



PRESENTING FOR SALE

DAVIE BOAT & RV STORAGE

814 S MAIN ST, MOCKSVILLE, NC 27028



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An aerial photograph of a commercial property complex, overlaid with a dark blue semi-transparent filter. The image shows several large, interconnected buildings with flat roofs, a central paved area, and a parking lot with several vehicles. The background consists of a dense line of trees under a clear sky.

SECTION 1

PROPERTY INFORMATION

PROPERTY SUMMARY

814 S MAIN ST, MOCKSVILLE, NC 27028



OFFERING SUMMARY

Sale Price:	\$1,359,000
Total Land Area:	5.47 AC
Number of Units:	93
Office Area:	379 SF
Enclosed Area:	24,470 SF
Covered Area:	22,530 SF
Total Building Area:	47,379 SF
Current NOI:	\$81,582
Current Cap Rate:	6.00%

PROPERTY SUMMARY

Parcel ID:	J4-120-C0-008 J
Zoning:	NC
Opportunity Zone:	Yes
Year Built:	1966
County:	Davie County
Number of Buildings:	7
Security:	Security Cameras
Entry:	Keycode
Leasing Office:	Yes

DEAL HIGHLIGHTS

814 S MAIN ST, MOCKSVILLE, NC 27028



DEAL HIGHLIGHTS

- 13-Miles From the Number One Rated Affordable Retirement Town Bermuda Run (Realtor.com)
- Located Less than 1 Mile From Down Town Mocksville
- Located Less than 30 Miles from Winston-Salem
- In North Carolina, Davie County is Ranked 10th of 100 Counties in RV Parks Per Capita, and 4th of 100 Counties in RV Parks Per Square Mile
- High Barrier of Entry For New Like-Kind Developments
- Over \$35,000 Spent on Recent Roof, Gate and Door Upgrades
- The Property Offers a Mixture of Enclosed, Covered and Open Parking Storage
- Rental Rates Offer a Unique Opportunity to Grow Revenue
- 250 Linear Feet Rail Spur Located on the Rear of the Property Connecting the Lay Down Yard to the Major Railways Within North Carolina
- Additional Commercial Land Available

PHOTOS

814 S MAIN ST, MOCKSVILLE, NC 27028



ADDITIONAL PHOTOS

814 S MAIN ST, MOCKSVILLE, NC 27028



PARCEL VIEW

814 S MAIN ST, MOCKSVILLE, NC 27028



BUILDING MEASUREMENTS

814 S MAIN ST, MOCKSVILLE, NC 27028

Building Measurements

Yard Office	26.50	14.30	379
Subtotal			379
Enclosed Warehouse			
Bldgs 1 & 3	63.80	150.00	9,570
Bldg 7	187.40	31.00	5,809
Subtotal			15,379
Total GBA			24,470
Canopy/Shed			
Bldg 2	71.10	18.00	1,280
Bldgs 4 & 5	57.20	100.00	5,720
	70.50	21.70	1,530
Bldg 6	22.00	100.00	2,200
Bldg 11	27.50	126.70	3,484
Non-numbered Canopy	118.80	70.00	8,316
Total Canopy/Shed			22,530
Total			47,379

An aerial photograph of a commercial property, possibly a retail or service center. The image shows several interconnected buildings with flat roofs, a large paved parking lot with several vehicles, and a road in the foreground. The background is filled with a dense line of trees. The entire image is overlaid with a semi-transparent dark blue filter.

SECTION 2

FINANCIAL ANALYSIS

RENT ROLL

814 S MAIN ST, MOCKSVILLE, NC 27028

Type	Rate	Type	Rate	Type	Rate
RV	\$45	Boat	\$100	Pickup	\$100
RV	\$100	RV	\$100	Truck/Trailer	\$135
RV	\$45	RV	\$75	RV	\$45
Trailer	\$120	RV	\$125	Building	\$800
Truck	\$90	Misc	\$100	Storage	\$125
Trucks/Storage	\$650	RV	\$125	RV	\$100
RV	\$125	Boat	\$75	RV	\$125
Wrecker	\$75	RV	\$100	Boat	\$75
Truck	\$75	Boat	\$50	RV	\$100
Boat	\$200	Car	\$125	RV	\$65
RV	\$125	Misc	\$125	RV	\$100
RV	\$50	Boat	\$50	Truck	\$50
Misc	\$200	Bus	\$135	RV	\$45
Camper	\$125	RV	\$50	RV	\$125
RV	\$125	RV	\$100	Misc	\$250
RV	\$45	Misc	\$100	RV	\$125
Boat	\$50	Boat	\$125	Popup	\$75
Pop Up	\$75	Boat	\$65	RV	\$125
RV	\$125	RV	\$75	Car	\$45
Misc	\$200	Misc	\$100	Camper	\$65
Misc	\$150	Boat	\$50	RV	\$125
Inside	\$100	Trailer	\$45		
RV	\$65	Boat	\$65		

Total/m	\$7,820
Total/Year	\$93,840

PROFIT & LOSS

814 S MAIN ST, MOCKSVILLE, NC 27028

	Actual
Gross Potential Income	\$93,840
Economic Occupancy	100.00%
Rental Income	\$93,840
Total Operating Income	\$93,840
Controllable Expenses	
Website/security	\$0
Utilities (Tenant Covered)	\$0
Repairs & Maintenance	\$2,346
Marketing	\$0
Office/Admin (incl credit card fees)	\$1,994
Landscaping	
Total Controllable Expenses	\$4,340
Non-Controllable Expenses	
Real Estate Taxes	\$5,394
Insurance	\$2,525
Total Non-Controllable Expenses	\$7,919
Total Operating Expenses	\$12,259
Expense Ratio	13.06%
Net Operating Income	\$81,582



SECTION 3

RENTAL COMPARABLES

RENTAL COMPARABLES

814 S MAIN ST, MOCKSVILLE, NC 27028

				Uncovered			Covered			Enclosed		
Comp	Facility	Address	Distance From Subject	Base Rate	13x35	14x45	Base covered	Small covered	Large covered	10x20	12x25	10x30
Subject	Davie Boat & RV Storage	814 S Main St	-	\$45.00	\$45.00	\$45.00	\$65.00	\$75.00	\$125.00	\$100.00	\$125.00	\$125.00
1	Premier Storage Solutions	325 Farmington Rd, Mocksville, NC 27028	6.4 mi	\$60.00	\$65.00	\$70.00	NA	NA	NA	NA	NA	NA
2	Davie Storage	4425 US-158, Advance, NC 27006	9.8 mi	\$75.00	NA	NA	\$150.00	\$160.00	\$170.00	NA	NA	NA
3	Fort Knox indoor Storage	218 Wilson Park Rd, Statesville, NC 28625	19.1 mi	NA	NA	NA	NA	NA	NA	\$280.00	\$350.00	\$420.00
4	21 North Storage	1094 Turnersburg Hwy Suite E, Statesville, NC 28625	20 mi	NA	NA	NA	NA	NA	NA	\$150.00	\$180.00	\$180.00
Average Street Rent				\$67.50	\$65.00	\$70.00	\$150.00	\$160.00	\$170.00	\$215.00	\$265.00	\$300.00

An aerial photograph of a commercial building complex, possibly a school or office campus, with a large parking lot in the foreground. The image is overlaid with a dark blue semi-transparent filter. The text 'SECTION 4' is positioned in the upper left quadrant, and 'LOCATION INFORMATION' is centered across the middle of the image in a large, bold, yellow font.

SECTION 4

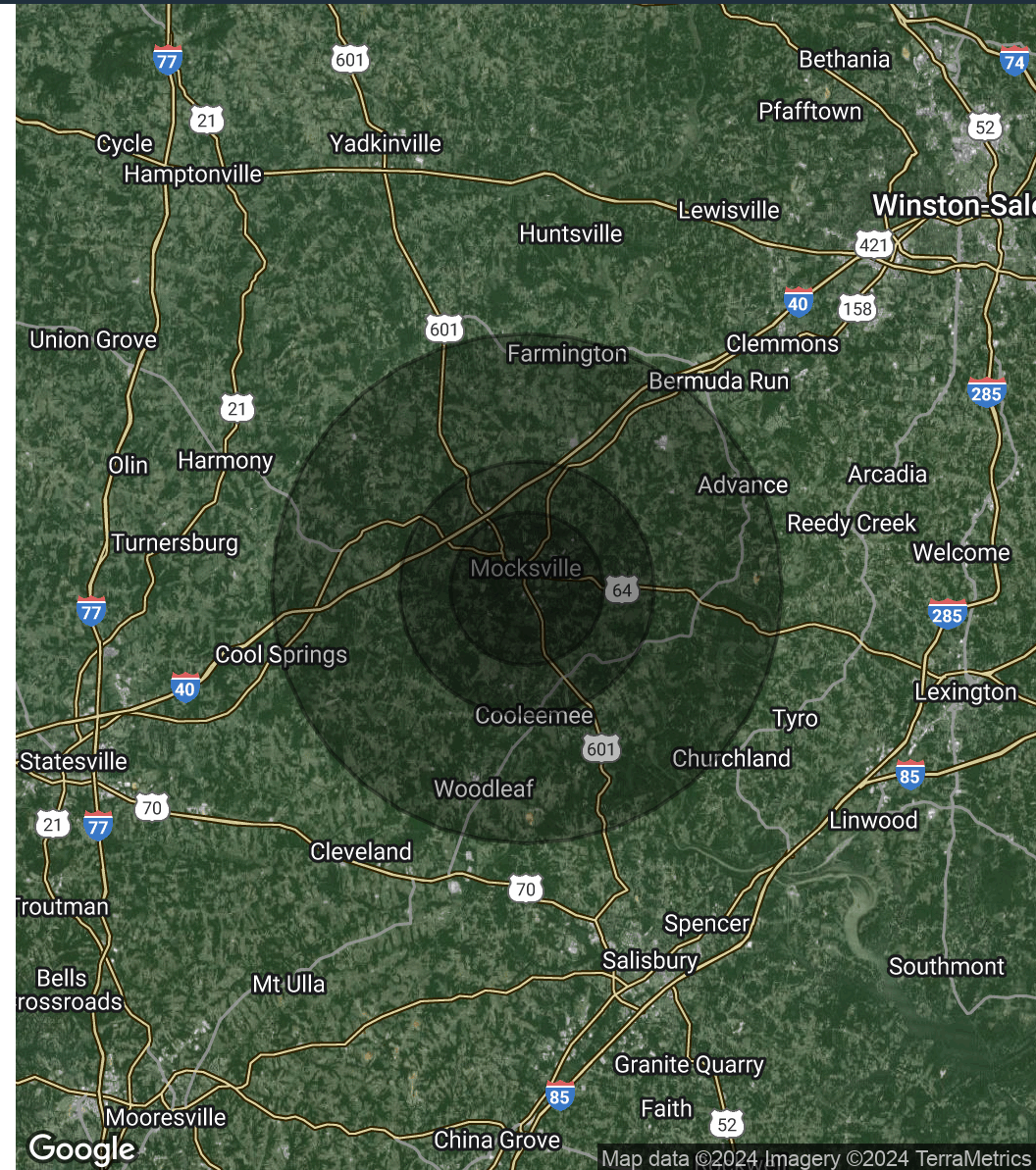
LOCATION INFORMATION

DEMOGRAPHICS MAP & REPORT

814 S MAIN ST, MOCKSVILLE, NC 27028

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,602	16,261	40,506
Average Age	42	42	43
Average Age (Male)	40	40	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,769	6,474	16,383
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,616	\$86,337	\$90,961
Average House Value	\$263,497	\$254,975	\$264,592
TRAFFIC COUNTS			
S Main St	12,898 / VPD		
Salisbury Rd	14,861 / VPD		
Valley Rd	15,756 / VPD		

Demographics data derived from AlphaMap



An aerial photograph of a commercial building complex, possibly a school or office campus, with a large parking lot in the foreground. The image is overlaid with a semi-transparent dark blue filter. The text "SECTION 5" is positioned in the upper left quadrant, and "ADVISOR BIOS" is centered in the middle of the image.

SECTION 5

ADVISOR BIOS

INDUSTRIAL STORAGE BROKERS

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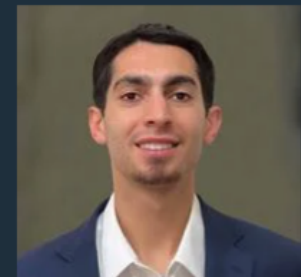


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OUR FOCUS

814 S MAIN ST, MOCKSVILLE, NC 27028

RV & Boat



Mini Storage



IOS



Development



- 1. Market Analysis:** We conduct comprehensive market analyses to assess the value and potential of RV and boat storage facilities.
- 2. Acquisition Support:** We offer comprehensive support throughout the purchase process, from identifying suitable properties to negotiating favorable terms and facilitating a smooth transaction.
- 3. Disposition Services:** Provide strategic marketing initiatives and targeted outreach to qualified buyers, ensuring maximum exposure and optimal returns on their investment.
- 4. Transaction Management:** Our dedicated team manages all aspects of the transaction process, including due diligence, contract negotiation, and closing coordination, streamlining the process for a seamless and efficient experience.

