

SELF-STORAGE COMMERCIAL REAL ESTATE

SIMPLIFIED

Self-storage facilities rent space on a short-term basis (often month-to-month, though options for longer-term leases are available) to individuals (usually storing household goods) or to businesses (usually storing excess inventory or archived records). Some facilities offer boxes, locks, and packaging supplies for sale to assist tenants in packing and safe-keeping their goods, and may also offer truck rentals. The rented spaces are secured by the tenant's own lock and key. Unlike in a warehouse, self-storage facility employees do not have casual access to the contents of the.



REQUIRED DOCUMENTS

- Brief Description of Loan Request
- Description of Subject Property
- Complete Sources and Uses of Funds
- Borrower's personal financial statement
- Property Operating Statement
- Borrower Resume (for all partners if applicable)
- Digital Photos of Subject Property
- Purchase Contract (if applicable)
- Copy of last appraisal (if available)
- Copy of most recent mortgage statement (for refinance)
- Purchase and Sale Agreement, if the loan is for a purchase
- Rent Roll (to include leasing concessions and scheduled tenant improvement)



If new construction, the following is also needed:

- Proposed Unit mix
- Feasibility/Market Study
- Property Renderings
- 3-Year Projections
- Construction Contract and Budget
- Purchase Sale Agreement for land if under contract or Land settlement statement
- Timeline of Completion

Call Pioneer Realty Capital at **682-518-9416**, and see why multiple options matter!

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