

INFORMATION MEMORANDUM

86

MARSHALL STREET

DAPTO

DAPTO SELF STORAGE

86



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INTRODUCTION



86 Marshall Street, Dapto

Prime Self Storage Investment at 86 Marshall Street, Dapto

Unlock a lucrative investment opportunity with this fully operational, 100% occupied self-storage facility in the heart of Dapto. Located at 86 Marshall Street, this property boasts a strong income stream and significant potential for growth.

- **50 Storage Units:** Fully leased and consistently occupied, providing immediate returns.
- **High Security:** Fully integrated security system with surveillance cameras, secure access points, and on-site lighting for peace of mind.
- **Sustainable Operations:** Equipped with a solar power system, reducing operating costs and enhancing long-term profitability.
- **Expansion Potential:** Ample room to add additional storage units, offering the opportunity to increase rental income.

This is an exceptional chance to acquire a high-demand asset with a proven track record and upside potential in one of the region's fastest-growing areas.

Contact us today for more information and to schedule a viewing of this outstanding self-storage facility at 86 Marshall Street, Dapto. Don't miss out on this opportunity to expand your investment portfolio!



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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



86 Marshall Street, Dapto

TITLE	Lot 1 DP342364
AREA	1913 sqm
PROPERTY ZONING	E4 - General Industrial
DESCRIPTION	Self Storage Facility
RENTAL INCOME	\$221,400.00 PA (Incl. GST)
OUTGOINGS	\$9,001.00 PA (Incl. GST)
NETT RENTAL INCOME	\$212,399.00 PA (Incl. GST)
FOR SALE	Price Guide \$4,000,000



UNIT #	SQM	CBM	\$ per month	\$ per year
1	Office			
2	5.4	27	\$ 200.00	\$ 2,400.00
3	17.5	87.5	\$ 300.00	\$ 3,600.00
4	7.2	36	\$ 250.00	\$ 3,000.00
5	5	22.5	\$ 200.00	\$ 2,400.00
6	5	22.5	\$ 200.00	\$ 2,400.00
7	5	22.5	\$ 300.00	\$ 3,600.00
8	15.08	67.86	\$ 500.00	\$ 6,000.00
9	15.95	71.78	\$ 500.00	\$ 6,000.00
10	15.95	71.78	\$ 500.00	\$ 6,000.00
11	15.95	71.78	\$ 500.00	\$ 6,000.00
12	5	25	\$ 200.00	\$ 2,400.00
13	5	25	\$ 200.00	\$ 2,400.00
14	5	25	\$ 200.00	\$ 2,400.00
15	5	25	\$ 200.00	\$ 2,400.00
16	5	25	\$ 200.00	\$ 2,400.00
17	5	25	\$ 200.00	\$ 2,400.00
18	15.95	71.78	\$ 500.00	\$ 6,000.00
19	15.95	71.78	\$ 500.00	\$ 6,000.00
20	15.95	71.78	\$ 500.00	\$ 6,000.00
21	18.7	84.15	\$ 500.00	\$ 6,000.00
22	18.7	84.15	\$ 500.00	\$ 6,000.00
23	17.6	79.2	\$ 500.00	\$ 6,000.00
24	5	25	\$ 200.00	\$ 2,400.00
25	5	25	\$ 200.00	\$ 2,400.00
SUB TOTAL 1			\$ 8,050.00	\$ 96,600.00

UNIT #	SQM	CBM	\$ per month	\$ per year
26	5	25	\$ 200.00	\$ 2,400.00
27	5	25	\$ 200.00	\$ 2,400.00
28	5	25	\$ 200.00	\$ 2,400.00
29	5	25	\$ 200.00	\$ 2,400.00
30	17.6	79.2	\$ 500.00	\$ 6,000.00
31	18.7	84.15	\$ 500.00	\$ 6,000.00
32	18.7	84.15	\$ 500.00	\$ 6,000.00
33	18.7	84.15	\$ 500.00	\$ 6,000.00
34	18.7	84.15	\$ 500.00	\$ 6,000.00
35	17.6	79.2	\$ 500.00	\$ 6,000.00
36	5	25	\$ 200.00	\$ 2,400.00
37	5	25	\$ 200.00	\$ 2,400.00
38	5	25	\$ 200.00	\$ 2,400.00
39	5	25	\$ 200.00	\$ 2,400.00
40	5	25	\$ 200.00	\$ 2,400.00
41	5	25	\$ 200.00	\$ 2,400.00
42	17.6	79.2	\$ 500.00	\$ 6,000.00
43	18.7	84.15	\$ 500.00	\$ 6000.00
44	18.7	84.15	\$ 500.00	\$ 6,000.00
45	24.48	110.16	\$ 500.00	\$ 6,000.00
46	24.48	110.16 CH	\$ 800.00	\$ 9,600.00
47	24.48	110.16	\$ 500.00	\$ 6,000.00
48	6.25	31.25	\$ 300.00	\$ 3,600.00
49	6.25	31.25	\$ 300.00	\$ 3,600.00
50	6	30	\$ 300.00	\$ 3,600.00
Back Container & Hardstand			\$ 2,000.00	\$ 24,000.00
SUB TOTAL 2			\$ 11,200.00	\$ 134,400.00
TOTAL			\$ 19,250.00	\$ 231,000.00



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PROPERTY ZONING



PROPERTY ZONING



ZONE E4 GENERAL INDUSTRIAL

1. Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To allow some diversity of activities that will not significantly detract from the operation of existing or proposed development or the amenity enjoyed by nearby residents, or have an adverse impact on the efficient operation of the surrounding road system.

2. Permitted Without Consent

Nil

3. Permitted with Consent

Advertising structures; Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Crematoria; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Roads; Self-storage units; Service stations; Sex premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities

4. Prohibited

Any development not specified in item 2 or 3



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AGENT PROFILE



AGENT PROFILE



Mark Marinelli
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A Member of The Real Estate institute of NSW, Mark is proud to uphold the ethical commitments promoted by his Industry's body. Known for his loyalty, honesty and determination, Mark's reputation for integrity has earned him an *exceptionally* loyal clientele.

Mark is a part of that rare breed within the property sector; he is an agent who is prepared to forgo income in pursuit of maintaining his integrity.

"I am competitive by nature and I take pride in the results I achieve. But the thing I value most highly is my reputation; nothing is more important to me than my ability to look people in the eye and deal with them honestly."



WHK Commercial Property has not only the skills and experience, but more importantly the local knowledge to efficiently manage the full scope of your commercial real estate needs.

Whether it is the sale or leasing of your office, industrial warehouse or a retail property, Our team will be on hand to ensure that your expectations are not only met but well and truly exceeded.

We are continually striving to be dynamic and innovative in our approach and are constantly exploring ways of being more efficient in our operations. Our sales database contains thousands of current national investors that are categorised relevant to their investment criteria. This has been formulated over 10 years of various sales campaigns.

Our real estate office is situated in the centre of Wollongong's CBD. Our close proximity to various key commercial suburbs throughout the Illawarra, enables us to establish a close professional relationship with our property owners and tenants, and instils a confidence amongst our clients.

Our locality to other Illawarra businesses and services also enables us to establish strong partnerships with various suppliers, keeping business and profits within the region, thus strengthening the local economy.





DISCLAIMER

WHK Commercial has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (e.g.) building disputes
- Volatility of building costs.

"The Agents" reserve the right to revise pricing or any strategy at any time based on the need to meet market factors and expectations

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Price is suggested taking into account recent market evidence in the locality for more or less comparable properties (constructed or in course of construction). Any price mentioned in the advertisements does not take into account any applicable Goods and Services Tax ("GST"). Prospective purchases are strongly advised to make their own inquiries as to whether any listing price is inclusive or exclusive of GST.

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that "the Agents" are not Registered Valuers and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.