SELF STORAGE . INVESTMENT SALES . FINANCING SOLUTIONS

EXCLUSIVE OFFERING

SAFETY DEPOSIT SELF STORAGE

1500 E GENERAL CAVAZOS BLVD, KINGSVILLE, TX 78363
527 E GENERAL CAVAZOS BLVD, KINGSVILLE, TX 78363

BELLOMY & CO.

CONFIDENTIALITY AGREEMENT

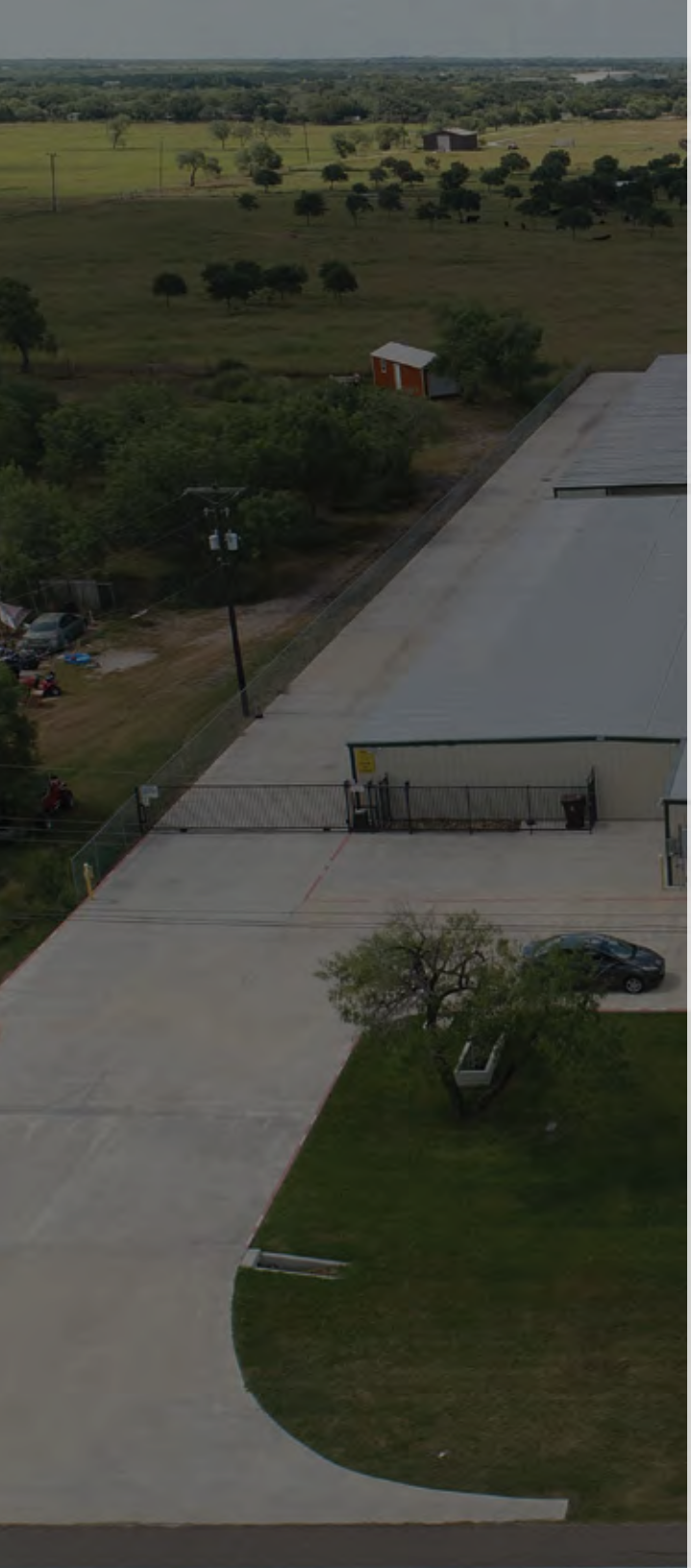
This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of Safety Deposit Self Storage 1500 E General Cavazos Blvd, Kingsville, TX 78363 & 527 E General Cavazos Blvd, Kingsville, TX 78363 (the "Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Bellomy & Co. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Bellomy & Co., nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Bellomy & Co. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Bellomy & Co.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Bellomy & Co.



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PROPERTY SUMMARY

Safety Deposit Storage is a class “A” self storage facility located in the dominant retail corridor of Kingsville, Texas. This pride of ownership facility was developed in 1999 and expanded over the years. A satellite location less than 1.0 miles away was built in 2016.

Construction highlights include all concrete driveways, steel framing, metal siding and standing seam roofs. There is a vacant onsite apartment currently used by ownership when they are visiting. Security features include perimeter fencing, gated keypad access and an abundance of security cameras throughout the facility.

Safety Deposit Storage has an ideal unit mix featuring sized between 5x10 and 12x30. Unique to facilities in southeast Texas, there are 32 individual mailboxes for rent. Additionally, Safety Deposit Storage has the only UPS shipping store in the area. This is a huge driver of retail traffic and potential self storage customers.

Current physical occupancy is 68%. The economic occupancy is 71%. A new buyer will be able to achieve above market returns by increasing physical occupancy to 85%. There are a total of 623 units over 73,401 rentable square feet.

THE PROPERTY

Offering Price:	$6,000,000
Year Built:	1999/2000/2004/2016
NRSF:	73,401
Total Units:	623
Buildings:	11
Elevators:	None
AVG. Unit Size NC:	122 Sq. Ft.
AVG. Unit Size CC:	136 Sq. Ft.
Economic Occupancy:	71%
Physical Occupancy (Sq. Ft.):	71%
Physical Occupancy (Units):	68%
Acres:	4.457
Construction Materials:	Concrete, Metal & Steel
Frontage:	General Cavazos Blvd.
Expansion Room:	Yes
Office:	Yes
Apartment:	Yes
General Cavazos Blvd. Traffic Count:	12,440 VPD
TX-77 Traffic Count:	28,712 VPD
Personnel:	1.5 FT
Sparefoot:	Yes
1 Mile Population:	4,407
1 Mile Median HHI:	$49,930
1 Mile Average HHI:	$68,751
3 Mile Population:	22,751
3 Mile Median HHI:	$41,530
3 Mile Average HHI:	$58,926
5 Mile Population:	28,486
5 Mile Median HHI:	$40,412
5 Mile Average HHI:	$58,967

THE LOCATION

Kingsville, Texas
0.2 Miles From US-77
0.2 Miles From Lowe's Shopping Center (Wendy's, Wingstop & Cricket Wireless)
0.4 Miles From Walmart Shopping Center (Subway, Little Caesars & Sprint Store)
1.2 Miles From US-281
2.6 Miles From HEB Shopping Center

FEATURES

$6,000,000
Class "A" Facility
Concrete, Metal & Steel Construction
71% Economic Occupancy
73,401 NRSF

SAFETY DEPOSIT
SELF STORAGE
OFFICE
OFFICE

Wendy's

LOWE'S

UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./UNIT	PRICE/SF	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5x10	inside nc	$60	50	$1.20	42	2,100	41	1	98%	2,050	98%	$2,520	$30,240
5x5	cc	$58	25	$2.32	1	25	n/a	1	0%	n/a	0%	$58	$696
5x10	cc	$101	50	$2.02	9	450	7	2	78%	350	78%	$909	$10,908
5x15	cc	$128	75	$1.71	28	2,100	21	7	75%	1,575	75%	$3,584	$43,008
10x15	cc	$184	150	$1.23	21	3,150	13	8	62%	1,950	62%	$3,864	$46,368
10x20	cc	$232	200	$1.16	34	6,800	19	15	56%	3,800	56%	$7,888	$94,656
10x25	cc	$290	250	$1.16	1	250	1	n/a	100%	250	100%	$290	$3,480
.5x1	mailbox	$8	0.5	$16.00	32	16	17	15	53%	9	53%	$256	$3,072
5x5	nc	$55	25	$2.20	2	50	1	1	50%	25	50%	$110	$1,320
5x10	nc	$60	50	$1.20	107	5,350	63	44	59%	3,150	59%	$6,420	$77,040
5x15	nc	$80	75	$1.07	2	150	2	n/a	100%	150	100%	$160	$1,920
10x10	nc	$93	100	$0.93	145	14,500	85	60	59%	8,500	59%	$13,485	$161,820
10x15	nc	$109	150	$0.73	90	13,500	67	23	74%	10,050	74%	$9,810	$117,720
10x20	nc	$140	200	$0.70	69	13,800	56	13	81%	11,200	81%	$9,660	$115,920
10x25	nc	$149	250	$0.60	18	4,500	16	2	89%	4,000	89%	$2,682	$32,184
10x30	nc	$171	300	$0.57	21	6,300	16	5	76%	4,800	76%	$3,591	$43,092
12x30	nc	$189	360	$0.53	1	360	n/a	1	0%	n/a	0%	$189	$2,268
9x32	park	$40	n/a	n/a	1	n/a	n/a	1	0%	n/a	n/a	$40	$480
11x32	park	$70	n/a	n/a	9	n/a	2	7	22%	n/a	n/a	$630	$7,560
	sign	$378	n/a	n/a	1	n/a	1	n/a	100%	n/a	n/a	$378	$4,538

UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
inside nc	42	2,100	41	1	98%	2,050	98%	$2,520	$30,240	$14.40	50
cc	94	12,775	61	33	65%	7,925	62%	$16,593	$199,116	$15.59	136
mailbox	32	16	17	15	53%	9	53%	$256	$3,072	$192.00	1
nc	455	58,510	306	149	67%	41,875	72%	$46,107	$553,284	$9.46	129
park	10	n/a	2	8	20%	n/a	n/a	$670	$8,040	n/a	n/a
sign	1	n/a	1	n/a	100%	n/a	n/a	$378	$4,538	n/a	n/a
Total	623	73,401	425	198	68%	51,859	71%	$66,524	$798,290	$10.88	118

INCOME & EXPENSES

	2019	06.2020 ANNUALIZED	06.2020 ANNUALIZED MARKET ADJUSTED	PRO FORMA
GPR/NRSF	$10.88	$10.88	$10.88	$10.88
Rental Income/NRSF	$7.57	$7.73	$7.73	$9.57
EGI/NRSF	$9.07	$9.92	$8.79	$10.88
Revenue				
Gross Potential Rent	$798,290	$798,290	$798,290	$798,290
Vacancy	$242,569 30%	$230,608 29%	$230,608 29%	$95,795 12%
Rental Income	$555,721	$567,681	$567,681	$702,495
FedEx Income	$42,675	$67,779	$67,779	$67,779
Sale of Goods	$8,867	$9,723	$9,723	$9,723
Tenant Insurance (70% @ $4)	$0	$0	$0	$18,421
UPS	$58,734	$26,987	$0	$0
PPP Loan	$0	$56,000	$0	$0
Interest Earned	$1	$0	$0	$0
	$0	$0	$0	$0
Effective Gross Income	$665,997	$728,170	$645,183	$798,418
Monthly Average EGI	$55,500	$60,681	$53,765	$66,535
Expenses				
Property Taxes (30% Inc. from 2020)	$0	$0	$77,552	$77,552
Payroll	$117,879	$97,948	$55,000	$55,000
FedEx Expense	$26,443	$39,177	$39,177	$39,177
Management Fees (5% of EGI)	$0	$0	$32,259	$39,921
Insurance	$42,269	$0	$32,000	$32,000
Supplies	$9,248	$14,828	$14,828	$14,828
Office Equipment	$9,148	$14,750	$14,750	$14,750
Electricity	$11,401	$11,507	$11,507	$11,507
Repairs & Maintenance ($0.15 / NRSF)	$11,332	$18,072	$11,010	$11,010
Credit Card Fees (1.40% of EGI)	$9,783	$9,063	$9,033	$11,178
Advertising	$1,821	$41	$6,000	$6,000
Landscaping	$4,703	$7,699	$5,000	$5,000
Water/Sewer	$4,607	$4,685	$4,685	$4,685
Internet	$137	$828	$1,800	$1,800
Phone	$3,858	$4,125	$1,800	$1,800
Postage	$1,450	$842	$842	$842
Professional Fees	$444	$800	$800	$800
Sales Taxes	$765	$768	$768	$768
Worker's Comp	$1,294	$544	$544	$544
Dues	$1,007	$2,168	$500	$500
Membership Fees	$216	$335	$335	$335
Repairs	$0	$190	$190	$190
State Payroll Taxes	$238	$176	$176	$176
Web Server	$0	$152	$152	$152
Medical	$3,185	$152	$152	$152
Permits	$35	$70	$70	$70
UPS Expense	$27,383	$14,722	$0	$0
Federal Payroll Taxes	$39,812	$25,822	$0	$0
Fuel	$2,433	$2,486	$0	$0
Cost of Goods	$2,032	$1,619	$0	$0
Employee Expense	$248	$258	$0	$0
Entertainment	$1,266	$3,429	$0	$0
Gifts	$70	$96	$0	$0
Air Canada	$228	$0	$0	$0
Auto	$19	$0	$0	$0
Education	$139	$0	$0	$0
Legal	$1,753	$3,214	$0	$0
City Taxes	$14,502	$0	$0	$0
County Taxes	$13,082	$0	$0	$0
Taxes - Other	$2,000	$0	$0	$0
School	$25,823	$0	$0	$0
Truck Rental	$598	$0	$0	$0
Health & Fitness	$1,820	$0	$0	$0
Network Communications	$40	$0	$0	$0
Moving Expense	$2,310	$0	$0	$0
Loan from Deral	$2,971	$523	$0	$0
Rent	$230,000	$160,000	$0	$0
Feasibility Research	$317	$0	$0	$0
Tavel	$38,351	$7,596	$0	$0
Uncategorized	$0	$855	$0	$0
Cable	$5,840	$4,781	$0	$0
Total Expenses	$674,301 101%	$454,322 62%	$320,930 50%	$330,737 41%
NOI	($8,304)	$273,848	$324,253	$467,681

7 YEAR ANALYSIS

	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	$10.88	$10.88	$11.20	$11.54	$11.88	$12.24	$12.61	$12.99
Rental Income/NRSF	$7.73	$8.70	$9.52	$10.15	$10.46	$10.77	$11.10	$11.43
EGI/NRSF	$8.79	$9.79	$10.64	$11.31	$11.65	$12.00	$12.36	$12.73
Revenue								
Gross Potential Rent	$798,290	$798,290	$822,238	$846,906	$872,313	$898,482	$925,437	$953,200
Vacancy	$230,608 29%	$159,658 20%	$123,336 15%	$101,629 12%	$104,678 12%	$107,818 12%	$111,052 12%	$114,384 12%
Rental Income	$567,681	$638,632	$698,903	$745,277	$767,635	$790,664	$814,384	$838,816
FedEx Income	$67,779	$69,812	$71,907	$74,064	$76,286	$78,574	$80,932	$83,360
Sale of Goods	$9,723	$10,014	$10,315	$10,624	$10,943	$11,271	$11,609	$11,958
Tenant Insurance (70% @ $4)	$0	$16,746	$17,793	$18,421	$18,421	$18,421	$18,421	$18,421
Effective Gross Income	$645,183	$718,459	$781,124	$829,965	$854,864	$880,510	$906,925	$934,133
Monthly Average EGI	$53,765	$59,872	$65,094	$69,164	$71,239	$73,376	$75,577	$77,844
Expenses								
Property Taxes (30% Inc. from 2020)	$77,552	$79,879	$82,275	$84,743	$87,285	$89,904	$92,601	$95,379
Payroll	$55,000	$56,650	$58,350	$60,100	$61,903	$63,760	$65,673	$67,643
FedEx Expense	$39,177	$40,352	$41,563	$42,810	$44,094	$45,417	$46,779	$48,183
Management Fees (5% of EGI)	$32,259	$35,923	$39,056	$41,498	$42,743	$44,026	$45,346	$46,707
Insurance	$32,000	$32,960	$33,949	$34,967	$36,016	$37,097	$38,210	$39,356
Supplies	$14,828	$15,273	$15,731	$16,203	$16,689	$17,190	$17,706	$18,237
Office Equipment	$14,750	$15,192	$15,648	$16,117	$16,601	$17,099	$17,612	$18,140
Electricity	$11,507	$11,852	$12,207	$12,574	$12,951	$13,339	$13,739	$14,152
Repairs & Maintenance ($0.15 / NRSF)	$11,010	$11,340	$11,681	$12,031	$12,392	$12,764	$13,147	$13,541
Credit Card Fees (1.40% of EGI)	$9,033	$10,058	$10,936	$11,620	$11,968	$12,327	$12,697	$13,078
Advertising	$6,000	$6,180	$6,365	$6,556	$6,753	$6,956	$7,164	$7,379
Landscaping	$5,000	$5,150	$5,305	$5,464	$5,628	$5,796	$5,970	$6,149
Water/Sewer	$4,685	$4,825	$4,970	$5,119	$5,273	$5,431	$5,594	$5,761
Internet	$1,800	$1,854	$1,910	$1,967	$2,026	$2,087	$2,149	$2,214
Phone	$1,800	$1,854	$1,910	$1,967	$2,026	$2,087	$2,149	$2,214
Postage	$842	$867	$893	$920	$948	$976	$1,006	$1,036
Professional Fees	$800	$824	$849	$874	$900	$927	$955	$984
Sales Taxes	$768	$791	$815	$839	$865	$891	$917	$945
Worker's Comp	$544	$560	$577	$594	$612	$631	$650	$669
Dues	$500	$515	$530	$546	$563	$580	$597	$615
Membership Fees	$335	$345	$356	$366	$377	$389	$400	$412
Repairs	$190	$196	$201	$207	$214	$220	$227	$233
State Payroll Taxes	$176	$181	$187	$192	$198	$204	$210	$217
Web Server	$152	$157	$161	$166	$171	$176	$182	$187
Medical	$152	$157	$161	$166	$171	$176	$182	$187
Permits	$70	$72	$74	$76	$79	$81	$84	$86
Total Expenses	$320,930 50%	$334,008 46%	$346,660 44%	$358,686 43%	$369,446 43%	$380,530 43%	$391,946 43%	$403,704 43%
NOI	$324,253	$384,450	$434,464	$471,279	$485,418	$499,980	$514,980	$530,429

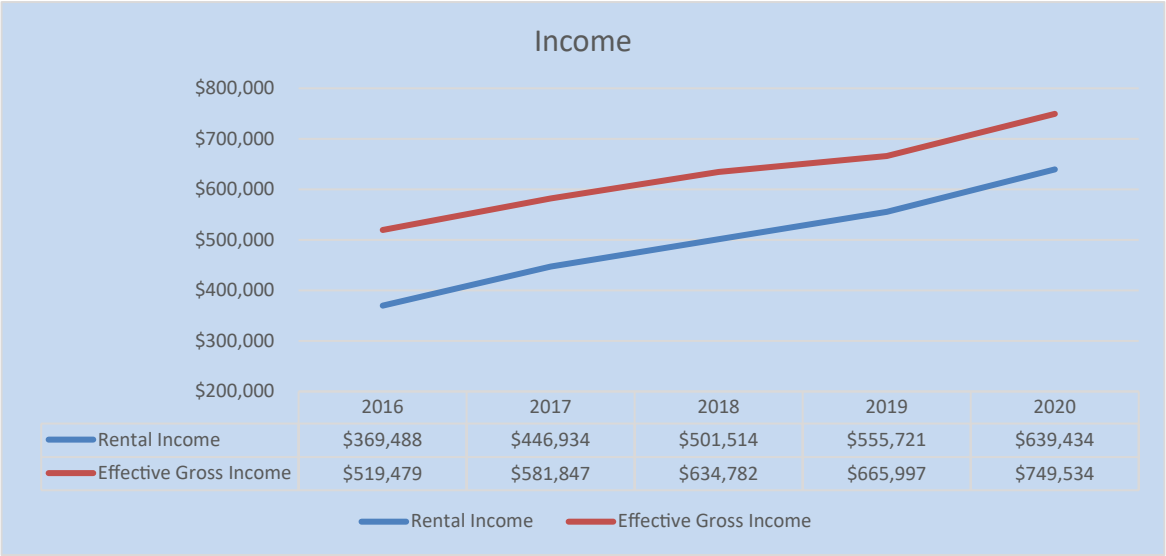
7 YEAR ANALYSIS

	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	$10.88	$10.88	$11.20	$11.59	$12.00	$12.42	$12.85	$13.30
Rental Income/NRSF	$7.73	$8.70	$9.52	$10.20	$10.56	$10.93	$11.31	$11.71
EGI/NRSF	$8.79	$9.79	$10.64	$11.36	$11.75	$12.15	$12.57	$13.01
Revenue								
Gross Potential Rent	$798,290	$798,290	$822,238	$851,017	$880,802	$911,631	$943,538	$976,561
Vacancy	$230,608 29%	$159,658 20%	$123,336 15%	$102,122 12%	$105,696 12%	$109,396 12%	$113,225 12%	$117,187 12%
Rental Income	$567,681	$638,632	$698,903	$748,895	$775,106	$802,235	$830,313	$859,374
FedEx Income	$67,779	$69,812	$71,907	$74,064	$76,286	$78,574	$80,932	$83,360
Sale of Goods	$9,723	$10,014	$10,315	$10,624	$10,943	$11,271	$11,609	$11,958
Tenant Insurance (70% @ $4)	$0	$16,746	$17,793	$18,421	$18,421	$18,421	$18,421	$18,421
Effective Gross Income	$645,183	$718,459	$781,124	$833,583	$862,335	$892,081	$922,854	$954,691
Monthly Average EGI	$53,765	$59,872	$65,094	$69,465	$71,861	$74,340	$76,905	$79,558
Expenses								
Property Taxes (30% Inc. from 2020)	$77,552	$79,879	$82,275	$84,743	$87,285	$89,904	$92,601	$95,379
Payroll	$55,000	$56,650	$58,350	$60,100	$61,903	$63,760	$65,673	$67,643
FedEx Expense	$39,177	$40,352	$41,563	$42,810	$44,094	$45,417	$46,779	$48,183
Management Fees (5% of EGI)	$32,259	$35,923	$39,056	$41,679	$43,117	$44,604	$46,143	$47,735
Insurance	$32,000	$32,960	$33,949	$34,967	$36,016	$37,097	$38,210	$39,356
Supplies	$14,828	$15,273	$15,731	$16,203	$16,689	$17,190	$17,706	$18,237
Office Equipment	$14,750	$15,192	$15,648	$16,117	$16,601	$17,099	$17,612	$18,140
Electricity	$11,507	$11,852	$12,207	$12,574	$12,951	$13,339	$13,739	$14,152
Repairs & Maintenance ($0.15 / NRSF)	$11,010	$11,340	$11,681	$12,031	$12,392	$12,764	$13,147	$13,541
Credit Card Fees (1.40% of EGI)	$9,033	$10,058	$10,936	$11,670	$12,073	$12,489	$12,920	$13,366
Advertising	$6,000	$6,180	$6,365	$6,556	$6,753	$6,956	$7,164	$7,379
Landscaping	$5,000	$5,150	$5,305	$5,464	$5,628	$5,796	$5,970	$6,149
Water/Sewer	$4,685	$4,825	$4,970	$5,119	$5,273	$5,431	$5,594	$5,761
Internet	$1,800	$1,854	$1,910	$1,967	$2,026	$2,087	$2,149	$2,214
Phone	$1,800	$1,854	$1,910	$1,967	$2,026	$2,087	$2,149	$2,214
Postage	$842	$867	$893	$920	$948	$976	$1,006	$1,036
Professional Fees	$800	$824	$849	$874	$900	$927	$955	$984
Sales Taxes	$768	$791	$815	$839	$865	$891	$917	$945
Worker's Comp	$544	$560	$577	$594	$612	$631	$650	$669
Dues	$500	$515	$530	$546	$563	$580	$597	$615
Membership Fees	$335	$345	$356	$366	$377	$389	$400	$412
Repairs	$190	$196	$201	$207	$214	$220	$227	$233
State Payroll Taxes	$176	$181	$187	$192	$198	$204	$210	$217
Web Server	$152	$157	$161	$166	$171	$176	$182	$187
Medical	$152	$157	$161	$166	$171	$176	$182	$187
Permits	$70	$72	$74	$76	$79	$81	$84	$86
Total Expenses	$320,930 50%	$334,008 46%	$346,660 44%	$358,917 43%	$369,924 43%	$381,270 43%	$392,965 43%	$405,020 42%
NOI	$324,253	$384,450	$434,464	$474,666	$492,410	$510,810	$529,889	$549,672

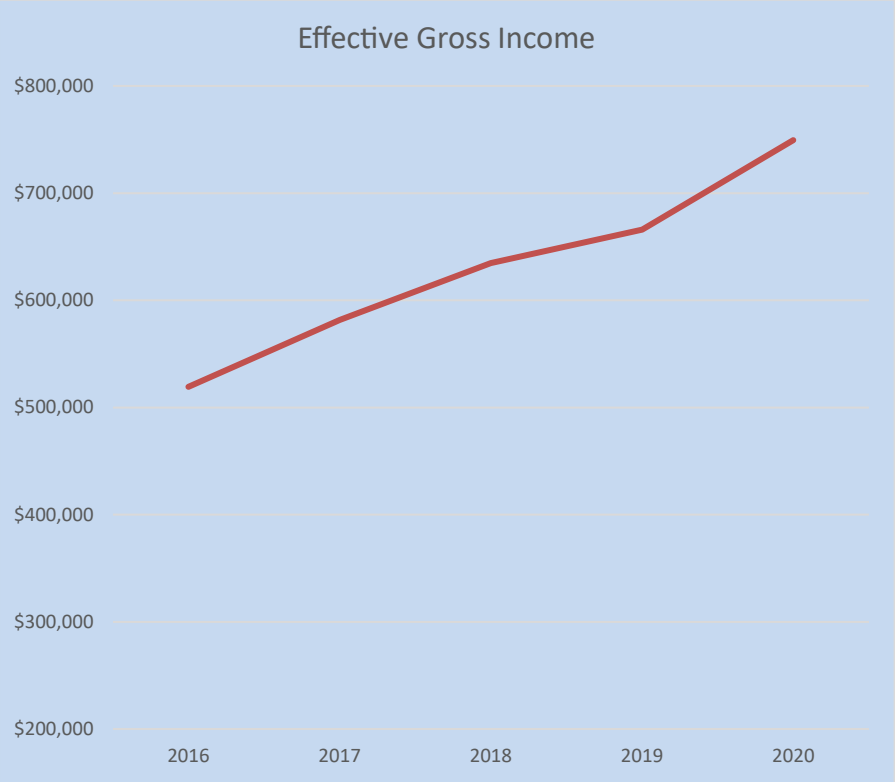
7 YEAR ANALYSIS

	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	$10.88	$10.88	$11.20	$11.76	$12.35	$12.97	$13.62	$14.30
Rental Income/NRSF	$7.73	$8.70	$9.52	$10.35	$10.87	$11.41	$11.98	$12.58
EGI/NRSF	$8.79	$9.79	$10.64	$11.50	$12.06	$12.64	$13.24	$13.88
Revenue								
Gross Potential Rent	$798,290	$798,290	$822,238	$863,350	$906,518	$951,844	$999,436	$1,049,408
Vacancy	$230,608 29%	$159,658 20%	$123,336 15%	$103,602 12%	$108,782 12%	$114,221 12%	$119,932 12%	$125,929 12%
Rental Income	$567,681	$638,632	$698,903	$759,748	$797,736	$837,623	$879,504	$923,479
FedEx Income	$67,779	$69,812	$71,907	$74,064	$76,286	$78,574	$80,932	$83,360
Sale of Goods	$9,723	$10,014	$10,315	$10,624	$10,943	$11,271	$11,609	$11,958
Tenant Insurance (70% @ $4)	$0	$16,746	$17,793	$18,421	$18,421	$18,421	$18,421	$18,421
Effective Gross Income	$645,183	$718,459	$781,124	$844,437	$884,965	$927,468	$972,045	$1,018,796
Monthly Average EGI	$53,765	$59,872	$65,094	$70,370	$73,747	$77,289	$81,004	$84,900
Expenses								
Property Taxes (30% Inc. from 2020)	$77,552	$79,879	$82,275	$84,743	$87,285	$89,904	$92,601	$95,379
Payroll	$55,000	$56,650	$58,350	$60,100	$61,903	$63,760	$65,673	$67,643
FedEx Expense	$39,177	$40,352	$41,563	$42,810	$44,094	$45,417	$46,779	$48,183
Management Fees (5% of EGI)	$32,259	$35,923	$39,056	$42,222	$44,248	$46,373	$48,602	$50,940
Insurance	$32,000	$32,960	$33,949	$34,967	$36,016	$37,097	$38,210	$39,356
Supplies	$14,828	$15,273	$15,731	$16,203	$16,689	$17,190	$17,706	$18,237
Office Equipment	$14,750	$15,192	$15,648	$16,117	$16,601	$17,099	$17,612	$18,140
Electricity	$11,507	$11,852	$12,207	$12,574	$12,951	$13,339	$13,739	$14,152
Repairs & Maintenance ($0.15 / NRSF)	$11,010	$11,340	$11,681	$12,031	$12,392	$12,764	$13,147	$13,541
Credit Card Fees (1.40% of EGI)	$9,033	$10,058	$10,936	$11,822	$12,390	$12,985	$13,609	$14,263
Advertising	$6,000	$6,180	$6,365	$6,556	$6,753	$6,956	$7,164	$7,379
Landscaping	$5,000	$5,150	$5,305	$5,464	$5,628	$5,796	$5,970	$6,149
Water/Sewer	$4,685	$4,825	$4,970	$5,119	$5,273	$5,431	$5,594	$5,761
Internet	$1,800	$1,854	$1,910	$1,967	$2,026	$2,087	$2,149	$2,214
Phone	$1,800	$1,854	$1,910	$1,967	$2,026	$2,087	$2,149	$2,214
Postage	$842	$867	$893	$920	$948	$976	$1,006	$1,036
Professional Fees	$800	$824	$849	$874	$900	$927	$955	$984
Sales Taxes	$768	$791	$815	$839	$865	$891	$917	$945
Worker's Comp	$544	$560	$577	$594	$612	$631	$650	$669
Dues	$500	$515	$530	$546	$563	$580	$597	$615
Membership Fees	$335	$345	$356	$366	$377	$389	$400	$412
Repairs	$190	$196	$201	$207	$214	$220	$227	$233
State Payroll Taxes	$176	$181	$187	$192	$198	$204	$210	$217
Web Server	$152	$157	$161	$166	$171	$176	$182	$187
Medical	$152	$157	$161	$166	$171	$176	$182	$187
Permits	$70	$72	$74	$76	$79	$81	$84	$86
Total Expenses	$320,930 50%	$334,008 46%	$346,660 44%	$359,612 43%	$371,373 42%	$383,535 41%	$396,113 41%	$409,122 40%
NOI	$324,253	$384,450	$434,464	$484,825	$513,592	$543,933	$575,931	$609,674

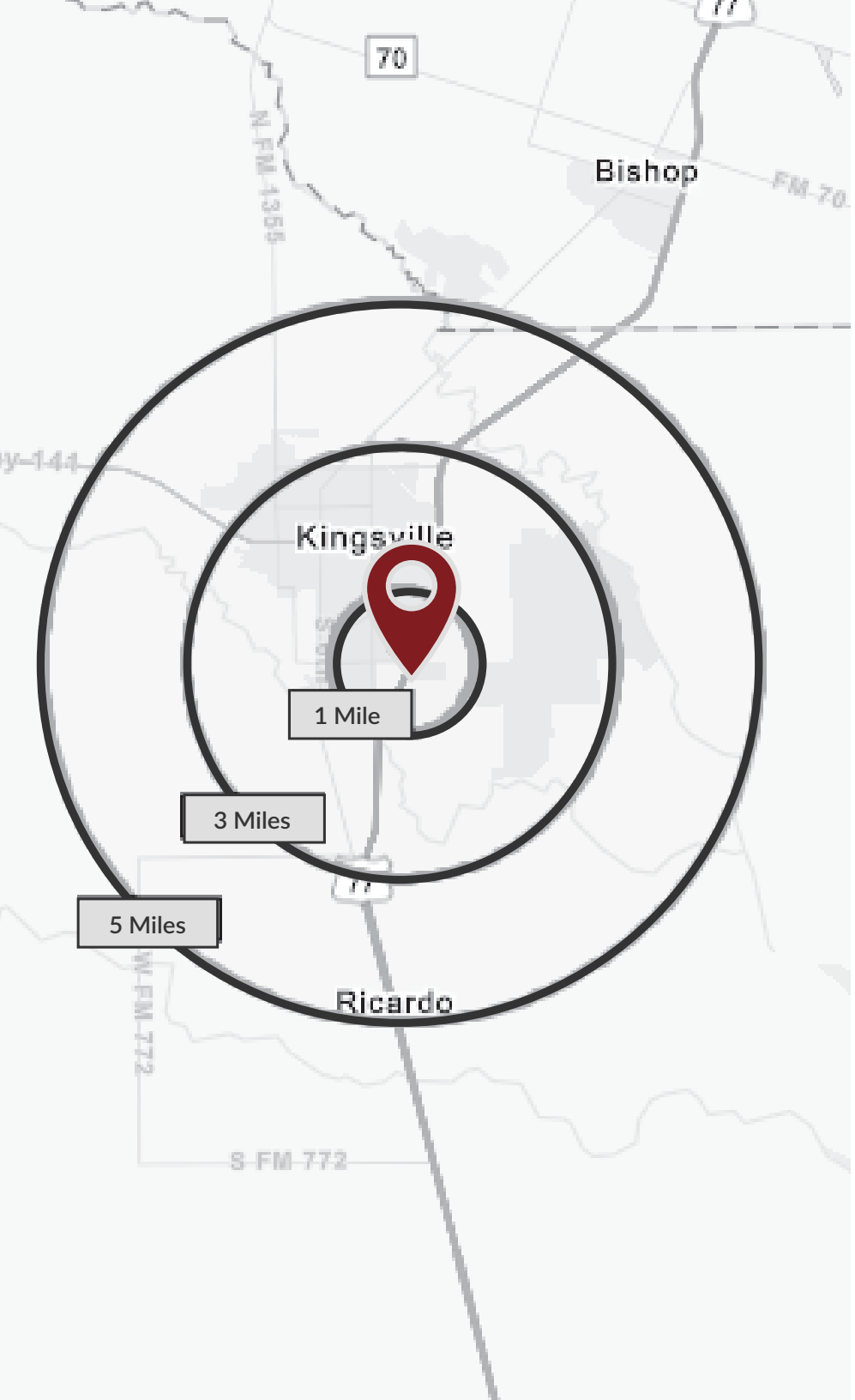
CHARTS



	2016	2017	2018	2019	2020
Rental Income	$369,488	$446,934	$501,514	$555,721	$639,434
Effective Gross Income	$519,479	$581,847	$634,782	$665,997	$749,534

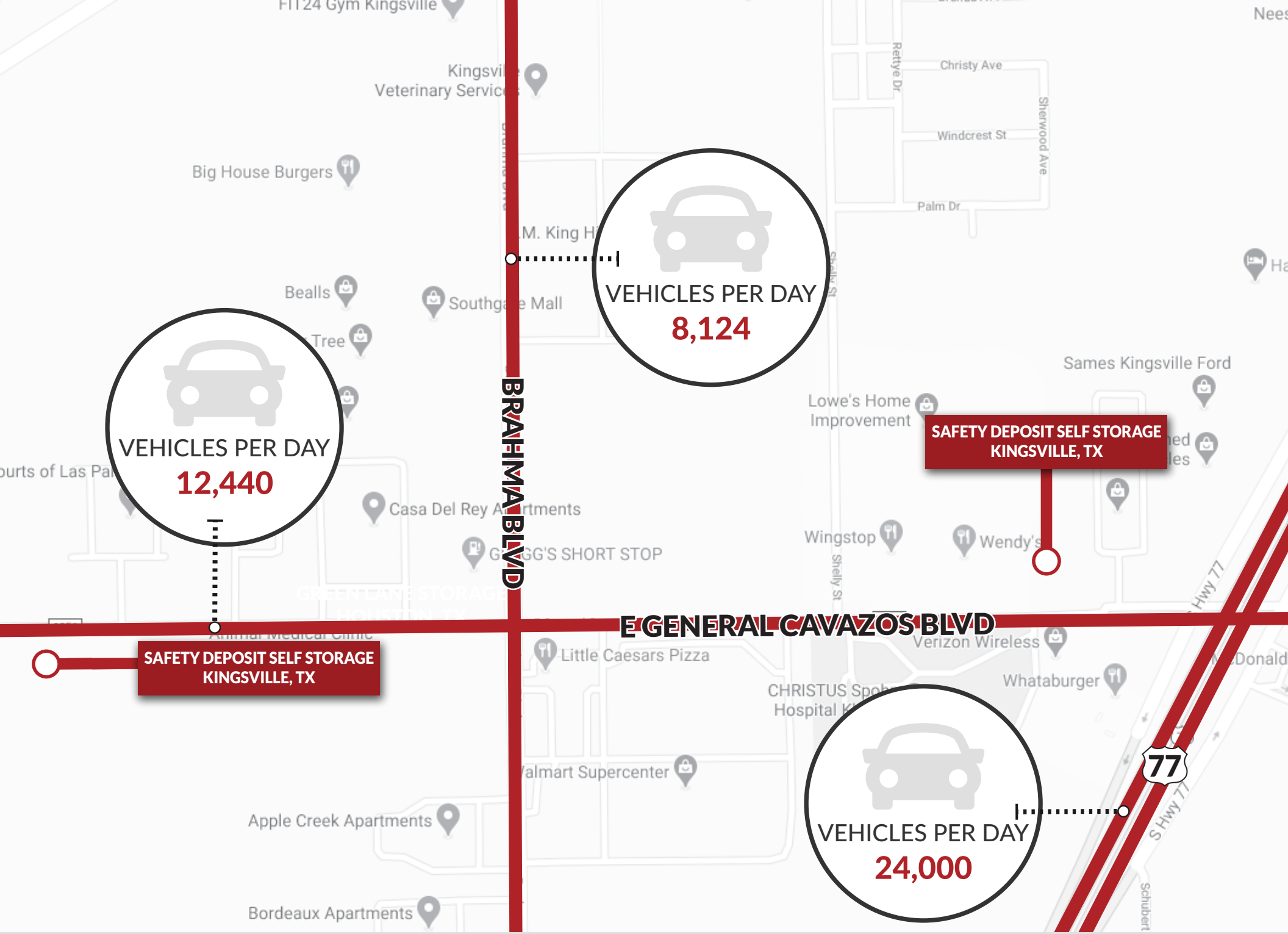


Kingsville is a city in the southern region of the U.S. state of Texas and the county seat of Kleberg County. Located on the U.S. Route 77 corridor between Corpus Christi and Harlingen, Kingsville is the principal city of the Kingsville Micropolitan Statistical Area, which is part of the larger Corpus Christi-Kingsville Combined Statistical Area. The population was 26,213 at the 2010 census, and in 2019 the U.S. Census Bureau estimated the population at 25,315.



2019 SUMMARY	1 MILE	3 MILE	5 MILE
Population	4,407	22,754	28,486
Households	1,705	8,270	9,965
Families	1,079	5,541	6,487
Average Household Size	2.51	2.69	2.70
Owner Occupied Housing Units	578	3,806	4,545
Renter Occupied Housing Units	1,127	4,464	5,420
Median Age	28.9	31.6	30.0
Median Household Income	$49,930	$41,530	$40,412
Average Household Income	$68,751	$58,926	$58,967

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	4,484	22,654	28,406
Households	1,734	8,234	9,941
Families	1,096	5,495	6,445
Average Household Size	2.52	2.69	2.70
Owner Occupied Housing Units	603	3,805	4,543
Renter Occupied Housing Units	1,131	4,430	5,398
Median Age	29.1	32.4	30.7
Median Household Income	$54,014	$43,716	$42,512
Average Household Income	$75,607	$64,245	$64,271



VEHICLES PER DAY
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BRAHMA BLVD
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SAFETY DEPOSIT SELF STORAGE
KINGSVILLE, TX
SAFETY DEPOSIT SELF STORAGE
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FIT24 Gym Kingsville
Kingsville Veterinary Services
Big House Burgers
Christy Ave
Windcrest St
Palm Dr
Rettye Dr
Sherwood Ave
Bealls
Southgate Mall
Tree
Sames Kingsville Ford
Lowe's Home Improvement
Casa Del Rey Apartments
Wingstop
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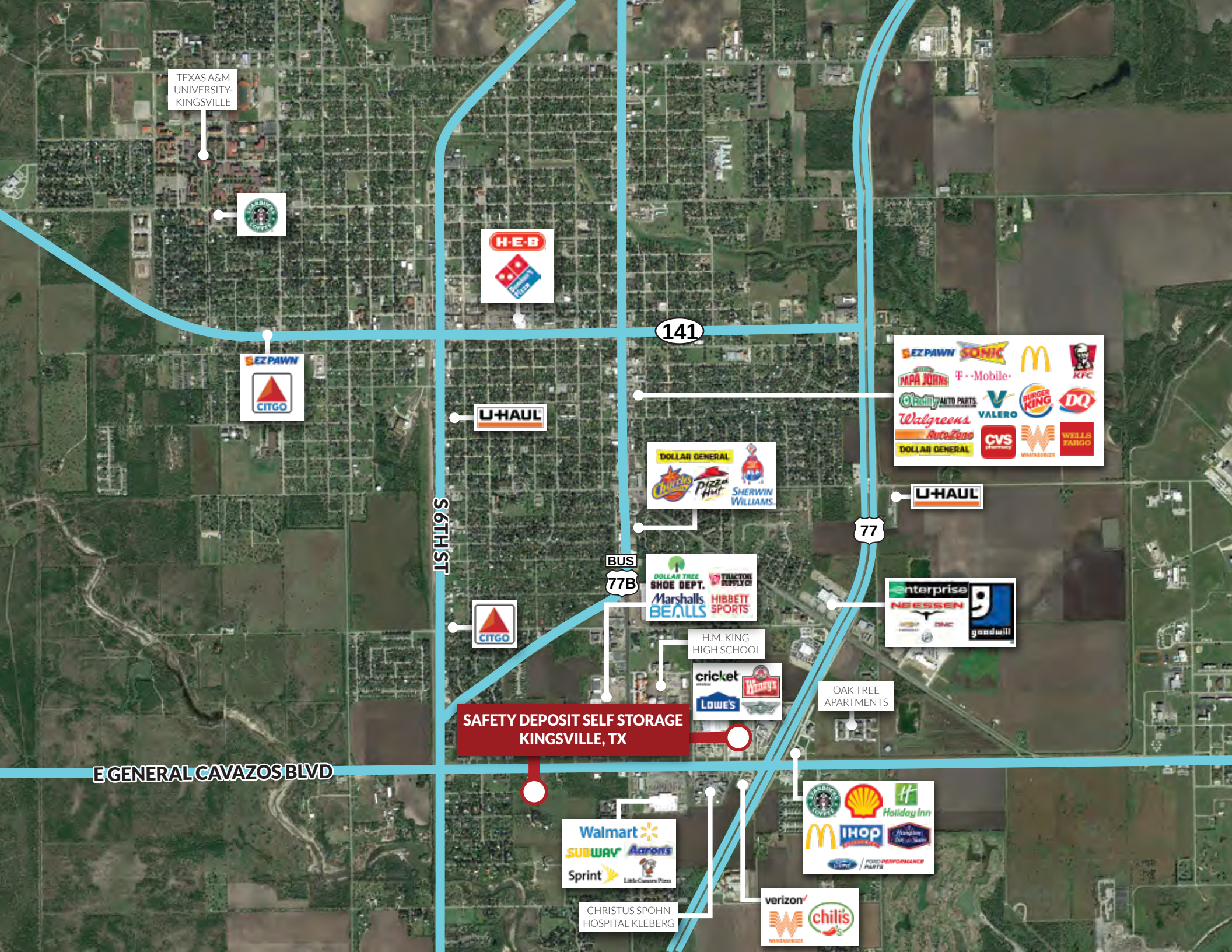
TEXAS A&M UNIVERSITY-KINGSVILLE
141
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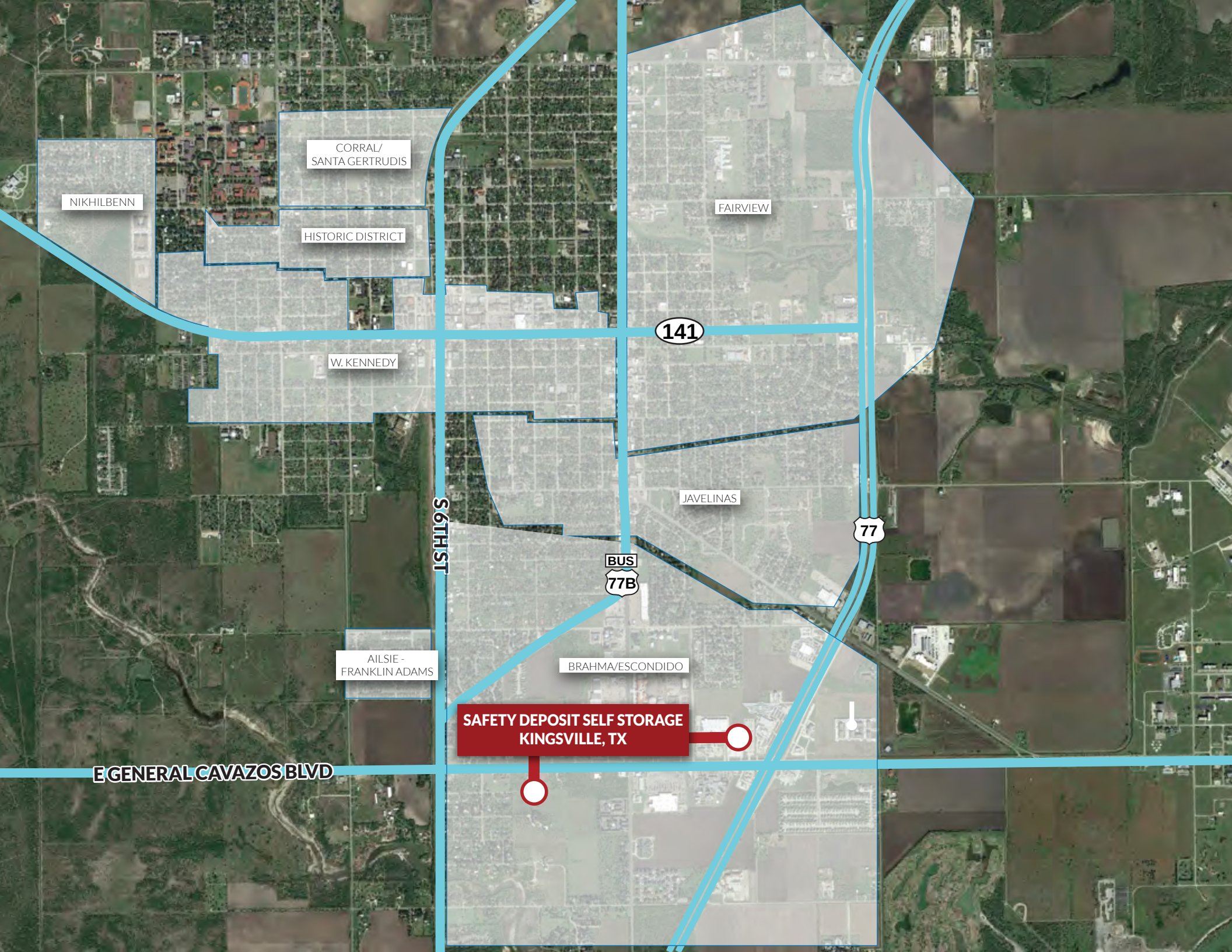
H.M. KING HIGH SCHOOL
OAK TREE APARTMENTS
CHRISTUS SPOHN HOSPITAL KLEBERG
SAFETY DEPOSIT SELF STORAGE
KINGSVILLE, TX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SANTA GERTRUDIS
NIKHILBENN
HISTORIC DISTRICT
FAIRVIEW
141
W. KENNEDY
JAVELINAS
S 6TH ST
77
BUS
77B
AILSIE -
FRANKLIN ADAMS
BRAHMA/ESCONDIDO
SAFETY DEPOSIT SELF STORAGE
KINGSVILLE, TX
E GENERAL CAVAZOS BLVD

BELLOMY & CO.

Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, inconspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations.

The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant _____ Date _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

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