



SUPERIOR BOAT AND RV STORAGE

15562 East Hoffman Road - Ponchatoula, LA 70454

In Cooperation With Sands Investment Group Louisiana, LLC - Lic. #BROK.0995702111-CORP
BoR: Andrew Ackerman - Lic. LA #BROK.0995700567-ACT

www.SIGnnn.com

SUPERIOR BOAT AND RV STORAGE (15562 EAST HOFFMAN) - PONCHATOULA, LA

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale Superior Boat & RV Storage Located at 15562 East Hoffman Road in Ponchatoula, LA. The Facility Contains 7 Fully Enclosed Parking Spots and 11 Canopy Covered Parking Spots Totaling 10,607 SF of Covered Storage. Also, There is Room For 6 Open Parking Spots on This Property, Totaling 24 Spots. Lastly, There is an Additional Neighboring Development Site That Can Be Purchased to Increase the Storage Presence in the Market.

Sale Price

\$465,000

OFFERING SUMMARY

Cap Rate:	7.01%
NOI:	\$32,618
Price / SF:	\$43.84

BUILDING INFORMATION

Street Address:	15562 East Hoffman Road
City, State, Zip:	Ponchatoula, LA 70454
Parish:	Tangipahoa
Building Size:	10,607 SF
Lot Size:	1.01 Acres



Actual Property Image

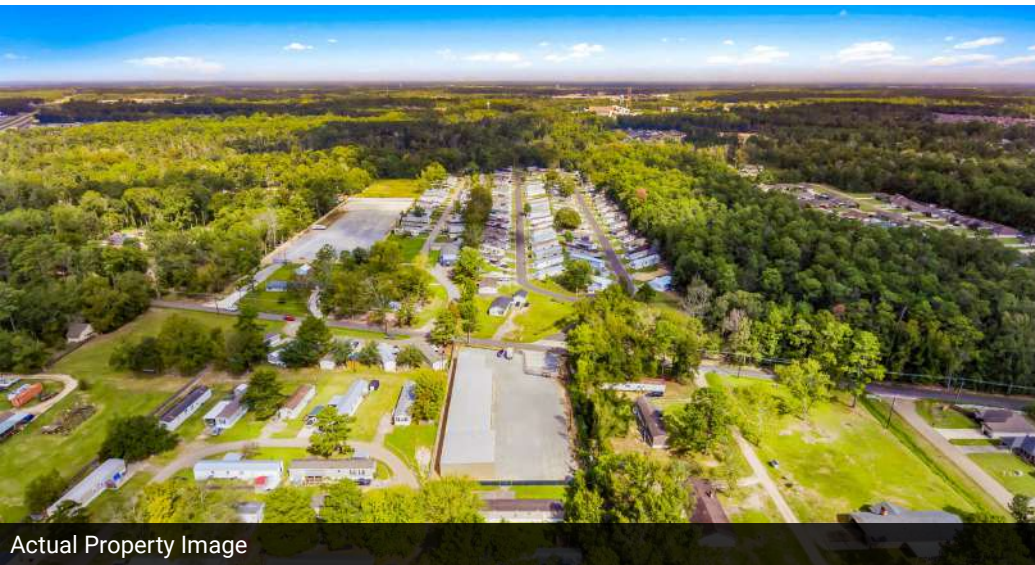


Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

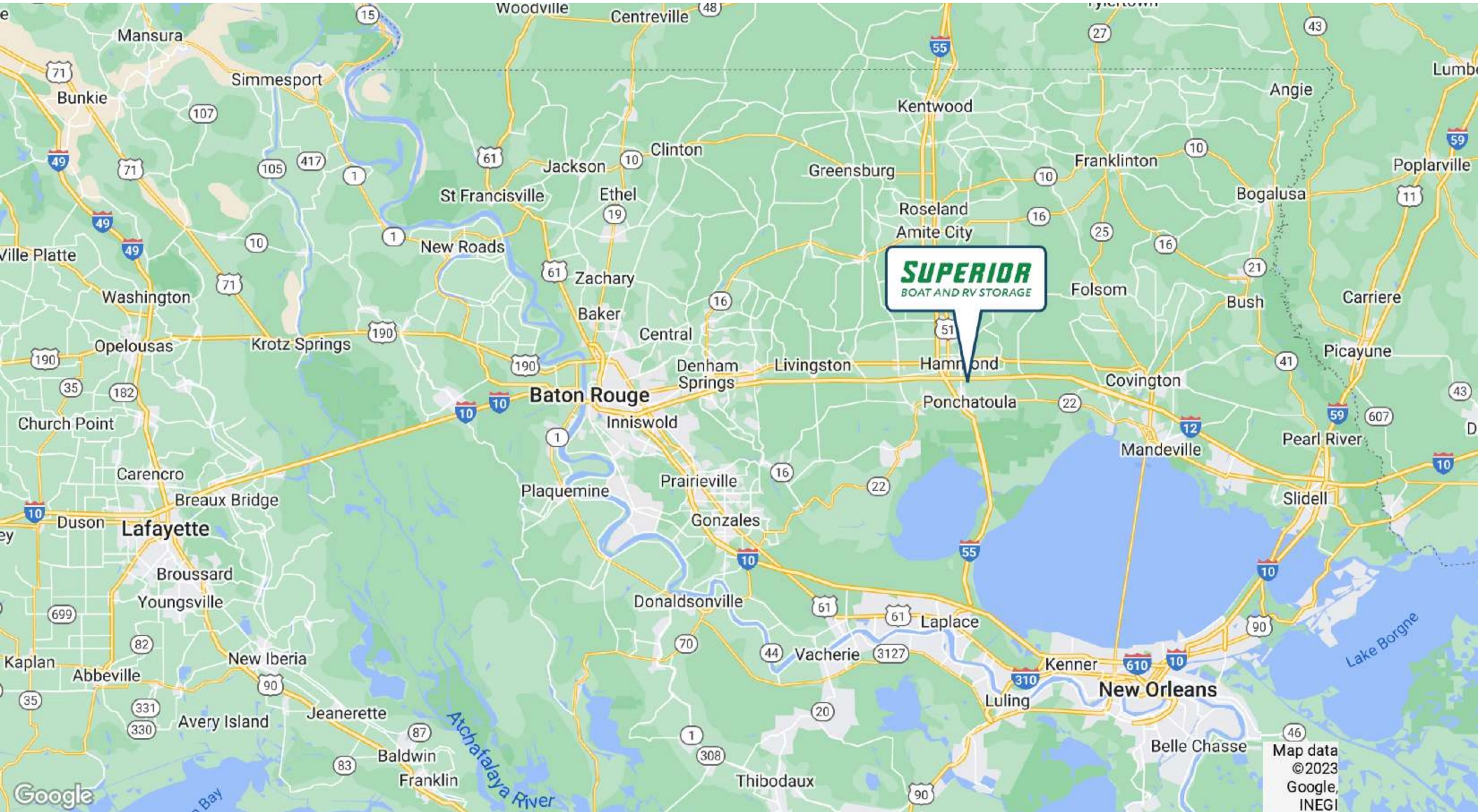
- Louisiana Has a \$3.9 Billion Boating Industry
- 7 Fully Enclosed Parking Spots, 11 Canopy Covered Parking Spots, 10,607 Total SF
- Additional Open Parking Available
- Gated, Key Code Access, Security Cameras
- 120 Volt Outlets For Tenants; 2 of the Covered Units Have Dedicated 30 Amp Outlets For Additional Charging
- Can Be Purchased Individually or as a Portfolio With Neighboring Development Site



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



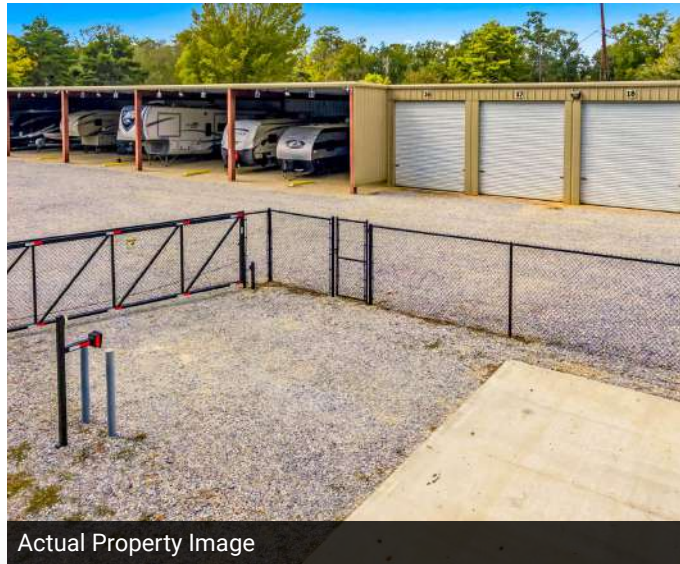
Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

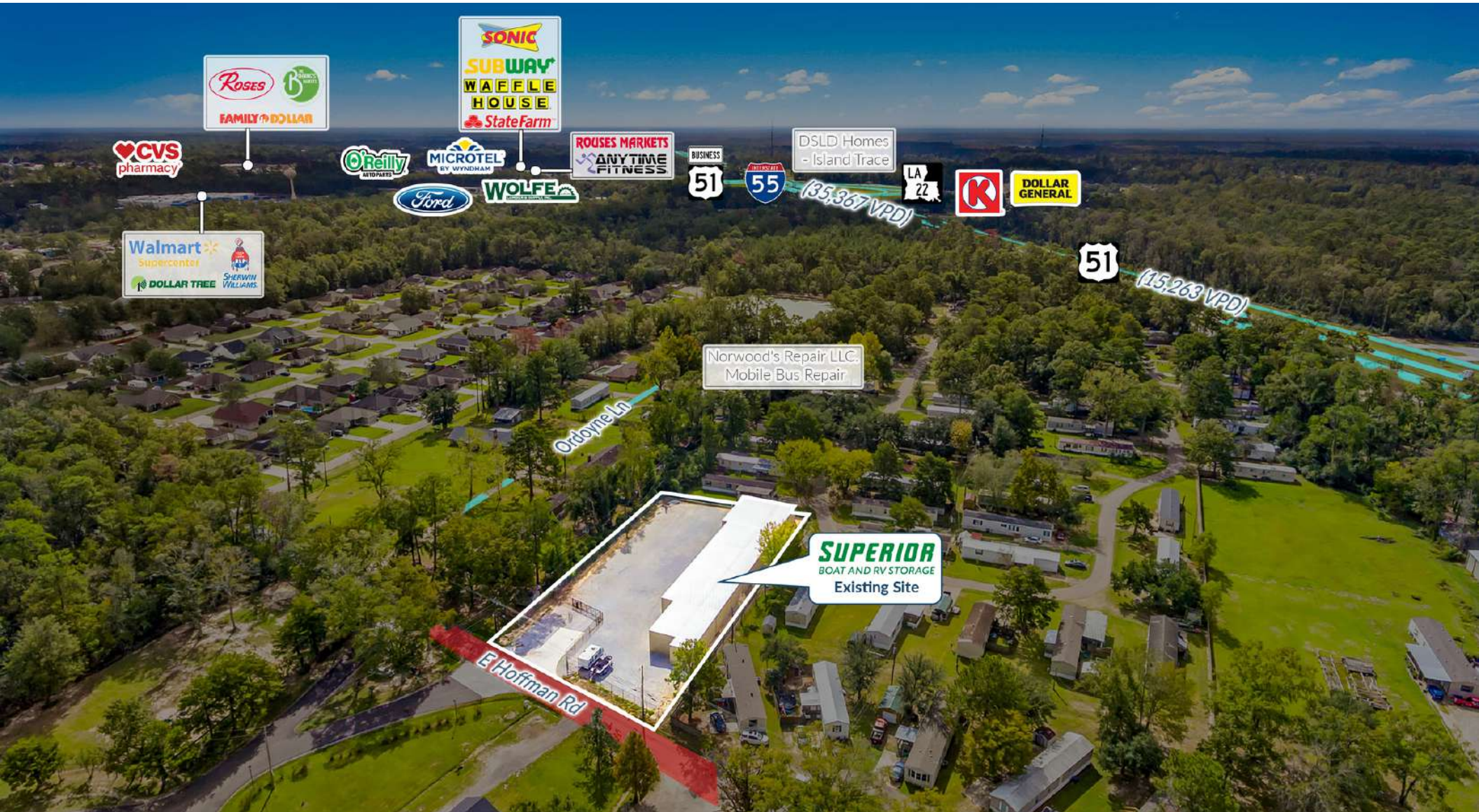


Actual Property Image

UNIT MIX

Unit	Dimensions	Type	Standard Rate	Rental Rate	Market Rents
1	50 x 14 x 17	Enclosed	\$300	\$275	\$399
2	50 x 14 x 17	Enclosed	\$300	\$300	\$399
3	50 x 14 x 17	Enclosed	\$300	\$275	\$399
4	50 x 14 x 17	Enclosed	\$300	\$300	\$399
5	45 x 12.5 x 17	Covered	\$145	\$140	\$175
6	45 x 12.5 x 17	Covered	\$145	\$145	\$175
7	45 x 12.5 x 17	Covered	\$145	\$140	\$175
8	45 x 12.5 x 17	Covered	\$145	\$145	\$175
9	45 x 12.5 x 17	Covered	\$145	\$140	\$175
10	45 x 12.5 x 17	Covered	\$145	\$145	\$175
11	45 x 12.5 x 17	Covered	\$145	\$140	\$175
12	45 x 12.5 x 17	Covered	\$145	\$145	\$175
13	45 x 12.5 x 17	Covered	\$145	\$195	\$175
14	45 x 12.5 x 17	Covered	\$145	\$140	\$175
15	45 x 12.5 x 17	Covered	\$145	\$145	\$175
16	35 x 14 x 17	Enclosed	\$225	\$225	\$329
17	35 x 14 x 17	Enclosed	\$225	\$199	\$329
18	21 x 12	Enclosed	\$225	\$225	\$225
19	21 x 12	Open	\$65	\$65	\$65
20	35 x 12	Open	\$65	\$65	\$65
21	35 x 12	Open	\$65	\$65	\$65
22	35 x 12	Open	\$65	\$0	\$65
Monthly Gross				\$3,614	\$4,664
Annual Gross				\$43,368	\$55,968

AERIAL MAP



AERIAL MAP



SUPERIOR
BOAT AND RV STORAGE
Development Site

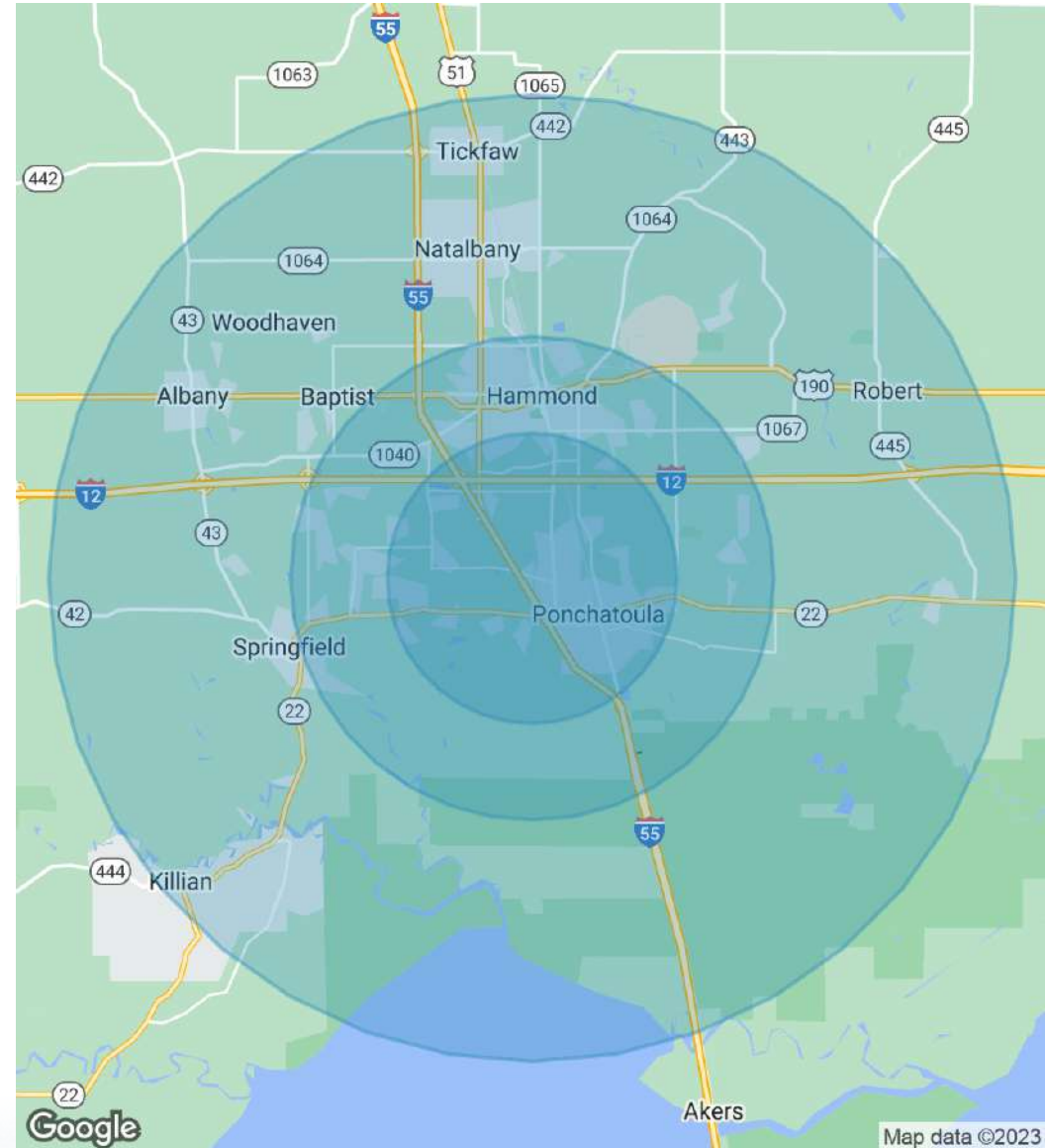
SUPERIOR
BOAT AND RV STORAGE
Existing Site

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,351	59,348	102,633
Average Age	36.1	33.2	34.5
Average Age (Male)	34.9	32.0	33.8
Average Age (Female)	38.3	35.3	36.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,696	22,310	39,786
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$70,911	\$70,983	\$71,181
Average House Value	\$184,945	\$187,247	\$183,201

TRAFFIC COUNTS	
I-0055	35,367 VPD
W Pine St	25,727 VPD
US0051-X	15,263 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Ponchatoula, LA



Ponchatoula Strawberry Festival

PONCHATOULA, LA

Ponchatoula is the second-largest city in Tangipahoa Parish, Louisiana. Ponchatoula is located along Interstate 55 and Louisiana Highway 22, equidistant from New Orleans and Baton Rouge. According to the United States Census Bureau, the city has a total area of 4.2 square miles, all land. The city of Ponchatoula had a population of 7,974 as of July 1, 2023. Ponchatoula, Louisiana, in Tangipahoa Parish, is 33-miles north of Kenner, Louisiana and 40-miles northwest of New Orleans, Louisiana. New Orleans is a consolidated city-parish located along the Mississippi River in the southeastern region of the state of Louisiana. It is the most populous city in Louisiana, third most populous city in the deep south, and the twelfth-most populous city in the southeastern United States.

Proximity to New Orleans is beneficial for the economy of Ponchatoula. New Orleans operates one of the world's largest and busiest ports and metropolitan New Orleans is a center of maritime industry. The region accounts for a significant portion of the nation's oil refining and petrochemical production, and serves as a white-collar corporate base for onshore and offshore petroleum and natural gas production. New Orleans is also a center for higher learning, with over 50,000 students enrolled in the region's 11 institutions. Tulane University, a top-50 research university, is located uptown. Metropolitan New Orleans is a major regional hub for the health care industry and boasts a small, globally competitive manufacturing sector. The center city possesses a rapidly growing, entrepreneurial creative industries sector and is renowned for its cultural tourism. The Port of New Orleans is a diverse deep-water port uniquely located on the Mississippi River near the Gulf of Mexico. This naturally strategic location allows unparalleled access to 30-plus major inland hubs such as Memphis, Chicago and Canada via 14,500 miles of waterways, six Class I railroads and interstate roadways. New Orleans has a diverse economy with the main sectors being energy, advanced manufacturing, international trade, healthcare and tourism. Home to internationally-known universities, hospitals and a Bioinnovation Center, the city is also one of the country's top meeting and convention destinations.

Ponchatoula, the oldest incorporated city in Tangipahoa Parish, is host to the popular Ponchatoula Strawberry Festival every spring. The city is northwest of Lake Pontchartrain and abundantly grows local produce including the famous Louisiana strawberries. It's also been nicknamed America's Antique City. Visitors enjoy delicious food and culture while just being outside Baton Rouge, Northshore area and New Orleans. During your stay in Ponchatoula you can visit the Joyce Wildlife Management Area and Fairview - Riverside State Park. The city also offers easy access to several museums such as the Collinswood School Museum and Lake Pontchartrain Basin Maritime Museum. The Berryland Shopping Center and Gateway Shopping Center are the local shopping centers. The city also organizes a number of recreational events and festivals like the Oktoberfest every year.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Exclusively Marketed by:

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