



INDUSTRIAL PROPERTY FOR SALE

MOLLY B'S DRY DOCK BOAT & RV STORAGE

14148 NEW MEXICO 187, CABALLO, NM 87931



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SECTION 1

PROPERTY INFORMATION

INDUSTRIAL STORAGE BROKERS

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OUR FOCUS

14148 NEW MEXICO 187, CABALLO, NM 87931

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.



PROPERTY DETAILS

14148 NEW MEXICO 187, CABALLO, NM 87931

Sale Price

\$1,340,206

LOCATION INFORMATION

Building Name	Molly B's Dry Dock Boat & RV Storage
Street Address	14148 New Mexico 187
City, State, Zip	Caballo, NM 87931
Parcel Code:	3025094417186
Parcel Code:	3025094416165
Parcel Code:	3025094413130

PROPERTY SUMMARY

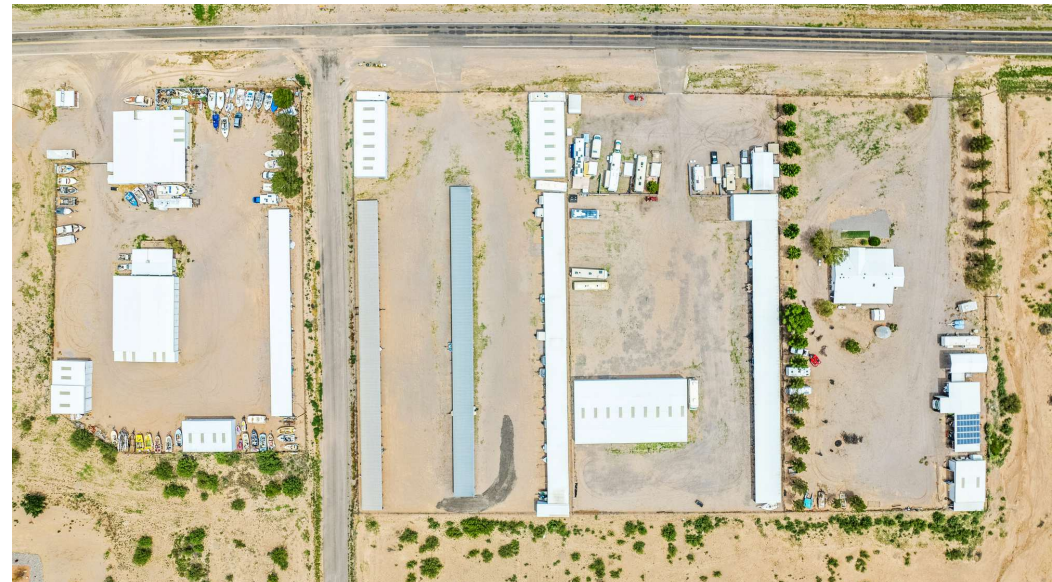
Zoning:	Not Subject to Zoning Restrictions
Property Subtype:	RV and Boat Storage
Lot 1	1.99 Acres
Lot 2:	2.00 Acres
Lot 3:	4.45 Acres

PROPERTY AMENITIES

Surfacing:	Crushed Concrete
Electrical:	18 out of 202 Units
Gating and Access:	Fully Gated
Security:	Arlo Security and Recording
Software:	Tenant Inc

PROPERTY UNIT MIX

10x10:	6 Units
12x19:	89 Units
12x20:	1 Unit
12x24:	23 Units
24x24:	2 Units
11.5x25:	3 Units
12x25:	21 Units
12x30:	33 Units
12x33:	13 Units
12x35:	7 Units
12x40:	3 Units



PROPERTY PHOTOS

14148 NEW MEXICO 187, CABALLO, NM 87931



PROPERTY PHOTOS

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SECTION 2

LOCATION INFORMATION

PROPERTY HIGHLIGHTS

14148 NEW MEXICO 187, CABALLO, NM 87931



PROPERTY HIGHLIGHTS

- The property features two livable homes, one 3 bedroom home and one 1 bedroom single wide trailer
- While most traffic flow in the area runs South to North, Molly B's is strategically located as the southernmost facility in the proximate area, making it the most desirable location
- Las Cruces, NM a population of 104,000 (2024) is less than an hour from the property
- With Caballo State Park in walking distance of the property, and many other recreational locations in the area, Molly B's serves as a storage facility for residents and vacationers alike
- The property utilizes Tenant Inc Software, which allows for remote management as the current owner lives in a different state
- The property holds a diverse unit mix to fulfill tenant's requirements
- Can achieve a 10% pro-forma cap rate by bringing rents to market while also increasing expenses to reflect new ownership operations

REGIONAL MAP

14148 NEW MEXICO 187, CABALLO, NM 87931



SECTION 3

FINANCIAL ANALYSIS

UNIT MIX AND RATES

14148 NEW MEXICO 187, CABALLO, NM 87931

Size	Type	Square Feet	Total SF	Total Units	Occupied	Vacant	Current Rate
10x10	Enclosed and Cement Floors	100	600.00	6	3	3	\$ 60.00
12x19	Covered	228	20,292.00	89	56	33	\$ 55.00
12x20	Back in covered 3/4 surrounded	240	240.00	1	1	0	\$ 85.00
12x24	Back in covered	288	6,624.00	23	23	0	\$ 60.00
24x24	Fully Enclosed	576	1,152.00	2	2	0	\$ 400.00
11.5x25	Covered Shop	287.5	862.50	3	3	0	\$ 75.00
12x25	Uncovered parking	300	6,300.00	21	21	0	\$ 40.00
12x28	Fully Enclosed Barn	336	336.00	1	1	0	\$ 100.00
12x30	Fully Enclosed with Electric	360	11,520.00	32	32	0	\$ 110.00
12x33	Back in full hook up	396	5,148.00	13	13	0	\$ 175.00
12x35	Uncovered Parking	420	2,940.00	7	7	0	\$ 50.00
12x40	Fully Enclosed barn/Manger	480	1,440.00	3	3	0	\$ 140.00
Total			57,454.50	201	165	36	

PROFIT AND LOSS STATEMENT

14148 NEW MEXICO 187, CABALLO, NM 87931

	SF Units	57,455 201
	Actual - YTD Expanded	Pro Forma (New ownership w/ management included)
Gross Potential Income	\$183,000	\$210,450
Economic Occupancy	82.00%	95.00%
Net Rental Income	\$139,680	\$199,928
Controllable Expenses		
Utilities & Trash	\$15,569	\$16,347
Repairs & Maintenance	\$9,150	\$9,608
Marketing	\$1,203	\$1,263
Office/Admin (incl credit card fees)	\$5,100	\$5,355
Managment & Payroll		\$35,000
Total Controllable Expenses		
Non-Controllable Expenses		
Real Estate Taxes	\$9,410	\$10,351
Insurance	\$5,809	\$6,099
Total Non-Controllable Expenses	\$15,219	\$16,450
Total Operating Expenses	\$46,241	\$84,024
Expense Ratio	33.10%	42.03%
Net Operating Income	\$93,439	\$115,904
Cap Rate (Pro-Forma Income)	6.97%	8.65%
Value	\$1,340,206	\$1,340,206

Assumptions

A 42% expense ratio is being utilized in the Pro-forma to account for: A 5% increase to operational expense, a \$35,000 management fee if the prospective buyer choose to run the site remotely, a 10% increase on taxes, and a 5% increase on insurance

SECTION 4

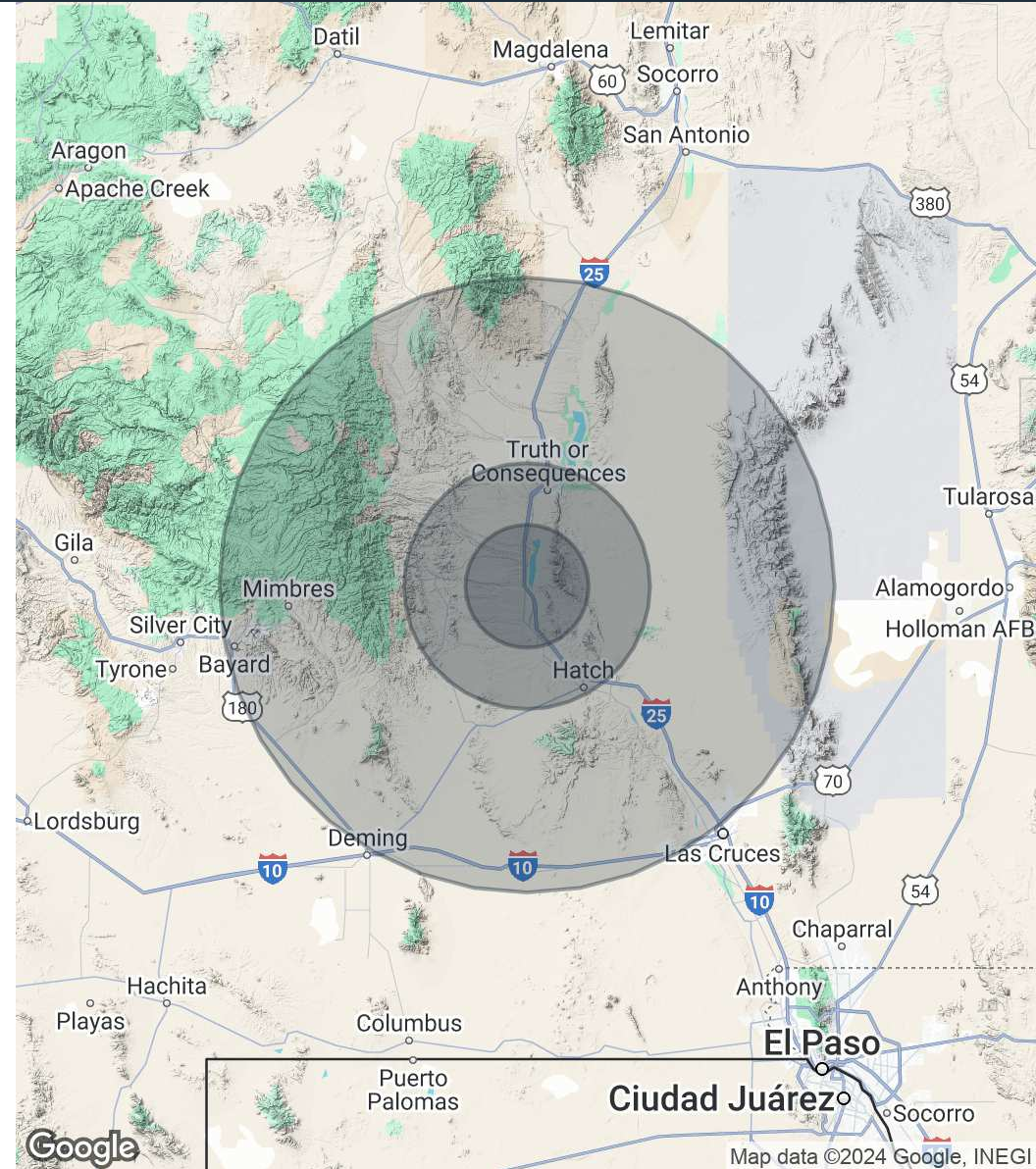
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

14148 NEW MEXICO 187, CABALLO, NM 87931

POPULATION	10 MILES	20 MILES	50 MILES
Total Population	1,736	13,667	111,437
Average Age	48	47	42
Average Age (Male)	49	47	41
Average Age (Female)	48	48	42
HOUSEHOLDS & INCOME	10 MILES	20 MILES	50 MILES
Total Households	739	6,162	44,442
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$56,509	\$56,092	\$77,102
Average House Value	\$263,370	\$189,026	\$241,894

Demographics data derived from AlphaMap



EXCLUSIVELY MARKETED BY

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