

A-1 MINI STORAGE

\$850,000

1591 Main Avenue

Clinton, IA 52732

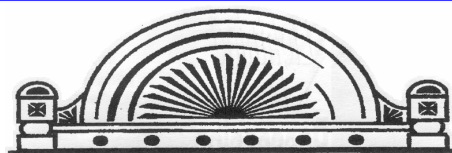
4.363 Acres

3 Buildings w/27,000 SF



MLS #KKR5339

Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

118 E. Main St.
Morrison, IL 61270

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Salient Facts



Kenneth W. Kophamer

Comments:

Road of Access: Main Avenue
City: Clinton, IA
County: Clinton

3 Buildings with a total of 27,000 square feet.

The property is located on the corner of Main Avenue and 16th Street NW. It has modest landscaping with a gravel parking lot. Each building has steel siding, steel roof and concrete floor. Room for a 4th building.

Total Acres: 4.363
Tillable Acres: None
Frontage: 606 Ft on Main Ave.

Sale is subject to multiple owners signing off.

Building 1 is 30' X 300' or 9,000 SF.
Building 2 is 30' X 300' or 9,000 SF.
Building 3 is 30' X 300' or 9,000 SF.

15 - 6' x 10' Units (\$35.00)	900 SF
63 - 10' x 10' Units (\$45.00)	6,300 SF
48 - 10' x 15' Units (\$50.00)	7,200 SF
63 - 10' x 20' Units (\$60.00)	12,600 SF
189 Total Units	

Total: 27,000 SF

Separate Listing for remaining 1.637 Acres. Listed at \$100,000
Call Listing Office for more information.

All utilities, electric, natural gas, water, and telephone are available to the site.

**** All 189 Units Rented Currently**

Real Estate Taxes

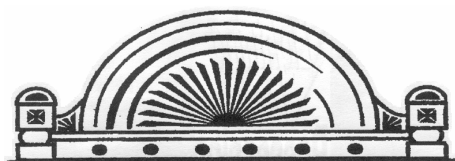
Parcel #:	Taxes:	Land Assessment	Bldg. Assessment	Total Assessment
88-06710010	\$14,445.32	\$141,800	\$221,190	\$362,990

Zoning: C-2 Commercial

Income and Expense

	Actual 2008	Projected 2009
Total Income Accounts:	\$105,787.80	\$114,480
Auctions:	\$659.02	\$1,000
Bad Debts:	\$8,861.01	\$5,000
Prof Fees:	\$150.00	\$300
Snow, Grass, Repairs & Maintenance:	\$7,075.74	\$7,075.74
Actual RE Taxes:	\$17,281.00	\$17,281.00
Insurance:	\$768.00	\$1,500
Utilities:	\$654.86	\$675
Payroll:	\$14,757.50	\$10,000
Vacancy % .05 x \$114,480=		\$5,724
Income 3 Buildings	\$56,898.71	\$67,924.26

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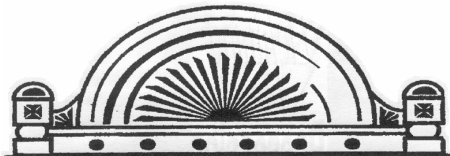
05/29/09

Cash Basis

Clinton Mini Storage
Profit & Loss
 January 1 through May 29, 2009

	Jan 1 - May 29, 09
Ordinary Income/Expense	
Income	
Ancillary Income	
Padlock Sale	15.00
Total Ancillary Income	15.00
Income Accounts	
Auction Income	46.74
Rental	
Mini Storage	43,878.35
Total Rental	43,878.35
Total Income Accounts	43,925.09
Total Income	43,940.09
Expense	
Advertising	
Auction Advertising	42.30
Advertising - Other	553.25
Total Advertising	595.55
Discounts	
Promotional Discount	3,315.00
Total Discounts	3,315.00
Office Supplies	
Cleaning Supplies	55.85
Office Supplies - Other	21.95
Total Office Supplies	77.80
Payroll Expenses	
Contract Labor	
Management Fees	9,000.00
Total Contract Labor	9,000.00
Total Payroll Expenses	9,000.00
Postage and Delivery	260.12
Printing and Reproduction	26.75
Professional Fees	
Auction Fees	75.00
Total Professional Fees	75.00
Repairs	
Building Repairs	1,070.80
Equipment Repairs	3.51
Hauling expense	-62.00
Lawn Care	155.00
Snow Removal	1,430.00
Total Repairs	2,597.31
Taxes	
Real Estate Taxes	7,707.00
Total Taxes	7,707.00
Telephone	
Local Telephone	641.97
Telephone- Long Distance	102.86
Total Telephone	744.83

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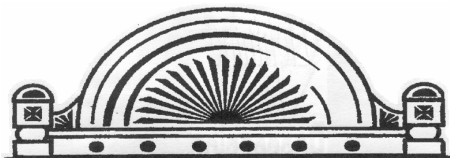
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Cash Basis

Clinton Mini Storage
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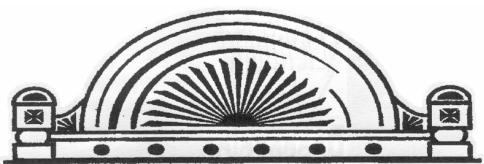
	Jan 1 - May 29, 09
Utilities	
Gas and Electric	279.50
Total Utilities	279.50
Total Expense	24,678.86
Net Ordinary Income	19,261.23
Other Income/Expense	
Other Income	
Other Income	
Forfeited Security Deposits	250.00
Total Other Income	250.00
Total Other Income	250.00
Other Expense	
Other Expenses	
Sales Tax Adjustment	422.17
Total Other Expenses	422.17
Total Other Expense	422.17
Net Other Income	-172.17
Net Income	19,089.06

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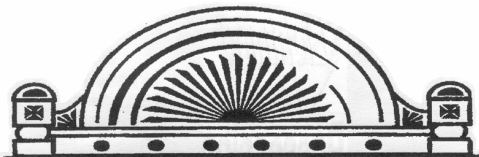
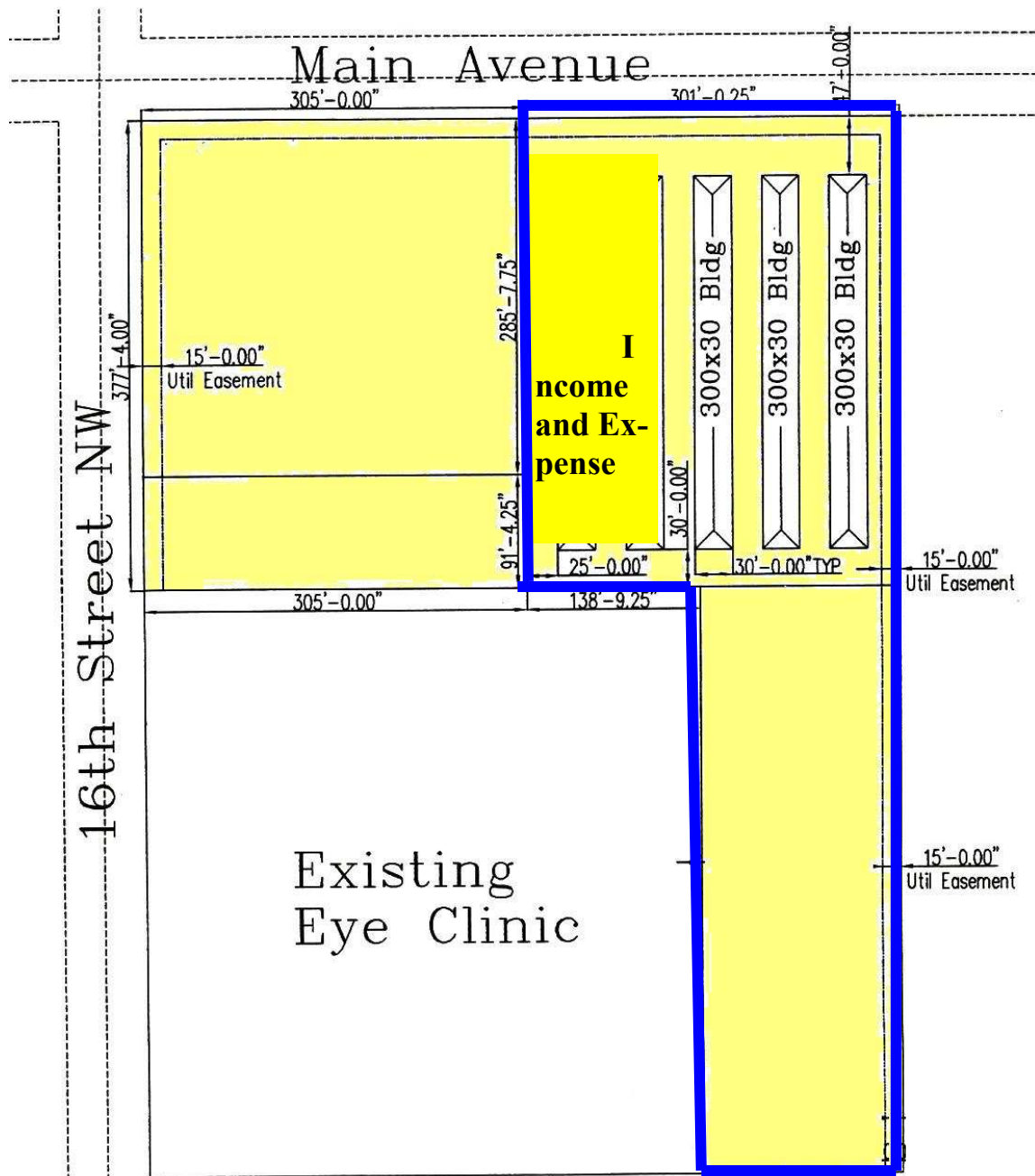
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PICTURES



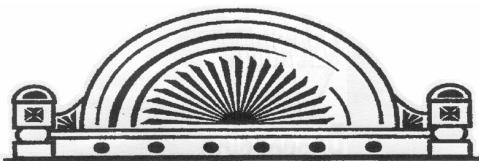
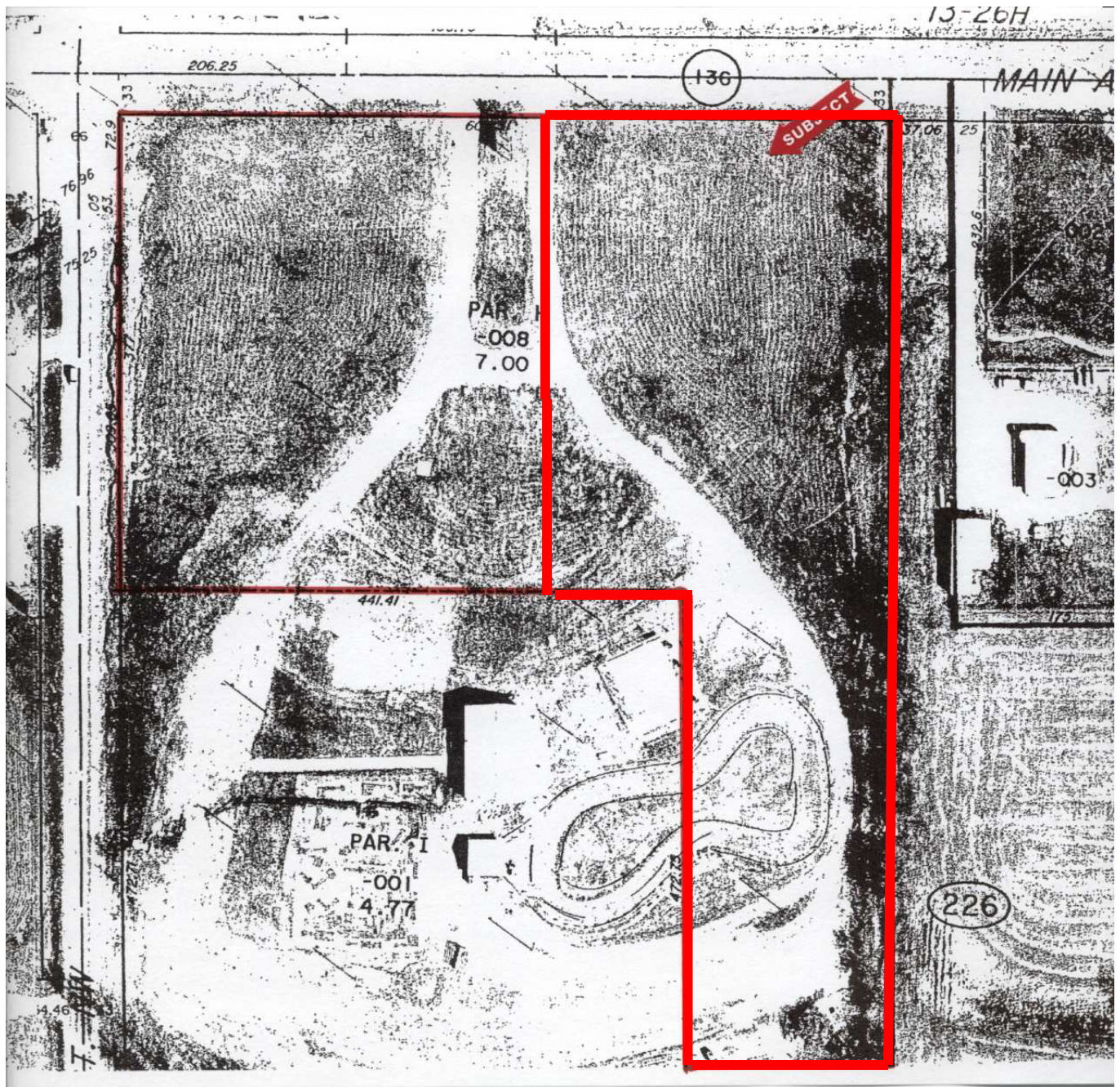
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BUILDING SKETCH



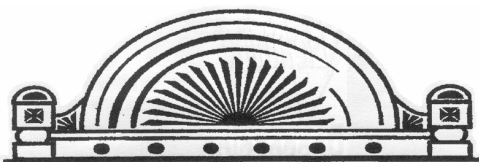
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TAX MAP



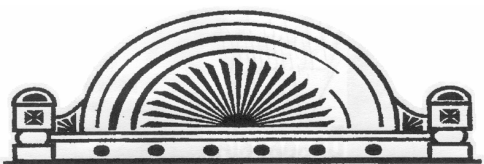
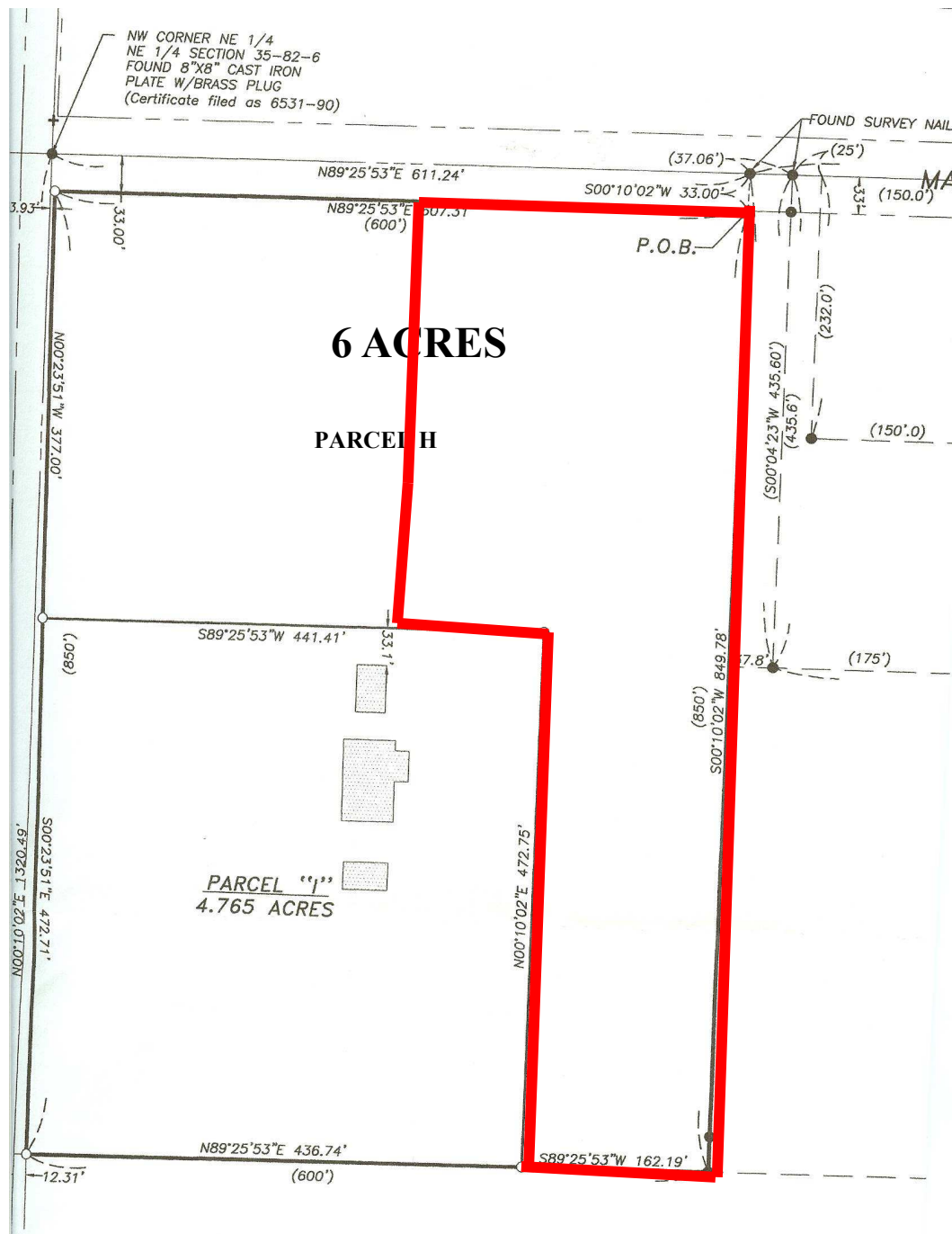
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AERIAL VIEW



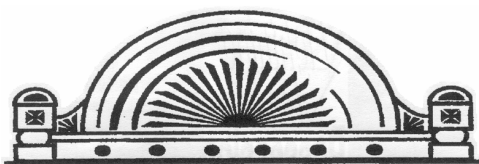
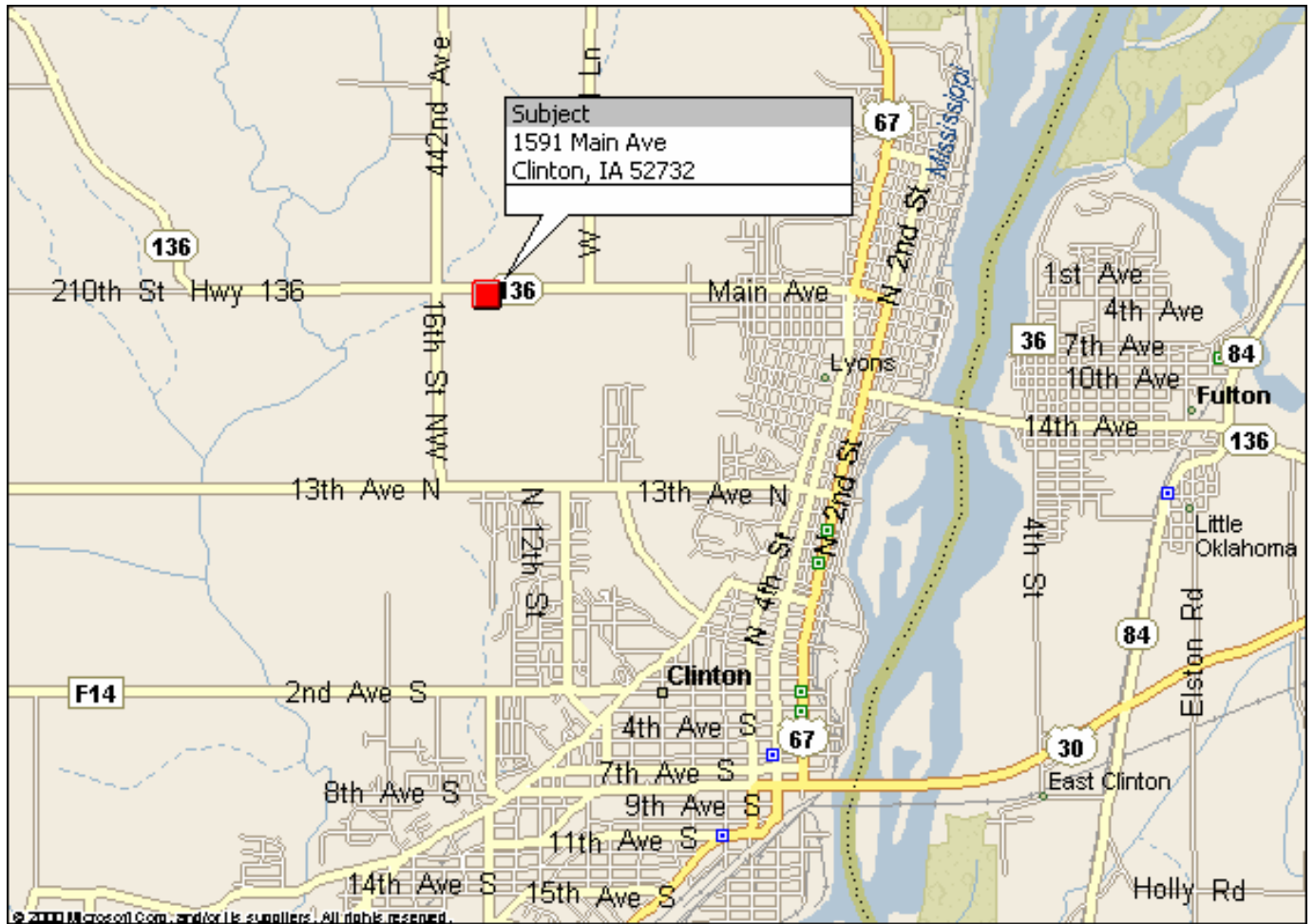
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SURVEY



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LOCATION MAP



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