

FOR SALE



**38 Industrial Road
Prospect, CT 06712**

Prospect Self Storage
Built in 2002 and Well Maintained
The Facility has 138 Standard Units in
5 Buildings Plus 10 Additional Units in
2 Contractor Buildings
Also +/- 20 outside parking spaces for
storing trailers and boats
Utilizing only 3 Acres of the 9 Acre Site
Offers Possibilities for Expansion
Offered at: \$1,975,000.00



Historically High Occupancy Rates
Great Suburban Location
Just off RTE 68 and Minutes to Highways
Unit Mix From 50 S/F to 600 S/F
Onsite Office - Easy to Operate and Maintain
Secure and Well Protected Facility



CONTACT: BRIAN GODIN or ED GODIN

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Phone: 203-577-2277 Fax: 203-577-2100



PROPERTY DATA FORM

PROPERTY ADDRESS		38 Industrial Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	29,100	Air Conditioning	Yes Contractor Spaces
Number of floors	1	Sprinkler / Type	No
Avail S/F	29,100	Type of Heat	Gas
Units	148	OTHER	
Number of Buildings	7	Acres	9.4
Ext. Construction	Metal Panels	Zoning	Industrial
Ceiling Height		Parking	Ample
Roof	Steel	State Route / Distance To...	3 Miles to I84 & RTE 8
Date Built	2002	TAXES	
UTILITIES		Assessment	\$993,010.00
Sewer	City	Appraisal	\$1,418,589.00
Water	City	Mill Rate	31
Gas	EverSource	Taxes	\$29,790.30
Electrical	200 Amps	TERMS	
		Sale	\$1,975,000.00

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38 Industrial Road				27-Jun-19
Prospect, CT				
Unit	Description	2018 Income		
5 Self Storage Buildings	138 Total Units	\$ 242,508.00		
2 Larger Contractor Building	10 Units			
+/- 20 Outdoor Spaces				
Utilizing only 3 of the 9 acres				
	Annual Totals	\$ 242,508.00		
Annual Expenses				
Property Taxes	\$29,790.00			
Insurance	\$ 7,500.00			
Misc. Expenses *See Below	\$10,679.00			
Sales Tax	\$ 12,000.00			
labor	\$ 15,000.00			
Total Expenses	\$ 67,469.00			
Combined Leases	\$ 242,508.00			
Minus Expenses	(\$67,469.00)			
Net Operating Income (NOI)	\$175,039.00			
Sale Price	\$ 1,975,000.00			
Note: 6 expandable acres				

Great Cash Flow Over \$240,000.00 Gross Income Annually

*** Utilities: \$2,035.00**

ADT Security: \$4,132.00

Rubbish Removal: \$1,156.00

Repairs: \$1,800.00

Snow/ Landscape – Discounted rent to existing tenant

38 Industrial Ave, Prospect, CT

<u>Building</u>	<u>Units</u>	<u>Vacant</u>
A	42 Units	5 A 10 x 15 12 A 10 x 10 21 A 5 x 10 23 A 5 x 10 40 A 10 x 15
B	42 Units	8 B - 10 x 10 9 B - 10 x 10 16 B - 10 x 10 32 B - 10 x 12
C	40 Units	6C - 10 x 12
D	9 Units	Full
E	5 Units	Full
F	4 Units (20 x 30)	Full
Shops	6 (25 x 50)	Full

Currently 10 vacant & 4 Lockouts (delinquent)
 (Information provided by owner as of 9/5/19)

Rent Roll - All Tenants

As of Tuesday Sep 17, 2019

Prospect Self Storage 38 Industrial Rd. Prospect, CT 06712

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Unit	Size	Tenant	Current Status						Credit Balance	Charge Balance	PaidThru
			Lease Type	Lease	Sec Dep	Std Rate	Rent	Var.			
10A	10x10		FOM	10/15/2015	0.00	70.00	70.00	0.00	0.00	0.00	9/30/2019
10B	10x10		FOM	8/15/2017	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
10C	10x20		FOM	1/11/2019	0.00	140.00	140.00	0.00	0.00	317.78	7/31/2019
10D	10x10		FOM	10/29/2016	0.00	70.00	100.00	-30.00	0.00	0.00	9/30/2019
11A	10x10		FOM	4/23/2014	0.00	100.00	100.00	0.00	0.00	465.40	5/31/2019
11B	10x10		FOM	5/6/2014	0.00	100.00	70.00	30.00	0.00	0.00	9/30/2019
11C	10x20		FOM	4/27/2013	0.00	140.00	140.00	0.00	0.00	158.89	8/31/2019
12B	10x10		FOM	5/29/2019	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
12C	10x20		FOM	11/20/2012	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
13A	10x10		FOM	7/25/2011	0.00	100.00	100.00	0.00	0.00	0.00	7/31/2020
13B	10x10		FOM	11/25/2014	0.00	0.00	0.00	0.00	0.00	0.00	9/30/2019
13C	10x20		FOM	5/14/2013	0.00	140.00	70.00	70.00	0.00	0.00	9/30/2019
14A	10x10		FOM	8/30/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
14B	10x10		FOM	11/1/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
14C	10x20		FOM	1/4/2019	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
15A	10x10		FOM	6/22/2017	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
15B	10x10		FOM	5/18/2012	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
15C	10x15		FOM	1/31/2017	0.00	120.00	120.00	0.00	0.00	430.00	5/31/2019
16A	10x10		FOM	11/29/2014	0.00	100.00	100.00	0.00	0.00	0.00	10/31/2019
16C	10x15		FOM	11/8/2016	0.00	120.00	100.00	20.00	0.00	0.00	9/30/2019
17A	10x10		FOM	10/25/2016	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
17B	10x10		FOM	8/1/2019	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
17C	10x15		FOM	3/1/2018	0.00	120.00	100.00	20.00	0.00	0.00	10/31/2019
18A	10x10		FOM	3/22/2019	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
18B	10x20		FOM	5/27/2015	0.00	140.00	140.00	0.00	0.00	784.45	4/30/2019
18C	10x15		FOM	7/5/2019	0.00	120.00	0.00	120.00	0.00	0.00	10/31/2019
19B	10x10		FOM	7/12/2019	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
19C	10x15		FOM	8/31/2013	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
1B	10x30		FOM	11/21/2012	0.00	200.00	140.00	60.00	0.00	0.00	9/30/2019
1C	10x30		FOM	5/27/2017	0.00	220.00	220.00	0.00	0.00	0.00	9/30/2019
1D	10x20		FOM	8/22/2015	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
1E	10x30		FOM	8/22/2015	0.00	200.00	220.03	-20.03	0.00	0.00	10/31/2019
1F	20x30		FOM	1/20/2015	0.00	500.00	250.00	250.00	0.00	0.00	9/30/2019
20A	5x10		FOM	9/18/2018	0.00	70.00	70.00	0.00	0.00	178.90	7/31/2019
20C	10x15		FOM	5/29/2019	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
21A	5x10		FOM	6/7/2014	0.00	70.00	70.00	0.00	0.00	0.00	9/30/2019
21C	10x15		FOM	5/8/2019	0.00	120.00	120.00	0.00	0.00	137.62	8/31/2019
22A	5x10		FOM	11/12/2011	0.00	70.00	70.00	0.00	0.00	0.00	12/31/2019
22C	10x15		FOM	7/12/2019	0.00	120.00	120.00	0.00	0.00	275.24	7/31/2019
23B	5x10		FOM	9/14/2004	0.00	70.00	70.00	0.00	0.00	0.00	9/30/2019
23C	10x15		FOM	6/30/2010	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
24A	5x10		FOM	8/22/2015	0.00	70.00	70.00	0.00	0.00	0.00	9/30/2019
24B	5x10		FOM	3/19/2003	0.00	70.00	40.00	30.00	0.00	0.00	9/30/2019
24C	10x15		FOM	6/1/2012	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
25A	5x10		FOM	6/4/2019	0.00	70.00	70.00	0.00	0.00	0.00	9/30/2019
25B	5x10		FOM	6/13/2019	0.00	70.00	70.00	0.00	0.00	0.00	9/30/2019
25C	10x15		FOM	4/5/2019	0.00	120.00	120.00	0.00	0.00	578.10	4/30/2019
26A	10x30		FOM	11/12/2014	0.00	200.00	200.00	0.00	0.00	222.70	8/31/2019
26B	10x20		FOM	5/28/2019	0.00	140.00	140.00	0.00	0.00	317.78	7/31/2019
26C	10x15		FOM	6/19/2018	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
27A	10x20		FOM	7/28/2012	0.00	140.00	100.00	40.00	0.00	0.00	9/30/2019
27B	10x10		FOM	4/3/2019	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
27C	10x10		FOM	10/17/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
28A	10x20		FOM	8/8/2015	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019

Rent Roll - All Tenants

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Prospect Self Storage 38 Industrial Rd. Prospect, CT 06712

Unit	Size	Tenant	Current Status						Credit Balance	Charge Balance	PaidThru
			Lease Type	Lease	Sec Dep	Std Rate	Rent	Var.			
28B	10x20		FOM	3/19/2003	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
28C	10x10		FOM	10/19/2018	0.00	100.00	100.00	0.00	0.00	116.35	8/31/2019
29A	10x20		FOM	10/1/2009	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
29B	10x20		FOM	5/26/2019	0.00	0.00	0.00	0.00	0.00	0.00	9/30/2019
29C	10x10		FOM	9/8/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
2B	10x15		FOM	8/3/2013	0.00	120.00	120.00	0.00	0.00	0.00	10/31/2019
2C	10x30		FOM	9/21/2013	0.00	200.00	200.00	0.00	0.00	0.00	9/30/2019
2D	10x20		FOM	11/1/2005	0.00	140.00	117.92	22.08	0.00	0.00	9/30/2019
2F	20x30		FOM	11/17/2015	0.00	500.00	250.00	250.00	0.00	0.00	9/30/2019
30A	10x20		FOM	9/27/2007	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
30B	10x20		FOM	4/19/2011	0.00	0.00	0.00	0.00	0.00	0.00	9/30/2019
30C	10x10		FOM	4/12/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
31A	10x20		FOM	8/8/2015	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
31B	10x20		FOM	11/29/2012	0.00	140.00	116.87	23.13	0.00	0.00	9/30/2019
31C	10x10		FOM	8/1/2018	0.00	100.00	100.00	0.00	0.00	126.35	8/31/2019
32A	10x20		FOM	5/13/2016	0.00	140.00	140.00	0.00	0.00	476.67	6/30/2019
32C	10x10		FOM	6/28/2012	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
33A	10x20		FOM	6/22/2013	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
33B	10x20		FOM	4/5/2013	0.00	140.00	120.00	20.00	0.00	205.24	7/31/2019
33C	10x10		FOM	7/18/2018	0.00	100.00	100.00	0.00	0.00	126.05	8/31/2019
34A	10x20		FOM	8/9/2017	0.00	140.00	100.00	40.00	0.00	349.05	8/30/2019
34C	10x10		FOM	2/17/2015	0.00	100.00	100.00	0.00	0.00	242.70	7/31/2019
35A	10x20		FOM	7/2/2014	0.00	140.00	100.00	40.00	0.00	108.00	8/31/2019
35C	10x10		FOM	5/9/2015	0.00	100.00	100.00	0.00	0.00	126.35	8/31/2019
36A	10x20		FOM	4/3/2019	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
36B	10x20		FOM	8/29/2012	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
36C	10x15		FOM	4/10/2014	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
37A	10x20		FOM	5/29/2019	0.00	0.00	0.00	0.00	0.00	0.00	9/30/2019
37B	10x20		FOM	7/19/2006	0.00	140.00	100.00	40.00	0.00	0.00	9/30/2019
37C	10x20		FOM	7/13/2018	0.00	140.00	140.00	0.00	0.00	158.89	8/31/2019
38A	10x15		FOM	6/19/2018	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
38B	10x20		FOM	9/8/2004	0.00	140.00	153.77	-13.77	0.00	0.00	9/30/2019
39A	10x15		FOM	7/10/2018	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
3B	10x10		FOM	1/18/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
3C	10x30		FOM	5/24/2016	0.00	200.00	106.35	93.65	0.00	0.00	9/30/2019
3D	10x30		FOM	5/3/2014	0.00	200.00	188.06	11.94	0.00	0.00	9/30/2019
3E	10x20		FOM	11/8/2016	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
3F	20x30		FOM	12/1/2015	0.00	500.00	350.00	150.00	0.00	0.00	10/31/2019
40B	10x15		FOM	10/8/2016	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
41A	10x15		FOM	12/13/2017	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
41B	10x15		FOM	10/8/2016	0.00	120.00	41.90	78.10	0.00	0.00	9/30/2019
42A	10x15		FOM	10/14/2014	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
42B	10x20		FOM	4/18/2019	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
43A	10x15		FOM	2/15/2019	0.00	120.00	100.00	20.00	0.00	0.00	9/30/2019
43B	10x15		FOM	11/1/2013	0.00	120.00	120.00	0.00	0.00	402.86	6/30/2019
4A	10x15		FOM	4/3/2010	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
4B	10x15		FOM	5/10/2008	0.00	120.00	120.00	0.00	0.00	132.86	8/31/2019
4C	10x10		FOM	8/22/2005	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
4D	10x20		FOM	5/14/2015	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
4E	10x30		FOM	1/3/2007	0.00	200.00	200.00	0.00	0.00	0.00	9/30/2019
4F	20x30		FOM	6/3/2014	0.00	500.00	250.00	250.00	0.00	0.00	9/30/2019
5B	10x15		FOM	10/18/2018	0.00	120.00	120.00	0.00	0.00	0.00	9/30/2019
5C	10x15		FOM	6/19/2018	0.00	120.00	120.00	0.00	0.00	137.62	8/31/2019
5D	10x20		FOM	5/1/2019	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019

Rent Roll - All Tenants

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As of Tuesday Sep 17, 2019

Prospect Self Storage 38 Industrial Rd. Prospect, CT 06712

Unit	Size	Tenant	Current Status						Credit Balance	Charge Balance	PaidThru
			Lease Type	Lease	Sec Dep	Std Rate	Rent	Var.			
6A	10x15		FOM	8/15/2015	0.00	120.00	120.00	0.00	0.00	276.10	7/31/2019
6B	10x30		FOM	1/13/2002	0.00	231.13	231.13	0.00	0.00	255.81	8/31/2019
6D	10x10		FOM	5/28/2011	0.00	100.00	100.00	0.00	0.00	0.00	11/30/2019
6E	10x10		FOM	11/8/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
7A	10x15		FOM	6/19/2012	0.00	120.00	100.00	20.00	0.00	0.00	9/30/2019
7B	10x10		FOM	4/13/2006	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
7C	10x20		FOM	4/12/2016	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
7D	10x10		FOM	5/30/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
8A	10x10		FOM	9/16/2014	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
8C	10x20		FOM	8/22/2018	0.00	140.00	140.00	0.00	0.00	0.00	9/30/2019
9A	10x10		FOM	1/3/2018	0.00	100.00	100.00	0.00	0.00	0.00	9/30/2019
9C	10x20		FOM	4/18/2017	0.00	140.00	140.00	0.00	0.00	327.78	7/31/2019
9D	10x10		FOM	11/5/2016	0.00	70.00	70.00	0.00	0.00	0.00	9/30/2019
BAY1	25x50		FOM	10/25/2008	0.00	800.00	0.00	800.00	0.00	0.00	9/30/2019
BAY2	25x50		FOM	11/28/2014	0.00	800.00	800.00	0.00	0.00	1,920.00	6/30/2019
BAY3	25x50		FOM	5/18/2007	0.00	800.00	800.00	0.00	0.00	0.00	9/30/2019
BAY4	25x50		FOM	1/4/2013	0.00	800.00	650.00	150.00	0.00	0.00	9/30/2019
BAY5	25x50		FOM	5/1/2018	0.00	800.00	800.00	0.00	0.00	0.00	9/30/2019
BAY6	25x50		FOM	5/1/2018	0.00	800.00	800.00	0.00	0.00	0.00	9/30/2019
OUT10	0x0		FOM	10/18/2018	0.00	50.00	50.00	0.00	0.00	0.00	12/31/2019
OUT2	0x0		FOM	7/14/2018	0.00	32.00	32.00	0.00	0.00	0.00	9/30/2019
OUT20	10x30		FOM	9/12/2019	0.00	50.00	50.00	0.00	0.00	0.00	11/30/2019
OUT25	10x30		FOM	11/10/2012	0.00	75.00	75.00	0.00	0.00	0.00	9/30/2019
OUT4	0x0		FOM	10/24/2005	0.00	50.00	50.00	0.00	0.00	0.00	9/30/2019
OUT6	0x0		FOM	8/31/2016	0.00	50.00	50.00	0.00	0.00	0.00	9/30/2019
OUT8	0x0		FOM	7/26/2019	0.00	50.00	50.00	0.00	0.00	0.00	9/30/2019
Totals:	134				0.00	20,958.13	18,373.03	2,585.10	0.00	9,355.54	

Explanation

1) Units marked "*" have since been deleted but were active as of the reporting date.

Price List & Availability

Printed On Wednesday, May 29, 2019 at 11:31:27 AM

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For Wednesday May 29, 2019

Prospect Self Storage 38 Industrial Rd. Prospect, CT 06712

Type: RV Parking				Monthly				Weekly				
Size	SQFT	Features	SecDep	PushRate	Std Rate	Tax	w/ Tax	Std Rate	w/ Tax	Total	Occ	Vac
0x0	0	CC	0.00		32.00	2.03	34.03	7.38	7.85	1	1	0
0x0	0	CC	0.00		50.00	3.18	53.18	11.54	12.27	4	4	0
0x0	0	CC	0.00		75.00	4.76	79.76	17.31	18.41	5	0	5
10x30	300		0.00		50.00	3.18	53.18	11.54	12.27	1	0	1
10x30	300		0.00		70.00	4.45	74.45	16.15	17.18	1	0	1
10x30	300		0.00		75.00	4.76	79.76	17.31	18.41	5	1	4
SubTot 6										17	6	11

Type: Self Storage				Monthly				Weekly				
Size	SQFT	Features	SecDep	PushRate	Std Rate	Tax	w/ Tax	Std Rate	w/ Tax	Total	Occ	Vac
5x10	50		0.00		70.00	4.45	74.45	16.15	17.18	12	7	5
10x10	100		0.00		70.00	4.45	74.45	16.15	17.18	3	3	0
10x10	100		0.00		100.00	6.36	106.36	23.08	24.54	37	34	3
10x15	150		0.00		120.00	7.62	127.62	27.69	29.45	30	28	2
10x20	200		0.00		140.00	8.89	148.89	32.31	34.36	40	38	2
10x30	300	P	0.00		200.00	12.70	212.70	46.15	49.08	2	2	0
10x30	300		0.00		200.00	12.70	212.70	46.15	49.08	6	5	1
10x30	300	P	0.00		220.00	13.97	233.97	50.77	53.96	1	1	0
10x30	300		0.00		231.13	14.68	245.81	53.34	56.72	1	1	0
20x30	600	P CC	0.00		500.00	31.75	531.75	115.38	122.71	4	4	0
28x50	1250	P CC	0.00		800.00	50.80	850.80	184.62	196.34	6	6	0
SubTot 11										142	129	13
Total 17										169	135	24

Report Explanation

The Rent-Push Rate is a suggested monthly rent. The Rent-Push field is a revenue management option that will only show if this feature is setup from the SiteLink Checklist.

Features correspond to 'Power, 'Climate 'Control, 'Alarm, and 'Inside.

SecDep shows the highest Security Deposit for all units within a particular type, size, and features.

20x30