Enhance retail offerings and tenant protections

Off Broadway Mini Storage is located in the southern part of the fast-growing community of Santa Maria. The city has seen a 42% increase in population since 2000 and doesn't show any signs of slowing down. There are over 2,400 housing units at various stages of planning and construction with the City of Santa Maria, along with a compliment of commercial space. This growth will continue to feed the demand for self-storage.

Off Broadway Mini Storage has been operated by its current owner, utilizing QuickBooks, spreadsheets, and an on-site manager. The on-site manager plans to retire upon consummation of a sale contract and can vacate premises prior to the close of escrow.

Offered at \$2,499,000

An Offering Memorandum is available upon receipt of signed NDA, which is included in this flyer.

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INVESTMENT SUMMARY

PROPERTY SUMMARY

Property Address	1745 S Lincoln St, Santa Maria, CA
List Price	\$2,499,000
Building Size (Approx)	21,150 SF (Storage) 1,400 SF (Mgr Resident & Office) 22,550 SF (Total Indoor)
Units	205 Indoor Units
Year Built	1993
Zoning	R3
Lot Size	88,862 SF
Price Per Rentable SF	\$123/SF

INVESTMENT HIGHLIGHTS

- Santa Maria growth
- Broad range of units
- Generous on-site manager's unit
- Lots of upside in rents
- Opportunity to utilize excess land for RV storage or expansion of enclosed storage units

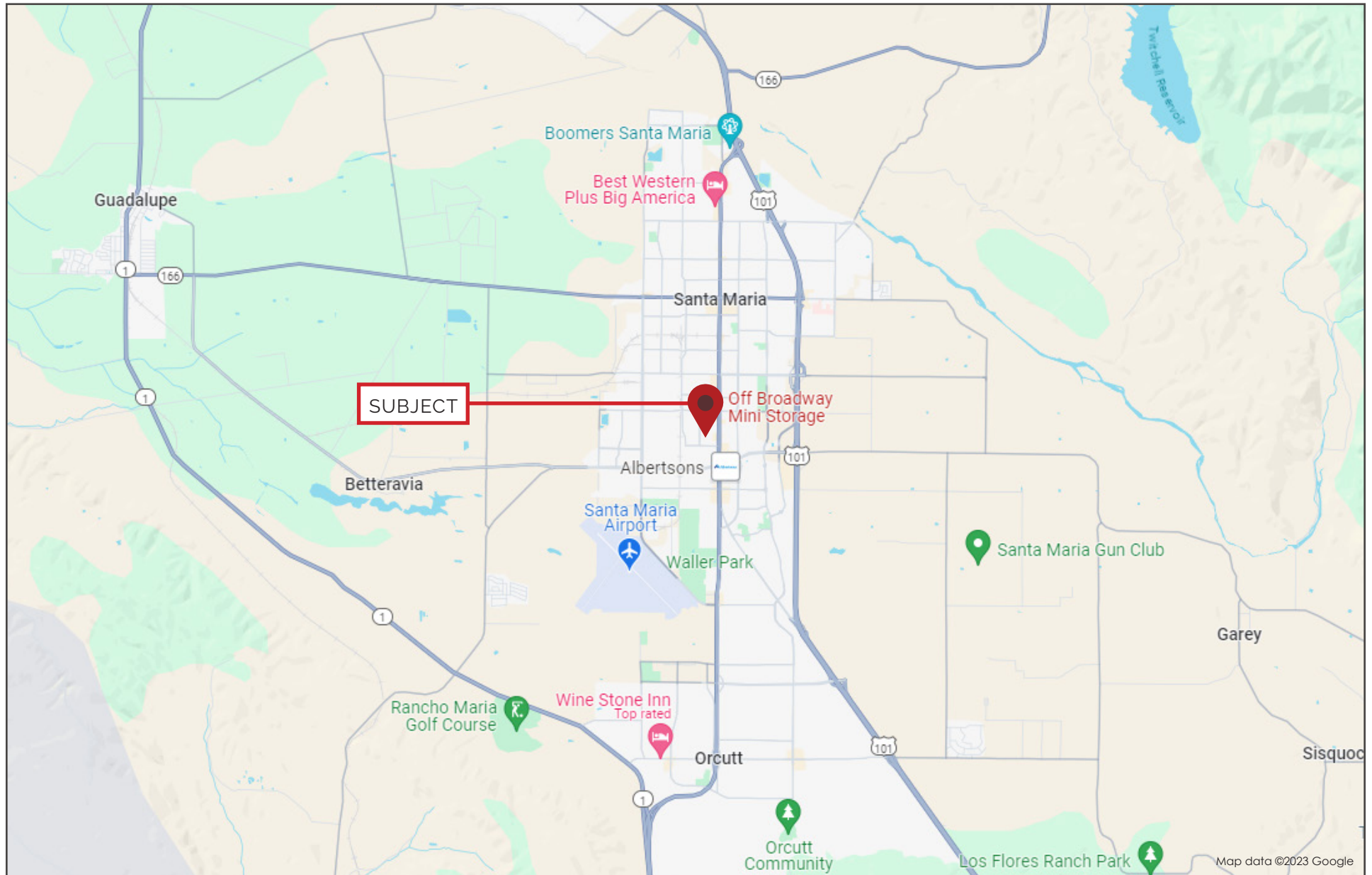


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FOR SALE: 1745 S Lincoln St, Santa Maria, CA

AERIAL MAP OF PROPERTY





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Site map is intended to represent the flow of the property and may not accurately represent the dimensions of each building or the property as a whole.

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NON DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The property owner thereof (hereinafter referred to as "Owner") has retained Battaglia Commercial Real Estate (hereinafter referred to as "BCRE") as exclusive agent to list and sell the property and improvements known as "Off Broadway Mini Storage" located at 1745 S Lincoln St, Santa Maria, CA 93458 (hereinafter referred to as the "Property") to proposed purchaser (hereinafter referred to as "Principal").

The undersigned acknowledges that Owner desires to maintain the confidentiality of the information disclosed. The undersigned agrees with BCRE not to disclose or permit access to any Confidential Information without the prior written consent of Owner, to anyone other than Principal's employees, legal counsel, accountants, lenders or other agents or advisors to whom disclosure or access is necessary for Principal to evaluate the Property. Disclosure of Confidential Information shall be made to these parties only in connection with the potential acquisition of the Property, and then only if these parties understand and agree to maintain the confidentiality of such Confidential Information. The undersigned shall be responsible for any breach of this Agreement by these parties, and neither Principal nor these parties shall use or permit the use of Confidential Information in any manner whatsoever, except as may be required for Principal to evaluate the Property or as may be required by legal process. If the Principal does not purchase the Property, Principal, at the close of negotiations, will destroy or return to BCRE (at BCRE's option) all information provided to Principal and will not retain any copy, reproduction, or record thereof.

The term "Confidential Information" shall mean all information including the fact that the Property is for sale, all financial, production, marketing and pricing information, Property methods, Property manuals, manufacturing procedures, correspondence, processes, data, contracts, customer lists, employee lists and any other information whether written, oral or otherwise made known to Principal: (a) from any inspection, examination, or other review of the books, records, assets, liabilities, processes, or production methods of Owner, (b) from communications with Owner or its directors, officers, employees, agents, suppliers, customers or representatives; (c) during visits to Owner's premises, or (d) through disclosure or discovery in any other manner. However, Confidential Information does not include any information, which is readily available and known to the public.

BCRE received information about the Property from the Owner, usually including but not limited to financial statements, rental rolls, and leases. Based on information provided by the Owner, BCREs often prepare a summary description of the Property, which may include a cash flow projection, financial analysis, or other commentary. Principal understands that the BCRE does not audit or verify any information given to BCRE or make any warranty or representation as to its accuracy or completeness, nor in any way guarantee future Property performance. Principal is solely responsible to examine and investigate the Property, financial statements, and any other facts, which might influence Principal's decision to purchase, or the price Principal is willing to pay. Any decision by Principal to purchase the Property shall be based solely on Principal's own investigation and that of Principal's legal, tax and other advisors. BCRE urges Principal to obtain independent legal and tax counsel.

Principal shall not contact Owner's employees, customers, landlords or suppliers without Owner's consent.

Principal hereby agrees that BCRE shall represent Principal in any resulting transaction, along with Owner, as dual agent.

Owner is specifically intended to be beneficiary of the duties and obligations of this Agreement and may prosecute any action at law or in equity necessary to enforce its terms and conditions as though a party hereto. Owner may assign this Agreement to any new ownership of Property.



This Agreement can only be modified in writing, signed by both BCRE and Principal. Waiver of any breach of this Agreement shall not be a waiver of any subsequent breach. This Agreement supersedes all prior understandings or agreements between the parties with respect to its subject matter. This Agreement shall be construed under and governed by the laws of the State of California. If Principal is a corporation, partnership, or other such entity, the undersigned executes this Agreement on behalf of Principal and warrants that he/she is duly authorized to do so.

Principal (a) warrants and represents that it is not represented by any other broker, finder or agent in any possible transaction involving the Property; (b) indemnifies and saves harmless BCRE and the Owner, and their respective affiliates, successors and assigns against and from any loss, liability, cost or expense (including attorney's fees) in any way arising from claims by any other real estate broker, finder or similar agent for commissions, fees and other compensation relating to the proposed or actual transaction involving the Principal, its affiliates, successors, assignees or nominees; and (c) acknowledges that BCRE, in its capacity as exclusive agent for Owner, has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with Principal under terms and conditions that are acceptable to the Owner, in its sole and absolute discretion.

This agreement embodies the full understanding of the parties and may not be changed orally.

We are providing you with this agreement as a condition to the commencement of our dealings and negotiations with BCRE and Owner. Please sign and return a copy of this agreement where indicated to confirm your receipt and acknowledgment of the terms hereof.

EXECUTED BY PRINCIPAL:

By: _____

Name: _____

PLEASE PRINT

Title: _____

Company: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

ACKNOWLEDGED

Battaglia Commercial Real Estate

By: 

Steven Battaglia

Broker / BCRE