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(371) UNIT BOAT STORAGE FACILITY Bay Area, California

Annual Revenues: \$858,080
Cash Flow: \$575,259
Asking Price with Real Estate: \$9,000,000
153,371 sq. ft.

Upside available due to Sellers Discretionary spending in the form of one-half of one of the group storage facilities and the usage of two 30' units and three 35' units.

There is immediate upside of \$20,220 of newly available storage space or rent. Coupled with the existing waiting list these newly freed up storage units should rent out quickly

- **Individual and group storage options available**
- **Rates on all units have recently (April 2019) been raised to meet local market rates**
- **Current owners open to training new owners (arrangement TBD)**
 - **All Equipment included to move all boats**

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