

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Advantage Storage (3rd Party Managed)



1015 S. 17th St.  
Lovington, NM 88260

Presented by:

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Broker of Record:  
Sam Livingston  
Livingston Brokerage, LLC  
NM License #15897



**LIST PRICE: \$4,811,929**

### INVESTMENT HIGHLIGHTS

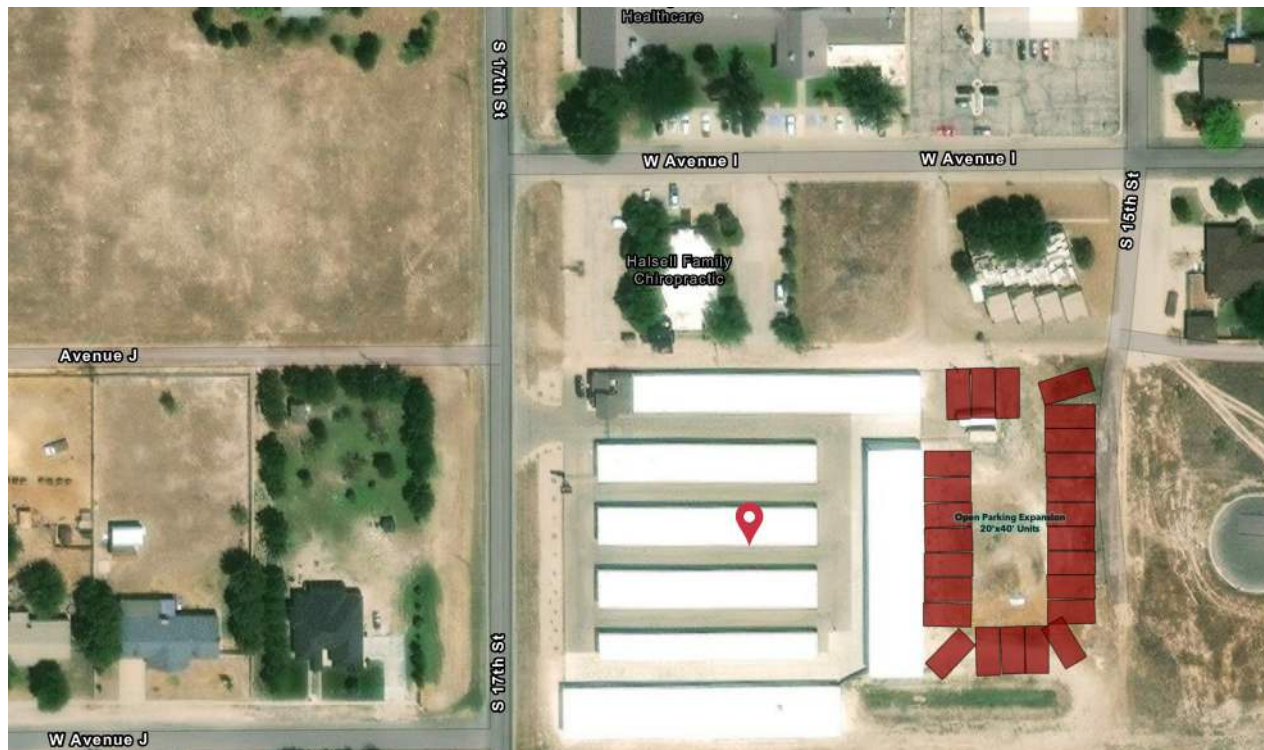
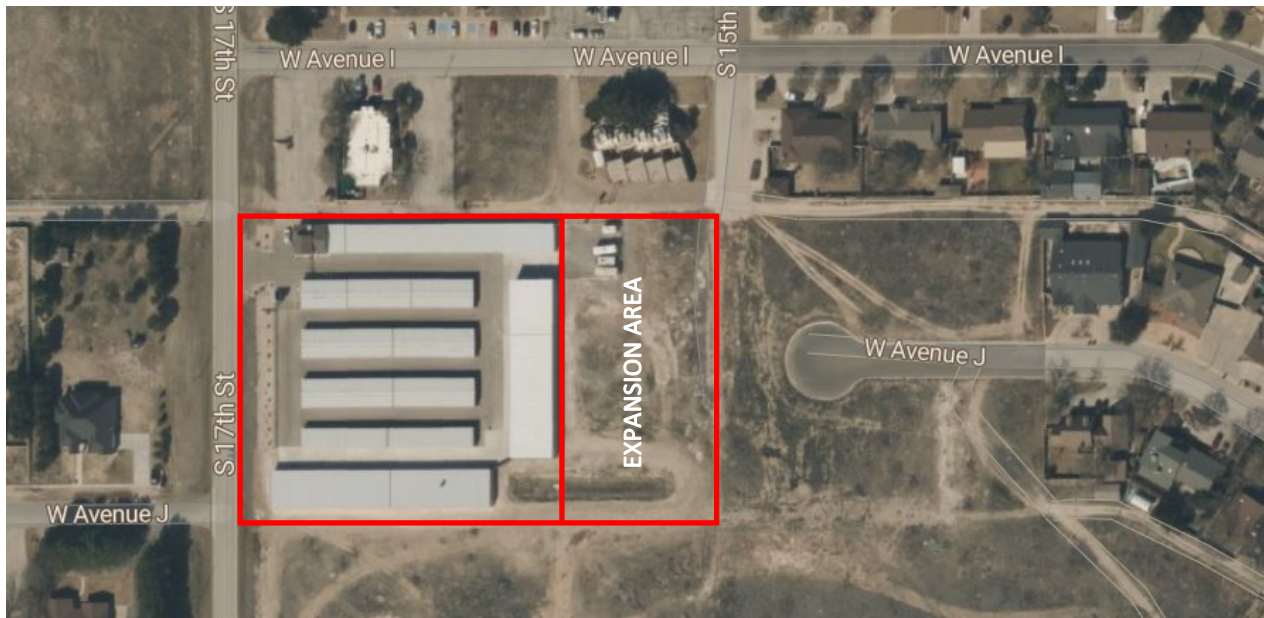
- Well-positioned, stabilized property with flexibility for full-time, part-time or unmanned staffing
- Strong tertiary market rental rates (average on-site NCC 10x10 market rates of \$1.22/mo)
- Low maintenance property with minimal CapX
- Good demographics with 12,900 population and \$73,248 median household income within 3 miles
- Attractive supply fundamentals, 6.5 SF per Capita within 3 miles
- Approximately 1 acre for expansion (open parking expansion concept next page)

### PROPERTY DETAILS

Rentable SF:	48,400
Number of Units:	267
Unit Occ.:	80.9%
Economic Occ:	84.9%
Physical Occ.	84.7%
Acreage:	3.83







Argus Self Storage Advisors and Jones Investment Real Estate, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence. Jared Jones is a minority investor in this self storage property.