

# Pacifica Storage

Storage facility with on site residential home, separate office building with retail beverage sales

## INVESTMENT & DEVELOPMENT OPPORTUNITY



**Asking Price**

**\$1,500,000**

Ricardo Amigo Real Estate  
Todos Santos, Baja Sur California, Mexico

For further information please contact :  
Aaron Warkov Sales Agent  
917-539-2995 Aaronw@ricardoamigo.com

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**Lot Size 10,000 M2 = 107,639sf = 1 Hectare**

- **63 storage units with plans for an additional 118 units to be added by the purchaser.**
- **Electricity on site with 3 meters**
- **15'x30' administration building with (10'x15') beer store- (10'x10') storage- (10'x10') office**
- **House 2-bedroom 2-bath at 260m2 / 2,798 Sq Ft. with 8'x16' pool**
- **Garage 2-bays with 10'x10' roll up doors, mechanic pit and chain hoist, at 46.5M2 - 500 Sq Ft.**
- **Water piped into property with 2 Cisterns - 10,000L for House, 15,000L Property**
- **2 Septic Systems - Administration Building / House-Garage**
- **Security Cameras - Chain link fence topped with barbed wire entry gate**
- **Orchard 250'Ft x 40Ft planted with fruit trees**
- **Dog Kennels 4 at 10'x10' each**



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### Property Income:

Annual Gross Income	\$98,163.00 (62 units)
Annual Operating Expense	\$11,702.00
Real Estate Taxes	\$600.00
Net Operating Income	\$100,261 (Home rental valued at 14,400 per year)
CAP	6.7Cap *(To 20+CAP!)

**\*future projections with a \$600,000+/- investment in building out 118 additional units (plans in place) = +\$284,686 additional income with a total investment of \$2,100,000 (including the rental value of the home at +14,400 per year) = 180 units operating for total NOI of \$384,998 and CAP rate of 18.33 +/-**  
**\*\*Additional revenue streams are readily possible with the garages not being utilized at present for commercial purposes, fenced kennels, and addition to expansion of the bulk beer sales existing presently. This could add \$30,000-40,000k bringing the total NOI to 424,998 at a CAP RATE of \*20+/- !**  
**The versatile nature of this property lets you bring your ideas to life in many combinations from a virtual automated storage center, to a mixed-use center with multiple income streams.**

Population 2020 Census Todos Santo and Pescadero	12,000 +
Population Density	750-1,249 / km2 Todos Santos - Pescadero

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