

# Maximizing Profits With A Trusted Advisor

## The Challenge:

The Property Owner considered selling but wanted to hold onto the property long term and increase their annual income. The Property Owner ran a RV Storage business at the property with 75+ Tenants that had become very management intensive. In addition, market rents and demand for Industrial zoned dirt nearby had exceeded the income potential of the RV Storage business.

## Action:

1. CP Realty educated the Lessor on property value and how to maximize profits.
2. The property was broadcast to CP Realty's extensive database and through multiple platforms that generated significant interest among prospective Tenants.
3. Secured a long term lease to a Fortune 500 company at market rent, increasing the NOI by 176%.



## Result:

- Generated multiple lease offers during marketing activities.
- CP Realty identified a National credit tenant with a time sensitive requirement.
- Final lease rate was 100% of asking lease rate.

## Testimonial:

"I selected CP Realty because they seemed different than most brokers. Their team focused on what worked best for me and not what worked best for themselves and I believed they would work the hardest on my assignment. There were some obstacles to getting this deal done. The CP Realty team got the deal done, allowing me to increase my income while alleviating day to day management duties. The CP Team should be your trusted advisors for industrial real estate." - Kelly Flanagan



We Help Investors

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Investment Real Estate