



Mini Storage Building - 36' x 90', Built - 1994



Office Building - Office Area (West) 22' x 24'
Storage Area (East) 25' x 44'
Built - 1966



Quonset Storage Building - Built 1966, 26' x 67'



Shop Building - Built 1966, West Portion 30' x 64'
Built 2002, East Portion 36' x 48'
Doors - 14' High

BUILDING SITE

LOCATION: 3142 255th Street, Sac City, Iowa - Old Highway 20 on East side of Sac City, IA

AREA: Approximately 4.2 Acres

BUILDINGS: Mini - Storage Building, Office Building, Quonset Storage Building, Shop/Office/Storage Building

Mini- Storage Building: 6 - 6' x 10' Storage Units, Rent - \$30/month
16 - 10' x 18' Storage Units, Rent - \$45/month

Office Building: Previously rented @ \$150/month -

Quonset Storage Building: \$1200/annum

Shop/Office/Storage Building: Currently used by ownership

AGRICULTURE SITE

LOCATION: Adjacent to Building Site

AREA: Approximately 8.11 Acres

Custom Farmed by the Owners -

PROPERTY TAXES: Agriculture - \$230 Building Site - \$994

UTILITIES: Electric - Mid America Energy, Natural Gas and Water - City of Sac City, Sewer - Septic
Septic System Inspection & Approval will be Buyers Responsibility and Expense

INCOME HISTORY

Mini-Storage by Quarter

Year 2017 - \$3015, \$1605, \$2054, \$3545

Year 2018 - \$1251, \$2016, \$2970, \$1890

Year 2019 - \$2879, \$2547, \$2706, \$2000

Year 2020 - \$3598, \$2029, \$3618, \$1752

Year 2021 - \$2309, \$2216, \$3874

16 Units @ \$45/month or \$486/annum

6 Units @ \$30/month or \$324/annum

Sales taxes are expensed out of the above gross receipts @ 7 % each quarter

Quonset Building - \$1200/annum

Shop Building - Used by Owners

Office Building - 2018/2019/2020/2021 - \$150/month -

Agriculture - Net Income average - \$2500 to \$3000/annum -