



SPORTSMAN'S STORAGE

4535 SE 3rd St.
Corvallis, Oregon

Description: This self storage property is located in south Corvallis near the Corvallis airport and the Corvallis Industrial Park. The property is improved with three buildings, (2) self-storage buildings and one single family residence. Currently the residence is vacant but has been rented, in the past, to the facilities' on-site manager. The self-storage buildings are 6,840sf and 4,896sf in size and contain 36 enclosed rental spaces in total. There are (4) additional outside storage spaces. The spaces range from 12'x24' to 12'x30' and are generally 100% rented. The current rents are "below market" allowing for some upside potential for a Buyer. The property is served a water well & Benton County sewer and has a dedicated access to Hwy. 99w. The average daily traffic count on Hwy. 99w is +/- 7,000 cars per day.

Asking Price: \$875,000

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UNIT MIX SUMMARY

Date: 01/07/2026

LOCATION: **Sportsmans' Storage**
 4535 SE 3rd. St.
 Corvallis, OR 97339

DESCRIPTION:	Unit Mix	Total area	Monthly Rent / Unit	Total	Annual Total
North Side	House	40 x 38	1,553	Estimated \$2,500	\$2,500 \$30,000
	2 shop space enclosed	12 x 30	1,080	unheated \$144	\$288 \$3,456
	17 enclosed	12 x 30	6,120	unheated \$149 to \$175	\$2,570 \$30,840
South Side	17 enclosed	12 x 24	4,896	unheated \$132 to \$142	\$2,264 \$27,168
Outside Spaces	4	Varies		\$35 to \$60	\$185 \$2,220
Totals	40	Total Units	13,649 sf	\$7,807	\$93,684

INCOME / EXPENSE SUMMARY

Date: 01/07/2026

LOCATION: **Sportsmans' Storage**
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ANNUAL PROPERTY OPERATING INFORMATION

	%	Income	Expense	Comments
SCHEDULED GROSS POTENTIAL STORAGE RENTAL INCOME:		\$93,684		Per Description Above
OTHER STORAGE INCOME				
Late Fees		\$300		Estimated
Rental Refunds		\$0		Not Applicable
Net Merchandise Sales		\$0		Not Applicable
OTHER INCOME				
Residence Rent		\$6,000		@ \$500 / month
TOTAL GROSS INCOME:	100.00%	\$99,984		
LESS VACANCY				
Storage Units & Residence	2.50%	(\$2,500)		Estimated, annually recurring
GROSS OPERATING INCOME:	97.50%	\$97,484		
LESS OPERATING EXPENSES:				
ADVERTISING:	-0.26%		(\$250)	Website Only
PROPERTY INSURANCE	-3.08%		(\$3,000)	Current Policy in place
PROPERTY TAXES	-7.58%		(\$7,390)	Current Assessment
REPAIRS, SERVICES AND MAINTENANCE	-3.59%		(\$3,500)	Estimated, annually recurring
PROFESSIONAL FEES	-0.51%		(\$500)	Estimated, annually recurring
SECURITY MONITORING	0.00%		\$0	Not Applicable
PROPERTY MANAGEMENT:				
Off-Site:	0.00%		\$0	Estimated
On-Site:				
Salaries (includes taxes, comp. & mileage reimb.)	-4.31%		(\$4,200)	Estimated @ \$350 /month plus discounted rent on residence
OFFICE MAINTENANCE & SUPPLIES	-1.28%		(\$1,250)	Estimated, annually recurring
TELEPHONE & INTERNET				
Cell Phone	-0.92%		(\$900)	Estimated
Internet	-0.74%		(\$720)	Estimated
UTILITIES	-0.80%		(\$780)	Estimated, based on current
Natural Gas	0.00%		\$0	Combined Total
Electricity	0.00%		\$0	0
Water & Sewer	0.00%		\$0	0
Cable & Internet	0.00%		\$0	0
TRASH REMOVAL	-0.33%		(\$325)	Estimated
TOTAL OPERATING EXPENSES:	23.40%		(\$22,815)	
NET OPERATING INCOME:		\$74,669		
Loan Payments			(\$52,342)	
CASH FLOW				\$22,328

INVESTMENT SUMMARY

Date: 01/07/2026

LOCATION: **Sportsmans' Storage**
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ASKING PRICE: \$875,000
 Cap Rate 8.53%
 Gross Rent Multiplier 9.34
 Sale price per unit \$21,875

Estm. Downpayment Required \$262,500
 Cash Flow \$22,328
 Investment Return 8.51%

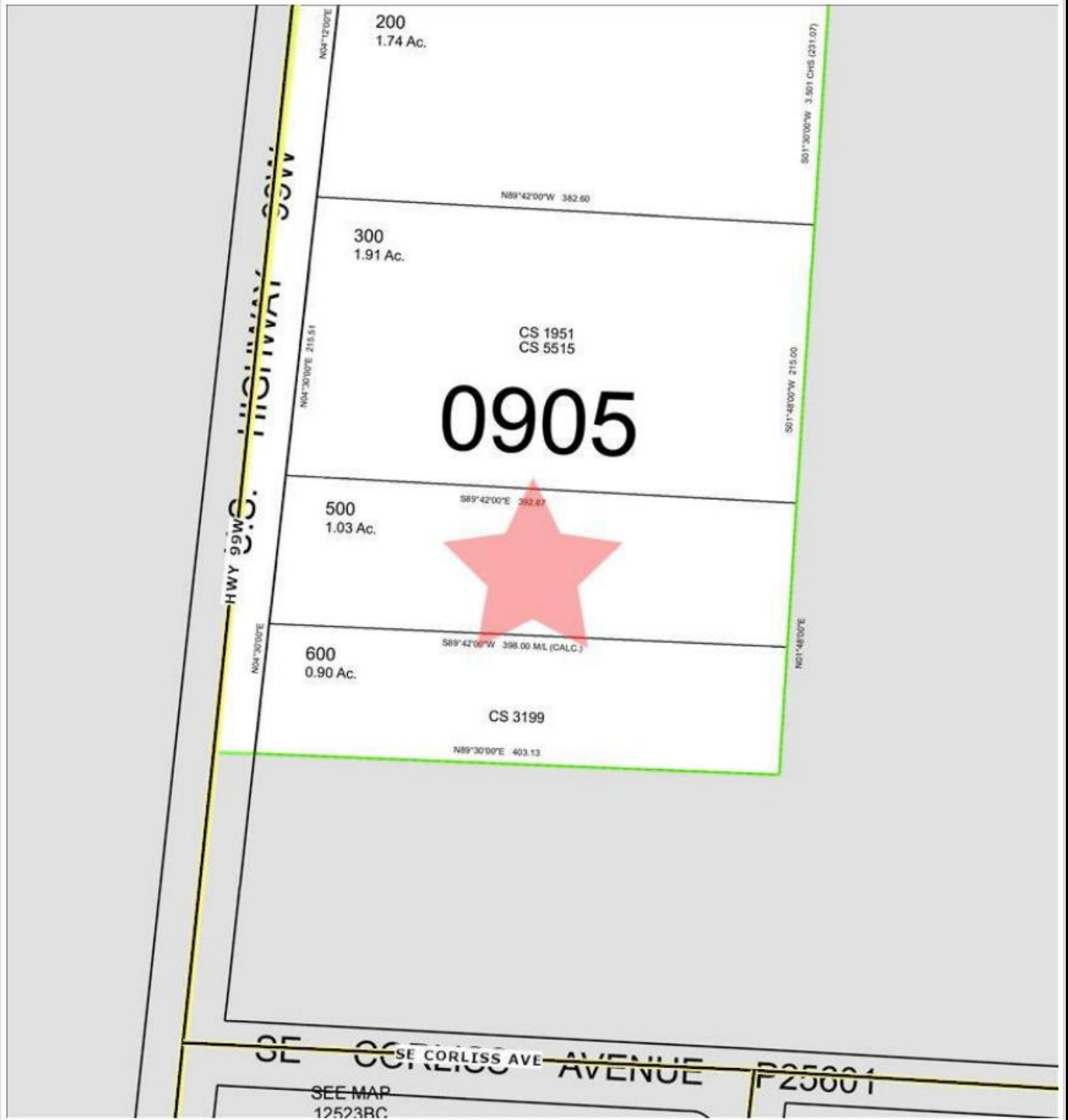
FINANCING: (estimated terms, new loan)

Loan Amount: \$612,500
 Loan to Value Ratio: 70%
 Interest Rate 7.15%
 Amortization Period 25 years
 Monthly Payment \$4,362
 Term 5

REAL ESTATE TAX INFORMATION

ASSESSED VALUES:	Market Values		2025			
Property:	<u>Acreage</u>	<u>Land:</u>	<u>Improv.</u>	<u>Total</u>	<u>Assd. Values</u>	<u>Real Estate Tax</u>
TL 500	1.03	\$223,790	\$351,250	\$575,040	\$432,676	\$7,390
Totals	1.03	\$223,790	\$351,250	\$575,040	\$432,676	\$7,390

Plat Map



Building Layout

04

