



America's Premier Self Storage Brokers

**REALSTAR**  
COMMERCIAL REAL ESTATE, LLC.

**North Main Self Storage**  
**1712 N. Main Street**  
**Las Cruces, NM 88001**

Listing Broker: **David R. Laney**  
**RealStar Commercial Real Estate**  
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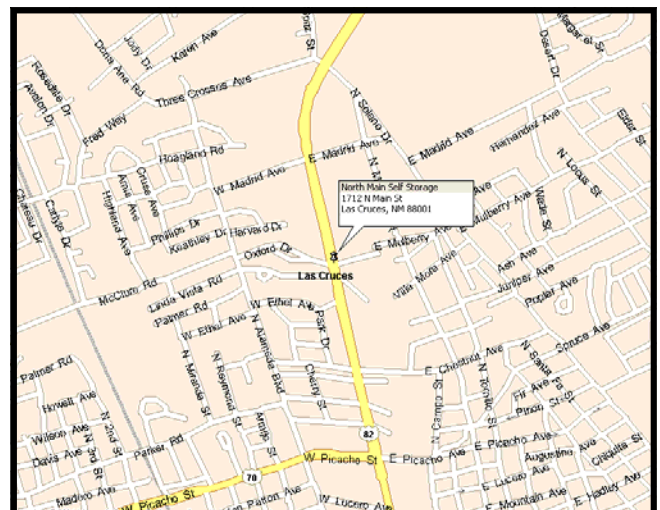


- Sales Price Drop!!
- Centrally located in Las Cruces, NM
- \$200,000 below 2002 appraisal
- U-Haul dealership

**SALIENT DATA**

<b>Price:</b>	<b>\$1,300,000</b>
Proposed Cap Rate:	8.835%
Rentable Square Feet:	36,149
Total Square Feet:	42,017
Total Units:	290
Unit Occupancy:	64%
Total Land Area:	1.3310 Acres
Year Built:	1980

<b>Pro Forma Income and Expenses</b>	
Gross Income	\$190,556
Total Operating Expenses	(\$66,890)
<b>Net Operating Income</b>	<b>\$123,665</b>



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.