



EXCLUSIVE OFFERING *from*

# Lindsey Self Storage Group

**LaFollette Storage**

**146 Canyon Ln, LaFollette, TN 37766**

# Lindsey Self Storage Group

Co-Founded by Alan and John Lindsey, Lindsey Self Storage Group's only focus is self-storage. We are backed by over 50 years of experience in every aspect of the self-storage industry, including, but not limited to: brokerage, development, and management.

Lindsey Self Storage Group is *the name* in self-storage.

# The Team



Alan Lindsey

Co-Founder and Vice  
President

Alan Lindsey graduated from the College of Charleston with a degree in Business Administration and a concentration in Commercial Real Estate Development. His level of expertise in both fields is unmatched as he serves as a true asset to the LSSG Team and the development of the company through the direct oversight of facility operations, improvements and expansion.



John Lindsey

Co-Founder and  
President

John Lindsey graduated from the College of Charleston with a degree in Business Administration with a Commercial Real Estate Development concentration. Licensed for nearly a decade, his only focus has been self storage as he has explored brokerage, development and management over the past seven years while working on various projects throughout the country.



# About The Facility

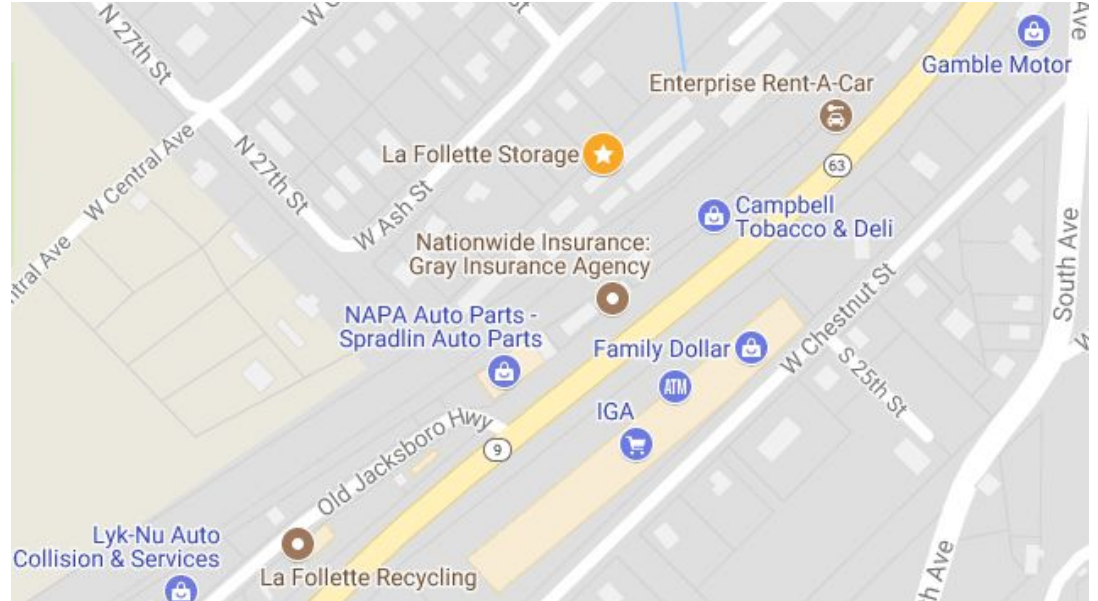
Comprised of 242 self storage units, and eight parking spaces, **LaFollette Storage** spans 2.36 +/- acres in LaFollette, TN. Originally constructed in 1984, the facility consists of 11 buildings totalling 31,015 NLSF. The only facility in the LaFollette market that has climate controlled units, LaFollette Storage sets itself apart from the competition through its high caliber product and customer service to match. Continued upside could be recognized through the introduction of tenant insurance, rental rate increases, and truck rentals.

# About the Facility

Located on Canyon Lane, the facility has almost 1,000 feet of frontage and tremendous exposure along Highway 25, the major thoroughfare of LaFollette, which boasts over 31,000 VPD according to the TDOT.

Additional Features:

- Surveillance System
- Leasing Office
- Perimeter Fencing
- Electronic Gate





# About the Market

LaFollette is less than ten miles from I-75, and a quick 40 minute drive to the heart of Knoxville, TN - one of the nation's 10 fastest growing cities according to CNNMoney, having recognized over 33% population growth from 2000-2010. The Knoxville MSA currently is called home by over 850,000 residents.



# The Offering

Offering Price

\$2,150,000

- 31,015 NLSF
- 213 Traditional Units
- 29 Climate Controlled Units
- 8 Parking Spaces
- 84% Physical Occupancy
- 77% Economic Occupancy
- Operating Software: Sitelink

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## 2017 ACTUAL & STABILIZED INCOME

### 2017

<b>Gross Potential Rent</b>	<b>\$ 298,332.00</b>
Rental Income	\$ 226,218.00
Truck Rental	\$ -
Misc	\$ -
Tenant Insurance	\$ -
COGS	\$ -
<b>EGI</b>	<b>\$ 226,218.00</b>

<b>Total Expenses</b>	<b>\$ 98,688.90</b>
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<b>NOI</b>	<b>\$ 127,529.10</b>
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Computers & Internet	\$ 225
Computer Software	\$ 2,215
Credit Card Fee	\$ 4,028
Internet Expense	\$ 1,085
Insurance	\$ 3,081
Management	\$ 11,311
Marketing	\$ 4,636
Office Supplies	\$ 219
Payroll	\$ 39,132
Postage	\$ 1,178
Property Taxes	\$ 3,452
Repairs & Maintenance	\$ 13,361
Security	\$ 867
Telephone	\$ 3,291
Utilities	\$ 10,608

### Stabilized

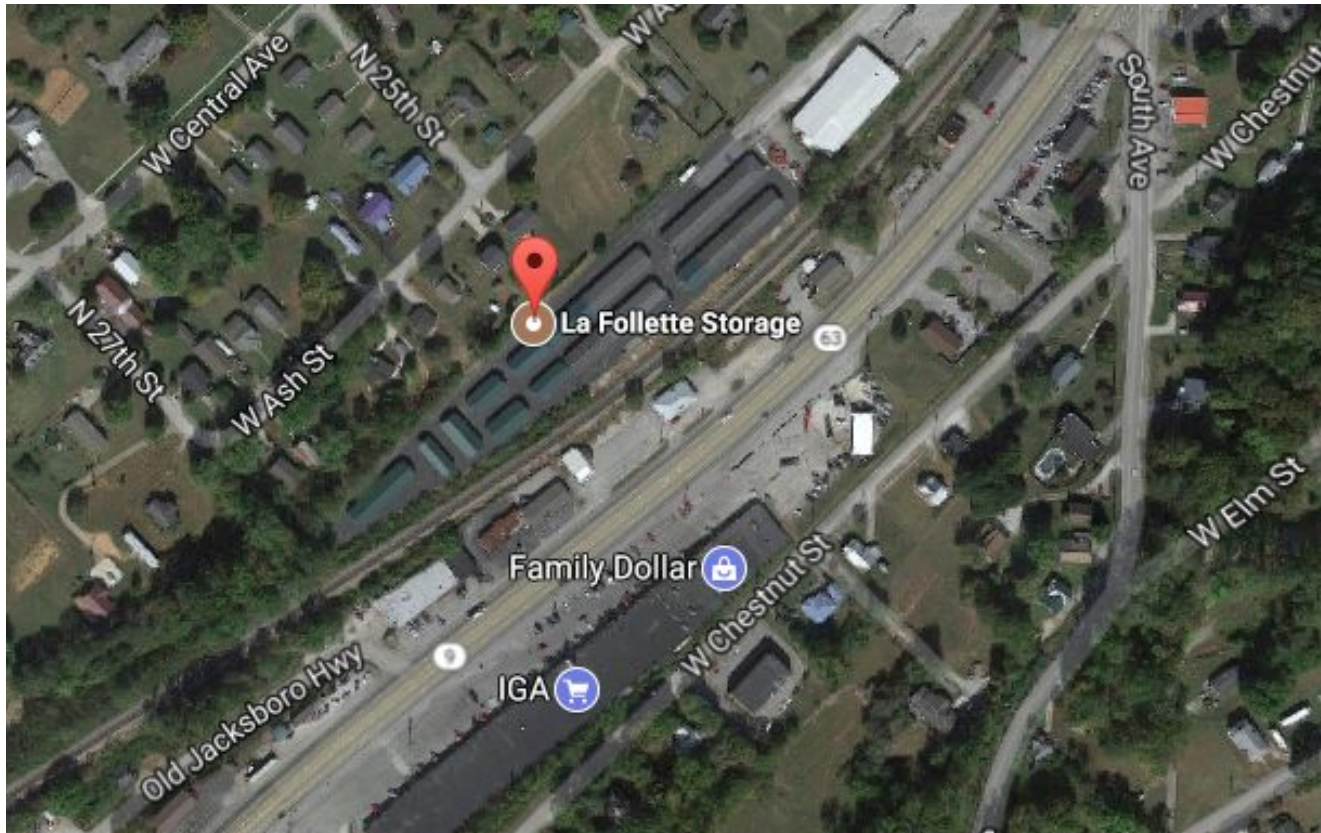
<b>Gross Potential Rent</b>	<b>\$ 298,332.00</b>
Rental Income	\$ 253,582.20
Truck Rental	\$ 2,400.00
Misc	\$ 1,200.00
Tenant Insurance	\$ 8,131.20
COGS	\$ 1,000.00
<b>EGI</b>	<b>\$ 264,313.40</b>

<b>Total Expenses</b>	<b>\$ 91,461.67</b>
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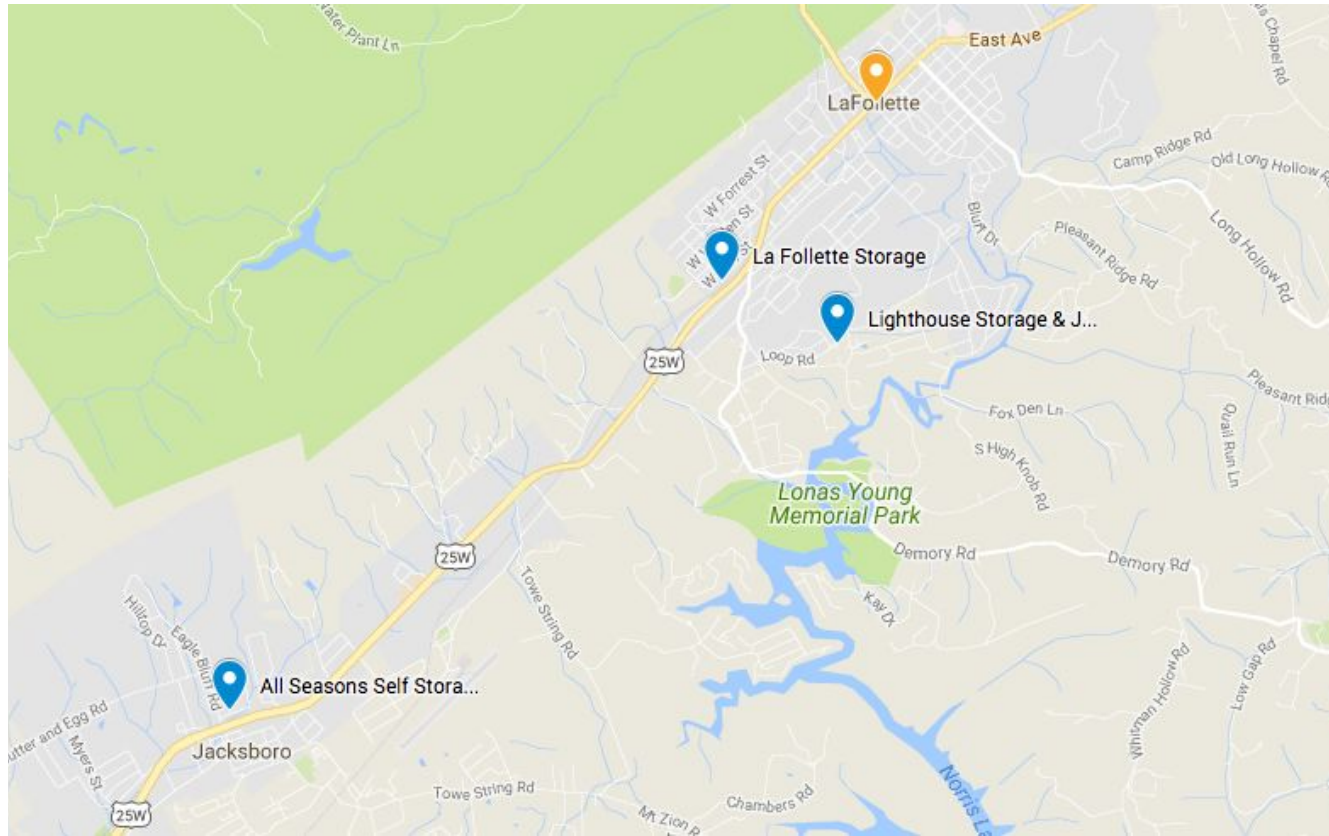
<b>NOI</b>	<b>\$ 172,851.73</b>
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Computers & Internet	\$ 225
Computer Software	\$ 2,215
Credit Card Fee	\$ 4,028
Internet Expense	\$ 1,085
Insurance	\$ 3,081
Management	\$ 13,216
Marketing	\$ 4,636
Office Supplies	\$ 219
Payroll	\$ 30,000
Postage	\$ 1,178
Property Taxes	\$ 3,452
Repairs & Maintenance	\$ 13,361
Security	\$ 867
Telephone	\$ 3,291
Utilities	\$ 10,608





LaFollette Storage : **146 Canyon Ln, LaFollette, TN 37766**



LaFollette Storage : ***The Competition***

# Additional Photos





# Additional Photos





# Additional Photos



# Disclaimer

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