



### Property Details

Purchase price	\$1,295,000
Area Occupancy	84%
Number of Units	137
Number of parking space	1
Net rentable square feet	12,780
Year built/renovated	2020



### Facility Features

- Automatic gates
- Non climate-controlled
- Vehicle storage
- Outdoor
- Drive up
- In-house call center
- Secured with 24/7 CCTV by REO Link
- Cubby Storage - management software provider
- Da Vinci Locks



Address: 353 E 1st St Fennville, MI 49408

Website: <https://www.stowawaystoragemi.com/>

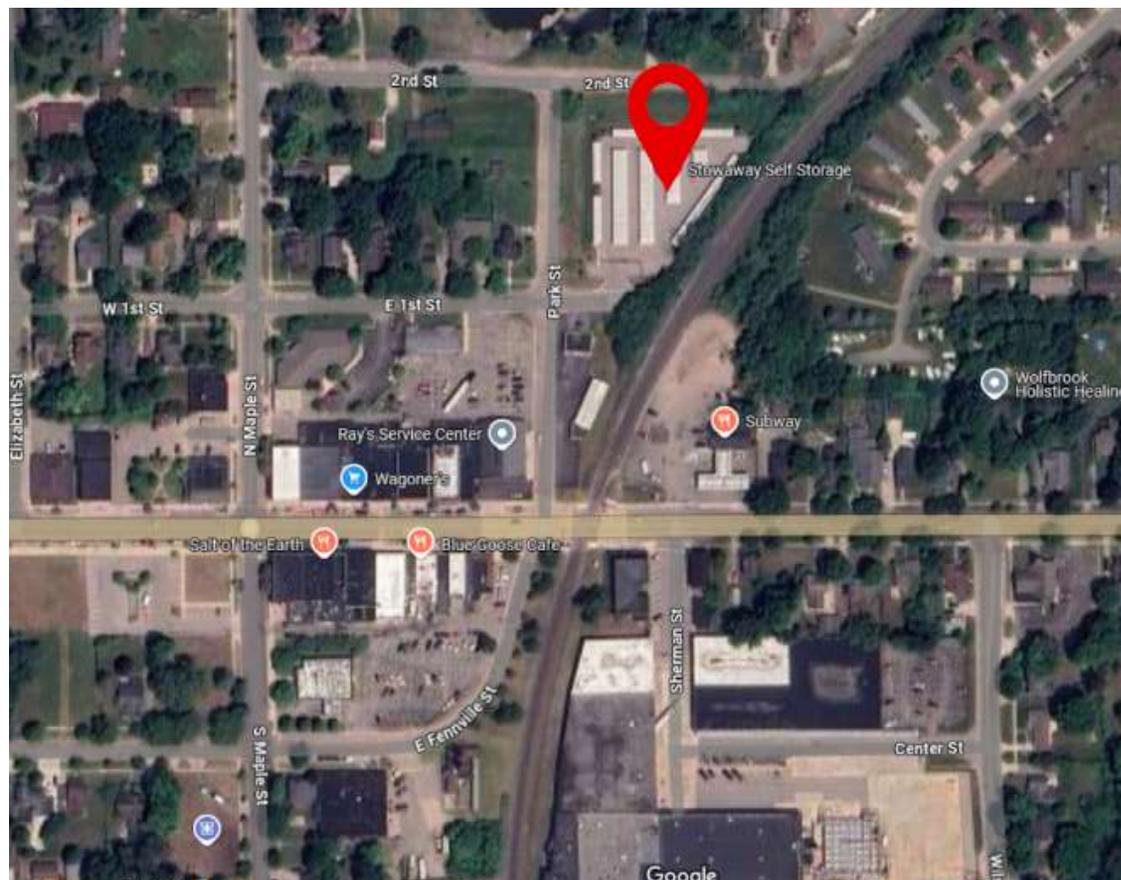
Google My Business: <https://g.co/kgs/pqbk2c>

## THE LOCATION

- Located north of Main Street in downtown Fennville, which passes through residential and commercial areas and leads westbound towards Lake Michigan and the popular vacation towns of Saugatuck, MI and South Haven, MI



353 E 1st St Fennville, MI 49408





## UNIT MIX

Unit Type & Description	Area	No. of Units	Total SF	SF/Unit	Price/Unit	Annual Revenue Potential	Price/SF
<b>Non-climate controlled NCC</b>							
Self Storage (10x10)	100	73	7400	101	\$109	\$95,484	\$1.08
Self Storage (5x10)	50	29	1401	48	\$69	\$24,012	\$1.43
Self Storage (10x20) With 2 Doors	200	10	1800	180	\$198	\$23,760	\$1.10
Self Storage (5x5)	25	14	254	18	\$38	\$6,384	\$2.09
Self Storage (10x5) With 2 Doors	50	2	150	75	\$69	\$1,656	\$0.92
Self Storage (20x10) With 1 Separating Wall / 2 Doors	200	2	400	200	\$189	\$4,536	\$0.95
Self Storage (30x10) With 2 Separating Walls / 3 Doors	300	1	300	300	\$258	\$3,096	\$0.86
Self Storage (20x10) With 3 Separating Walls / 4 Doors	200	1	200	200	\$178	\$2,136	\$0.89
Self Storage (5x20) With 2 Doors	100	2	200	100	\$94	\$2,256	\$0.94
Self Storage (20x5) With 4 Doors	100	1	100	100	\$94	\$1,128	\$0.94
Self Storage (10x10) With 1 Separating Wall / 2 Doors	100	1	100	100	\$98	\$1,176	\$0.98
Self Storage (15x5) With 3 Doors	75	1	75	75	\$82	\$984	\$1.09
<b>Total Non-climate controlled (NCC)</b>	<b>1,500</b>	<b>137</b>	<b>12,380</b>			<b>\$166,608</b>	
<b>Uncovered parking space</b>							
Parking (10x40)	400	1	400	400	\$65	\$780	\$1.95
<b>Total uncovered parking space</b>	<b>400</b>	<b>1</b>	<b>400</b>	<b>400</b>		<b>\$780</b>	<b>\$1.95</b>
<b>Grand total</b>	<b>1,900</b>	<b>138</b>	<b>12,780</b>	<b>93</b>	<b>\$1,459</b>	<b>\$167,388</b>	<b>\$1.36</b>



## INCOME & EXPENSES

	2025 Projected Financials	2025 Projected Financials Notes
<b>Income</b>		
<b>General Fee Revenue</b>	\$4,714	YTD May 2025 Average Annualized
<b>Insurance Revenue</b>	\$11,685	YTD May 2025 Average Annualized
<b>Rental Revenue</b>	<u>\$124,216</u>	YTD May 2025 Average Annualized
<b>Total Income</b>	<u>\$140,615</u>	YTD May 2025 Average Annualized
<b>Expenses</b>		
<b>General business expenses</b>	\$4,094	YTD May 2025 Average Annualized
<b>Business Insurance</b>	\$3,563	2025 Average Annualized
<b>Tenant Insurance</b>	\$4,674	2025 Average Annualized
<b>Software and Apps</b>	\$2,002	2025 Average Annualized
<b>Management fees</b>	\$5,054	T-12 Actuals
<b>Accounting fees</b>	\$855	T-12 Actuals
<b>Repairs and Maintenance</b>	\$14,093	T-12 Actuals
<b>Taxes</b>	\$13,314	2025 New Property Tax Appeal
<b>Utilities</b>	<u>\$3,302</u>	T-12 Actuals
<b>Total Expenses</b>	<u>\$50,951</u>	2025 Projected Expenses
<b>Net Operating Income</b>	<u><u>\$89,664</u></u>	2025 Projected NOI

Consolidated for facilities "Stowaway Self Storage" as of May 2025

**Occupancy Statistics - All Pricing Groups**

Facility	Pricing Group	Features	Unit Size	Area	Occupied Area	Total Area	Total Units	Occupied	Vacant	Standard Rate	Avg. Occupied Rate	Gross Potential R	Gross Occupied Rate	Actual Occupied Rate	GPR Variance	Gross Vacant Rate	Available Occ	Unit Occupancy	Area Occupancy	Economic Occupancy
Stowaway Self Storage	Self Storage (10x10)	Vehicle storage,Outdoo	10x10	100	6300	7201	73	63	4	\$109.00	\$101.90	\$7,957.00	\$6,867.00	\$6,420.00	\$447.00	\$436.00	94.03%	86.30%	87.49%	80.68%
Stowaway Self Storage	Self Storage (5x10)	Vehicle storage,Outdoo	5x10	50	1400	1401	29	28	0	\$69.00	\$67.95	\$2,001.00	\$1,932.00	\$1,900.00	\$32.00	-	100.00%	96.55%	99.33%	94.95%
Stowaway Self Storage	Self Storage (10x20) W/	Vehicle storage,Outdoo	10x20	200	1900	2000	10	9	1	\$198.00	\$174.00	\$1,980.00	\$1,782.00	\$1,565.00	\$216.00	\$198.00	90.00%	90.00%	90.00%	79.00%
Stowaway Self Storage	Self Storage (5x5)	Vehicle storage,Outdoo	5x5	25	150	230	14	6	3	\$38.00	\$40.50	\$532.00	\$228.00	\$243.00	-\$15.00	\$114.00	66.67%	42.86%	65.22%	45.68%
Stowaway Self Storage	Self Storage (10x5) W/it	Vehicle storage,Outdoo	10x5	50	100	100	2	2	0	\$69.00	\$72.00	\$138.00	\$138.00	\$144.00	-\$6.00	-	100.00%	100.00%	100.00%	104.35%
Stowaway Self Storage	Self Storage (20x10) W/	Vehicle storage,Outdoo	20x10	200	400	400	2	2	0	\$189.00	\$179.00	\$378.00	\$378.00	\$358.00	\$20.00	-	100.00%	100.00%	100.00%	94.71%
Stowaway Self Storage	Self Storage (30x10) W/	Vehicle storage,Outdoo	30x10	300	0	300	1	0	1	\$258.00	-	\$258.00	-	-	-	\$258.00	0.00%	0.00%	0.00%	0.00%
Stowaway Self Storage	Self Storage (20x10) W/	Vehicle storage,Outdoo	20x10	200	200	200	1	1	0	\$178.00	\$159.00	\$178.00	\$178.00	\$159.00	\$19.00	-	100.00%	100.00%	100.00%	89.33%
Stowaway Self Storage	Self Storage (5x20) W/it	Vehicle storage,Outdoo	5x20	100	100	200	2	1	1	\$94.00	\$89.00	\$188.00	\$94.00	\$89.00	\$5.00	\$94.00	50.00%	50.00%	50.00%	47.34%
Stowaway Self Storage	Parking (10x40)	Boat parking,Open air	10x40	400	0	400	1	0	1	\$65.00	-	\$65.00	-	-	-	\$65.00	0.00%	0.00%	0.00%	0.00%
Stowaway Self Storage	Self Storage (20x5) W/it	Outdoor,Not climate co	20x5	100	100	100	1	1	0	\$94.00	\$94.00	\$94.00	\$94.00	\$94.00	-	-	100.00%	100.00%	100.00%	100.00%
Stowaway Self Storage	Self Storage (10x10) W/	Outdoor,Not climate co	10x10	100	100	100	1	1	0	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	-	-	100.00%	100.00%	100.00%	100.00%
Stowaway Self Storage	Self Storage (15x5) W/it	Vehicle storage,Outdoo	15x5	75	75	75	1	1	0	\$82.00	\$82.00	\$82.00	\$82.00	\$82.00	-	-	100.00%	100.00%	100.00%	100.00%
<b>Total</b>				1900	10725	12707	138	115	11			\$13,949.00	\$11,871.00	\$11,153.00	\$718.00	\$1,165.00	91.27%	83.33%	84.40%	79.96%

Consolidated for facilities "Stowaway Self Storage" as of May 2025

## Rent Roll

Facility	Unit	Status	Size	Pricing group	Street rate	Lease Balance	Prepaid	Deposit	Rent	Move In Date	Is Paid	Paid On Date	Paid Through	Overlocked	Needs Overlock
Stowaway Self Storage	1	USED_BY_FAULT	10x10	Self Storage (10x10)	\$109.00	-	-	-	-						No
Stowaway Self Storage	10	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2025-02-01	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	100	VACANT	10x10	Self Storage (10x10)	\$109.00	-	-	-	-					No	
Stowaway Self Storage	101	RENTED	10x10	Self Storage (10x10)	\$109.00	-\$97.00	-	-	\$88.00	2023-12-09	No	2025-05-05	2025-05-14	No	No
Stowaway Self Storage	102	RENTED	10x10	Self Storage (10x10)	\$109.00	-\$251.00	-	-	\$98.00	2023-08-02	No	2025-02-05	2025-02-28	No	Yes
Stowaway Self Storage	103	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-10-30	Yes	2025-05-09	2025-05-31	No	No
Stowaway Self Storage	104	RENTED	5x5	Self Storage (5x5)	\$38.00	-	-	-	\$45.00	2024-06-14	Yes	2025-05-16	2025-06-14	No	No
Stowaway Self Storage	105	RENTED	5x5	Self Storage (5x5)	\$38.00	-\$8.71	-	-	\$38.00	2025-03-28	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	106	RENTED	5x5	Self Storage (5x5)	\$38.00	-	-	-	\$48.00	2021-06-23	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	107	VACANT	5x5	Self Storage (5x5)	\$38.00	-	-	-	-					No	
Stowaway Self Storage	108	RENTED	10x10	Self Storage (10x10)	\$109.00	-\$138.00	-	-	\$109.00	2025-03-02	No	2025-04-01	2025-04-30	No	Yes
Stowaway Self Storage	109	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-01-04	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	11	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$59.00	2023-08-16	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	110	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-05-06	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	111	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-04-30	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	113	VACANT	10x10	Self Storage (10x10)	\$109.00	-	-	-	-					No	
Stowaway Self Storage	114	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-04-11	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	116	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-02-10	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	119	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2020-12-23	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	12	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$59.00	2024-03-16	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	121	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$59.00	2024-01-08	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	122	OTHER	1x1	Self Storage (5x5)	\$38.00	-	-	-	-					No	
Stowaway Self Storage	122-143	VACANT	20x5	Self Storage (5x20) With	\$94.00	-	-	-	-					No	
Stowaway Self Storage	123	OTHER	1x1	Self Storage (5x5)	\$38.00	-	-	-	-					No	
Stowaway Self Storage	124-141	RENTED	10x20	Self Storage (10x20) With	\$198.00	-	-	-	\$145.00	2024-11-29	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	125	VACANT	10x10	Self Storage (10x10)	\$109.00	-	-	-	-					No	
Stowaway Self Storage	126-139	RENTED	10x20	Self Storage (10x20) With	\$198.00	-	-	-	\$169.00	2024-08-26	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	127-129	VACANT	30x10	Self Storage (30x10) With	\$258.00	-	-	-	-					No	
Stowaway Self Storage	13	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2025-03-09	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	130	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2023-11-04	Yes	2025-05-02	2025-05-31	No	No
Stowaway Self Storage	131	OTHER	1x1	Self Storage (5x5)	\$38.00	-	-	-	-					No	
Stowaway Self Storage	131-134	RENTED	20x5	Self Storage (20x5) With	\$94.00	-	-	-	\$94.00	2025-01-22	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	132	OTHER	1x1	Self Storage (5x5)	\$38.00	-	-	-	-					No	
Stowaway Self Storage	135	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-02-26	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	136	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2020-07-27	Yes	2025-05-03	2025-05-31	No	No
Stowaway Self Storage	137	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-04-12	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	138	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-10-06	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	14	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$59.00	2024-03-18	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	140	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-03-15	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	144-145-158	RENTED	15x5	Self Storage (15x5) With	\$82.00	-	-	-	\$82.00	2025-05-05	Yes	2025-05-05	2025-05-31	No	No
Stowaway Self Storage	146	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$73.00	2021-07-22	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	147	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2025-04-30	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	148	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2024-10-08	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	149	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$75.00	2022-06-16	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	15	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$67.00	2023-04-10	Yes	2025-05-02	2025-05-31	No	No
Stowaway Self Storage	150-151	RENTED	10x5	Self Storage (10x5) With	\$69.00	-	-	-	\$70.00	2024-05-30	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	152-153	RENTED	10x5	Self Storage (10x5) With	\$69.00	-	-	-	\$74.00	2022-05-28	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	154	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2025-04-30	Yes	2025-05-05	2025-05-31	No	No
Stowaway Self Storage	155	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$73.00	2020-08-30	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	156	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$73.00	2021-01-09	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	157	RENTED	5x10	Self Storage (5x10)	\$69.00	-\$106.00	-	-	\$73.00	2020-11-27	No	2025-02-27	2025-04-30	No	Yes
Stowaway Self Storage	158	UNDER_REN	1x1	Self Storage (5x5)	\$38.00	-	-	-	-					No	
Stowaway Self Storage	159	RENTED	5x5	Self Storage (5x5)	\$38.00	-	-	-	\$38.00	2024-11-13	Yes	2025-05-01	2025-05-31	No	No
Stowaway Self Storage	16	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2024-08-22	Yes	2025-05-01	2025-05-31	No	No

Stowaway Self Storage		17	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2025-03-28	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		18	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$69.00	2024-08-30	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		19	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$71.00	2023-05-26	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		2	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2023-07-18	No		2025-05-09	2025-05-31	No	No
Stowaway Self Storage		20	RENTED	5x10	Self Storage (5x10)	\$69.00		-\$98.00	-	\$69.00	2025-03-20	No		2025-03-20	2025-04-30	No	Yes
Stowaway Self Storage		21	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$73.00	2021-06-06	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		22	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$67.00	2023-03-09	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		23	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$67.00	2023-04-18	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		24	OTHER	1x1	Self Storage (5x10)	\$69.00	-	-	-							No	
Stowaway Self Storage	24-25		RENTED	10x10	Self Storage (10x10) With	\$98.00	-	-	-	\$98.00	2025-03-12	Yes		2025-05-07	2025-05-31	No	No
Stowaway Self Storage	26-29		RENTED	20x10	Self Storage (20x10) With	\$178.00	-	-	-	\$159.00	2024-11-19	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		3	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-03-29	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		30	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$59.00	2024-01-04	Yes		2025-05-04	2025-05-31	No	No
Stowaway Self Storage		31	RENTED	5x10	Self Storage (5x10)	\$69.00	-	-	-	\$63.00	2024-02-24	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		32	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$670.00	-	\$105.00	2020-10-21	No		2024-12-10	2024-12-31	No	Yes
Stowaway Self Storage		33	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2023-12-15	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		34	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-04-03	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		35	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-07-05	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		36	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$586.00	-	\$98.00	2024-10-31	No		2024-12-10	2024-12-31	No	Yes
Stowaway Self Storage		37	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-05-01	Yes		2025-05-03	2025-05-31	No	No
Stowaway Self Storage		38	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-08-06	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		39	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-08-21	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		4	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$78.00	-	\$98.00	2025-04-02	No		2025-04-02	2025-04-30	No	Yes
Stowaway Self Storage		40	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-03-01	Yes		2025-05-05	2025-05-31	No	No
Stowaway Self Storage		41	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-11-13	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		42	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$127.00	-	\$98.00	2023-06-02	No		2025-04-19	2025-04-30	No	Yes
Stowaway Self Storage		43	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-10-10	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		44	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$117.00	-	\$88.00	2023-11-27	No		2025-04-19	2025-04-30	No	Yes
Stowaway Self Storage		45	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2023-10-15	Yes		2025-05-02	2025-05-31	No	No
Stowaway Self Storage		46	CLEANING_RI	10x10	Self Storage (10x10)	\$109.00	-	-	-							No	
Stowaway Self Storage		47	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-11-17	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		48	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2024-02-22	Yes		2025-05-14	2025-05-31	No	No
Stowaway Self Storage		49	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-04-26	Yes		2025-04-26	2025-05-31	No	No
Stowaway Self Storage		5	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-05-03	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		50	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2023-08-03	Yes		2025-05-16	2025-05-31	No	No
Stowaway Self Storage		51	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2023-12-17	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		52	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-10-16	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		53	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-05-09	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		54	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-05-07	Yes		2025-05-07	2025-05-31	No	No
Stowaway Self Storage		55	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$127.00	-	\$98.00	2024-04-04	No		2025-04-01	2025-04-30	No	Yes
Stowaway Self Storage		56	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$109.00	2025-05-11	Yes		2025-05-11	2025-05-31	No	No
Stowaway Self Storage		57	VACANT	10x10	Self Storage (10x10)	\$109.00	-	-	-							No	
Stowaway Self Storage	58-89		RENTED	5x20	Self Storage (5x20) With	\$94.00	-	-	-	\$89.00	2024-11-17	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		59	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$117.00	-	\$88.00	2023-11-06	No		2025-04-01	2025-04-30	No	Yes
Stowaway Self Storage		6	USED_BY_FA	10x10	Self Storage (10x10)	\$109.00	-	-	-							No	
Stowaway Self Storage		60	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$127.00	-	\$98.00	2024-01-02	No		2025-04-01	2025-04-30	No	Yes
Stowaway Self Storage		61	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2020-09-15	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage	62-85		RENTED	10x20	Self Storage (10x20) With	\$198.00		-\$396.00	-	\$169.00	2024-07-01	No		2025-03-04	2025-03-31	No	Yes
Stowaway Self Storage		63	RENTED	10x10	Self Storage (10x10)	\$109.00	-		\$114.00	\$105.00	2021-04-28	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		64	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-04-28	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		65	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$105.00	2021-10-16	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		66	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-02-29	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage	67-80		RENTED	10x20	Self Storage (10x20) With	\$198.00		-\$214.00	-	\$169.00	2024-07-19	No		2025-04-01	2025-04-30	No	Yes
Stowaway Self Storage		68	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2024-04-07	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		69	RENTED	10x10	Self Storage (10x10)	\$109.00	-	-	-	\$98.00	2023-06-13	Yes		2025-05-01	2025-05-31	No	No
Stowaway Self Storage		7	RENTED	10x10	Self Storage (10x10)	\$109.00		-\$597.00	-	\$109.00	2024-04-12	No		2024-11-14	2024-12-31	Yes	Yes
Stowaway Self Storage		70	UNDER_RENC	1x1	Self Storage (10x10)	\$109.00	-	-	-							No	
Stowaway Self Storage	70-77		VACANT	20x10	Self Storage (10x20) With	\$198.00	-	-	-							No	



# Estimate of Benefits - Maven Cost Segregation

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**PLEASE READ:** It is our strict policy to estimate your study impact as **PRECISELY** as possible. As such, we do not attempt to “fluff up” the numbers in order to overestimate the benefits of a cost segregation study. Our commitment is to provide an honest, transparent assessment, ensuring that you receive the **maximum legal deductions** for your property based on a **thorough and precise analysis**.

Address: 353 E 1st St Fenville, MI 49408  
 Property Type: Industrial/Storage  
 Asset Class: Self Storage Warehouse  
 Lease Type: Long-Term  
 In-Service Date: 9/1/2025

Life Class	Amount \$	Allocation %
5 Year Personal Property	\$156,125.62	13.00%
7 Year Personal Property	\$0.00	0.00%
15 Year Site Improvements	\$144,115.95	12.00%
39 Year Real Property	\$900,724.71	75.00%
<b>Total Cost Basis</b>	<b>\$1,200,966</b>	<b>100%</b>

Purchase Price: \$1,295,000  
 Capital Expenditures: \$0  
 Land Value (Est. 7%): \$94,034  
 Depreciable Basis: \$1,200,966

	With Study	Without Study	Study Impact
Est. Depreciation For Current Tax Year:	\$306,979	\$8,983	\$297,996
Est. Tax Impact at a 37% Tax Rate:	\$113,582	\$3,324	\$110,258

Year	Tax Year	5 Year Personal Property	7 Year Personal Property	15 Year Site Improvements	39 Year Real Property	With Study	Without Study	Study Impact
1	2025	\$156,126	\$0	\$144,116	\$6,737	\$306,979	\$8,983	\$297,996
2	2026	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
3	2027	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
4	2028	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
5	2029	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
6	2030	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
7	2031	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
8	2032	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
9	2033	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
10	2034	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
11	2035	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
12	2036	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
13	2037	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
14	2038	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
15	2039	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
16	2040	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
17	2041	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
18	2042	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
19	2043	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
20	2044	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
21	2045	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
22	2046	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
23	2047	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
24	2048	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
25	2049	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
26	2050	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
27	2051	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
28	2052	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
29	2053	\$0	\$0	\$0	\$23,096	\$23,096	\$30,794	-\$7,698
<b>Total</b>		<b>\$156,126</b>	<b>\$0</b>	<b>\$144,116</b>	<b>\$900,725</b>	<b>\$1,200,966</b>	<b>\$1,200,966</b>	<b>\$0</b>

Estimated Depreciation in Current Tax Filing Year



Recovery Periods

