



INDUSTRIAL STORAGE
BROKERS

RV AND BOAT STORAGE PROPERTY FOR SALE

EUSTIS BOAT RV STORAGE

2200 COUNTY ROAD 452, EUSTIS, FL 32726



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INDUSTRIAL STORAGE BROKERS
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2200 COUNTY ROAD 452, EUSTIS, FL 32726

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Industrial Storage Brokers in compliance with all applicable fair housing and equal opportunity laws.

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OUR FOCUS

2200 COUNTY ROAD 452, EUSTIS, FL 32726

Industrial Outside Storage



RV & Boat Storage



Industrial



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.



INDUSTRIAL STORAGE BROKERS

2200 COUNTY ROAD 452, EUSTIS, FL 32726



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PROPERTY SUMMARY

2200 COUNTY ROAD 452, EUSTIS, FL 32726



RECENT IMPROVEMENTS

- Alarm.com Surveillance & Gate Access Control Allowing for Remote Management.
- LED Spot lights, Road Sign, and Concrete at the Entrance
- Lined and Painted Parking Spaces

OFFERING SUMMARY

Sale Price:	\$1,325,000
Current NOI:	\$109,146
In Place Cap Rate:	8.24%
Number of Units:	126
Lot Size:	4.21 AC
Price/AC:	\$314,727

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,676	25,701	59,163
Total Population	21,191	60,487	139,213
Average HH Income	\$76,883	\$81,602	\$86,920

PROFIT AND LOSS

2200 COUNTY ROAD 452, EUSTIS, FL 32726

	SF Units	N/A 126	Assumptions
	Actual	Pro Forma (Year 1)	
Gross Potential Income	\$161,820	\$161,820	-Increase Economic Occupancy to 90%
Economic Occupancy	83.05%	90.00%	
Total Operating Income	\$134,392	\$145,638	
Expenses			
Controllable Expenses			-Increase all expenses by 2% (inflation)
Utilities (Water, Electric, Internet)	\$2,640	\$2,693	
Softwares	\$1,908	\$1,946	
Security	\$828	\$844	
Repairs & Maintenance	\$2,015	\$2,055	
Marketing	\$1,847	\$1,884	
Office/Admin (incl credit card fees)	\$3,346	\$3,413	
Service Contracts (Lawn, Pest control)	\$4,884	\$4,981	
Payroll	\$0	\$7,500	
Total Controllable Expenses (13%)	\$17,468	\$25,316	
Non-Controllable Expenses			-6% management fee
Real Estate Taxes	\$6,815	\$7,837	
Insurance	\$963	\$1,034	
Management Fee	\$0	\$8,551	
Total Non-Controllable Expenses	\$7,778	\$17,422	
Total Operating Expenses	\$25,246	\$42,738	
Expense Ratio	18.79%	29.35%	
Net Operating Income	\$109,146	\$102,900	
Cap Rate (Pro-Forma Income)	8.24%	7.77%	
Value	\$1,325,000	\$1,325,000	

UNIT MIX

2200 COUNTY ROAD 452, EUSTIS, FL 32726

Unit Length	Aprox SF	Total SF	Total Units	Occupied	Vacant	Street Rate	Rate/Foot	Revenue / Month	Revenue / Annum	GPR/ mo	GPR/Annum
10x10	100	300	3	2	1	\$ 100.00		\$ 200	\$ 2,400	\$ 300	\$ 3,600
15'<	150	1800	12	10	2	\$ 75.00	\$ 6.00	\$ 750	\$ 9,000	\$ 900	\$ 10,800
16'-24'	220	6600	30	29	1	\$ 85.00	\$ 4.64	\$ 2,465	\$ 29,580	\$ 2,550	\$ 30,600
25'-30'	308	7392	24	23	1	\$ 100.00	\$ 3.90	\$ 2,300	\$ 27,600	\$ 2,400	\$ 28,800
31'-35'	363	9438	26	25	1	\$ 115.00	\$ 3.80	\$ 2,875	\$ 34,500	\$ 2,990	\$ 35,880
36'-40'	418	4598	11	10	1	\$ 125.00	\$ 3.59	\$ 1,250	\$ 15,000	\$ 1,375	\$ 16,500
41'-45'	473	5203	11	11	0	\$ 135.00	\$ 3.42	\$ 1,485	\$ 17,820	\$ 1,485	\$ 17,820
46'-50'	528	4752	9	9	0	\$ 165.00	\$ 3.75	\$ 1,485	\$ 17,820	\$ 1,485	\$ 17,820
Total		35,331	126	119	7		\$ 4.16	\$ 12,810	\$ 153,720	\$ 13,485	\$ 161,820

RENT COMPARABLES

2200 COUNTY ROAD 452, EUSTIS, FL 32726

Uncovered Rental Comps

Facility	Address	Distance	Notes	Unit 1	Unit 2	AVG
44 Leesburg Storage	11111 CR 44 Leesburg, FL 34788	8min Drive	Unit	10x20	10x40	
			SF	200.00	400.00	600
			Cost	\$65.00	\$95.00	\$160.00
			Rent/SF/yr	\$3.90	\$2.85	\$3.38
Dry Dox RV & Boat Storage	28462 County Rd 561, Tavares, FL 32778	25min drive	Unit	10x40		
			SF	400.00		400
			Cost	\$109.00		\$109.00
			Rent/SF/yr	\$3.27		\$3.27
RecNation RV & Boat Storage	2363 US-441, Fruitland Park, FL 34731	25min Drive	Unit	12x30	12x45	
			SF	360.00	540.00	900
			Cost	\$100.00	\$115.00	\$215.00
			Rent/SF/yr	\$3.33	\$2.56	\$2.94
Golden Gem RV & Boat Storage	3415 Golden Gem Rd, Apopka, FL 32712	28min Drive	Unit	10x20	10x30	
			SF	200.00	300.00	500
			Cost	\$70.00	\$75.00	\$145.00
			Rent/SF/yr	\$4.20	\$3.00	\$3.60
On Solid Ground RV & Boat Storage	7302 E Warm Springs Ave, Wildwood, FL 34785	35min Drive	Unit	12x35	13x30	
			SF	420.00	390.00	810
			Cost	\$120.00	\$120.00	\$240.00
			Rent/SF/yr	\$3.43	\$3.69	\$3.56
Market Avg						\$3.35
Subject Property						\$3.58

HIGHLIGHTS

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HIGHLIGHTS

- **Strong Demand for Recreational Storage in Central Florida** - Eustis is located in Lake County, part of the rapidly growing Orlando MSA. With Florida ranking #1 in the nation for boat and RV ownership per capita, demand for secure, conveniently located storage remains very strong. The ongoing influx of new residents and vacation homeowners in the area further enhances long-term demand.
- **Established Facility with Immediate Cash Flow** - The property is a fully operational storage facility with existing revenue streams from a stable tenant base. This turnkey asset provides immediate cash flow, with potential to increase rates in line with the competitive market.
- **Modern Infrastructure and Secure Access** - The property features digital surveillance, keypad-controlled gated entry, and perimeter fencing — reducing future capital expenditures for security upgrades. These modern amenities appeal to today's storage customers and support premium pricing.
- **Operational Efficiencies with Online Management** - Eustis RV & Boat Storage offers online leasing, bill pay, and account management, enabling efficient remote operation — an attractive feature for investors seeking low-touch asset management.
- **Expansion and Upside Potential** - With increased demand for covered and climate-controlled storage options for high-end RVs and boats, a new owner could capture additional revenue through value-add enhancements like covered parking, enhanced amenities, or ancillary revenue streams such as detailing services or power hookups.
- **Favorable Zoning and Permitting** - The property benefits from existing zoning that allows outdoor vehicle storage — a critical advantage given increasing regulatory restrictions on new IOS (Industrial Outdoor Storage) developments in Florida.
- **Limited Competition in Immediate Trade Area** - The facility serves a market with few direct competitors offering purpose-built boat and RV storage, giving the property a competitive advantage in pricing and occupancy.

ADDITIONAL PHOTOS

2200 COUNTY ROAD 452, EUSTIS, FL 32726



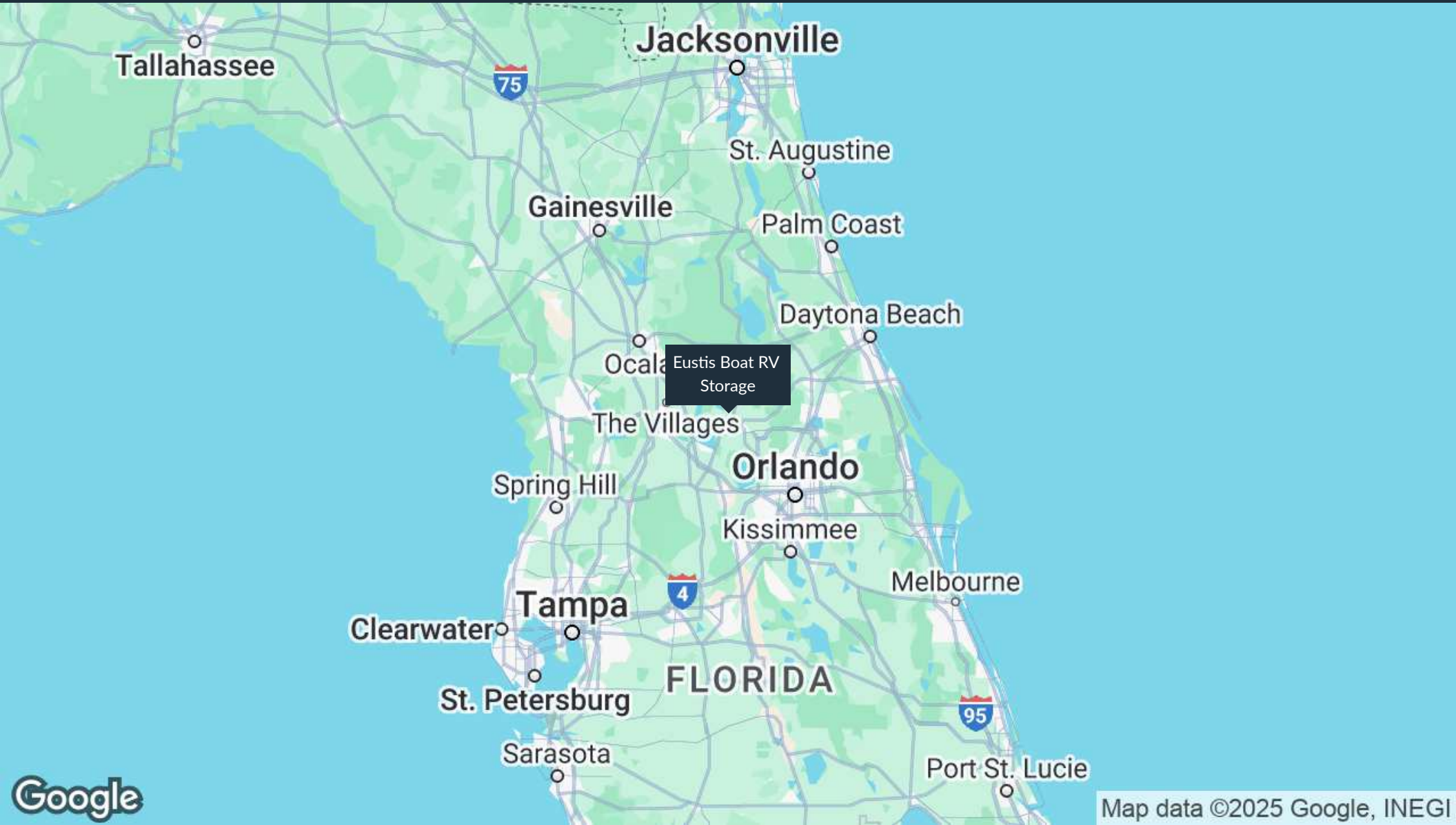
PARCEL OUTLINE

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REGIONAL MAP

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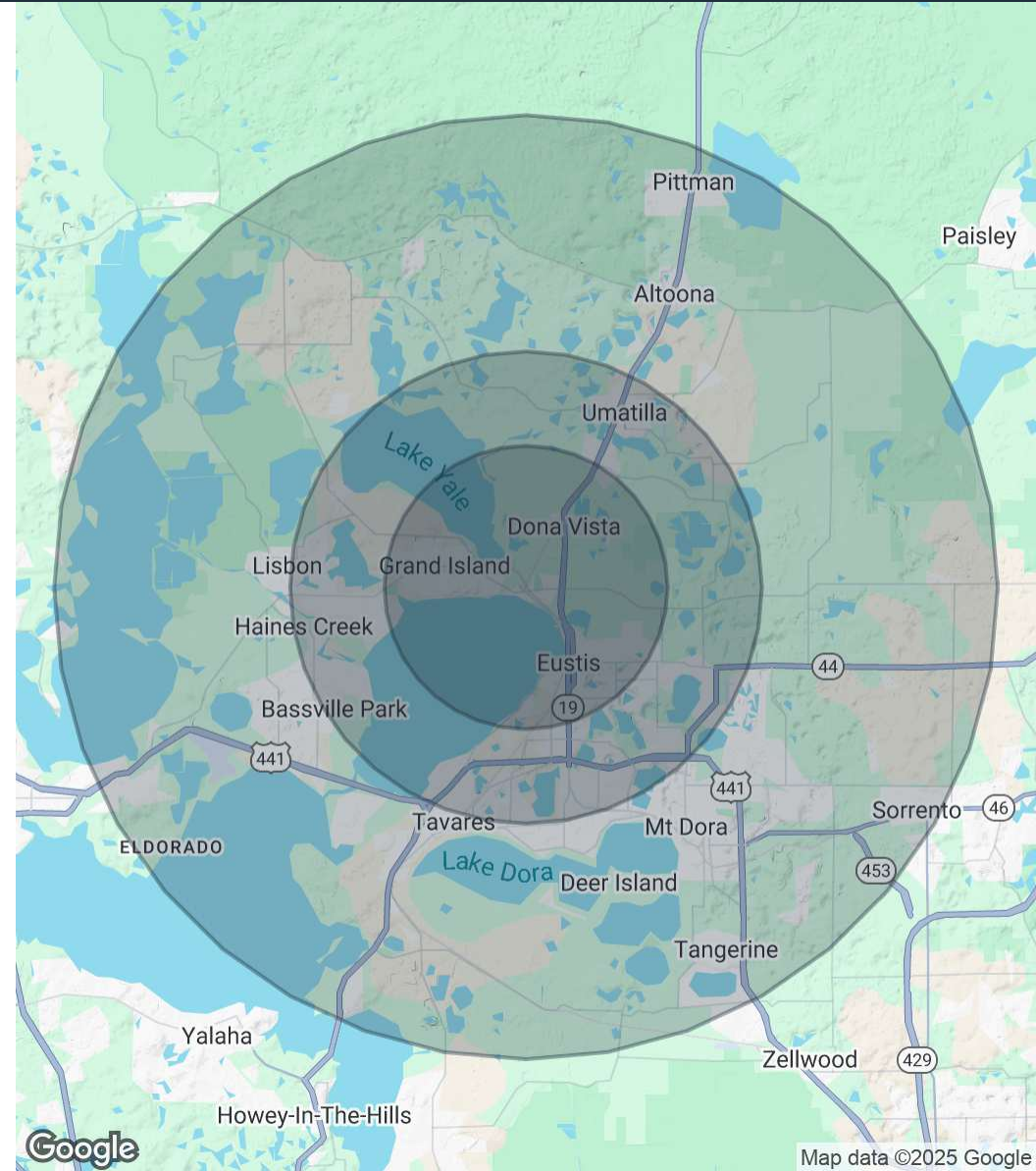


DEMOGRAPHICS MAP & REPORT

2200 COUNTY ROAD 452, EUSTIS, FL 32726

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,191	60,487	139,213
Average Age	45	47	48
Average Age (Male)	44	45	47
Average Age (Female)	46	48	49
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,676	25,701	59,163
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,883	\$81,602	\$86,920
Average House Value	\$288,380	\$288,255	\$316,091

Demographics data derived from AlphaMap



BACK COVER

INDUSTRIAL STORAGE BROKERS | FORT LAUDERDALE, FL



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