

LEASE UP PROPERTY WITH MULTIPLE EXPANSIONS

Tennessee

This Tennessee property was a new development on the outskirts of historic Nashville. The property building was a prior use building and converted to self storage when the owners bought the building.

Unit Expansions

This property opened with 170 units and over four years, underwent multiple expansions; growing its available unit count to 430 units. More than doubling in size.

169 Units Opening

403 Units Year 1 of MGMT

427 Units Year 2 of MGMT

Monthly Income



	Opening	Year 1	Year 2	Year 3	Year 4
Total Monthly Income	\$0	\$28,749	\$42,800	\$67,056	\$76,471
Expected Monthly Income	\$0	\$25,400	\$42,817	\$63,641	\$72,202
Gross Potential	\$25,492	\$57,629	\$57,649	\$73,933	\$82,808

Monthly Occupancy



	Opening	Year .5	Year 1	Year 1.5	Year 2	Year 2.5	Year 3	Year 3.5	Year 4
Unit Occupancy	0%	65%	49%	60%	79%	82%	95%	88%	97%
Sq Ft Occupancy	0%	62%	55%	63%	83%	87%	92%	90%	98%

