

**462 Bald Eagle Ave, Howard, PA 16841**  
**Self-Storage Investment Packet**

**Asking Price: \$700,000**

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**PROPERTY OVERVIEW**

462 Bald Eagle Ave is a self-storage facility in Howard, Pennsylvania with 48 rentable units and 7 outdoor spaces. The property demonstrates high occupancy (~95%) and a low expense profile. There is immediate upside through rent optimization and space for expansion.



## CURRENT RENT ROLL

Unit Size	Current Rent	Units	Monthly Revenue
5' x 10'	\$75	18	\$1,350
10' x 10'	\$100	9	\$900
10' x 15'	\$110	9	\$990
10' x 20'	\$125	12	\$1,500
<b>Total</b>		<b>48 units</b>	<b>\$4,740/mo</b>

### Annual Gross Income (Current):

$\$4,740 \times 12 = \$56,880$

### Owner Provided Financials:

[Financials Link](#)

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## CURRENT OPERATING PERFORMANCE

*(Based on seller's proforma)*

Item	Annual Amount
Property Taxes	\$4,420
Insurance	\$1,563
Utilities	\$1,080
Repairs & Maintenance	\$200
Misc (Internet/Phone)	\$1,200
Lawn Maintenance	\$1,200
Management / Marketing / Security	\$0
<b>Net Operating Income (NOI)</b>	<b>\$48,261</b>

**Current Cap Rate at Asking Price (\$700,000): 6%**

## MARKET RENT COMPARABLES

Local self-storage facilities in Centre County (Bellefonte, Centre Hall, State College area) have prevailing rents:

### Unit Size    Typical Market Rent

5×10	\$78 – \$89/mo
10×10	\$100 – \$125+/mo
10×15	\$140 – \$210+/mo
10×20	\$160 – \$230+/mo

This shows clear potential to raise rents across most unit sizes.

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## PROJECTED MARKET RENT PRO FORMA

### Assumed Market Rents

Unit Size	Market Rent/mo	Units
5' × 10'	\$80	18
10' × 10'	\$110	9
10' × 15'	\$140	9
10' × 20'	\$200	12

### Projected Annual Income

Revenue Component	Amount
Potential Gross Income (PGI)	\$73,080
Less Vacancy (10%)	-\$7,308
<b>Effective Gross Income (EGI)</b>	<b>\$65,772</b>
Operating Expenses (current proforma totals)	-\$9,663
<b>Projected NOI</b>	<b>\$56,109</b>

**Projected Cap Rate at Asking Price (\$700,000): 9.4%**

## SITE IMAGE



Current site Image



Potential for additional buildings

[Photo Link](#)

## INVESTMENT HIGHLIGHTS

- High occupancy (~95%) with minimal operating costs
- Below market rents relative to regional benchmarks
- Space for additional buildings and unit expansion
- Attractive cap rate (~6.%) at market rent levels
- Simple operations with upside through rent optimization

## VALUE ENHANCEMENT OPPORTUNITIES

- ✓ Reset rents to market benchmarks
- ✓ Add buildings on outlined pads
- ✓ Implement online reservations and automated billing
- ✓ Potential upgrades for premium units

## CONCLUSION

PA - Bethlehem / Athens - RB068966 | PA - Doylestown - RB069525 | NJ - 2299988. | NY - 103112909063  
462 Bald Eagle Ave is a stable, income-producing self-storage asset with immediate rent optimization opportunity, low expenses, and expansion space — ideal for investors seeking yield and growth.

## DISCLOSURES

### ORAL CONSUMER NOTICE

Pennsylvania Real Estate Law requires that we provide you with a written Consumer Notice describing your relationship options with a real estate licensee.

At this time, no agency relationship has been established. Any information shared is **not confidential** unless and until a written business relationship is entered into.

A written Consumer Notice will be provided at our first formal meeting.

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### DUE DILIGENCE REQUIREMENT

This is an assignment of contract.

All numbers, rents, expenses, and projections must be independently verified by the buyer. No investment returns are guaranteed.

Buyer is solely responsible for confirming condition, zoning, use, financials, and overall suitability of the property prior to closing.

All buyer agent fees are the responsibility of the buyer.