

HERITAGE BUILDING SYSTEMS[®]

Established 1979

MINI STORAGE PROJECT PLANNING PROFORMA

Building Dimensions				How many of each unit size in each building?							
Building	Width	Length	Sq Feet	5' x 5'	5' x 10'	5' x 15'	10' x 10'	10' x 15'	10' x 20'	10' x 25'	10' x 30'
A											
B											
C											
D											
E											
F											
G											
H											
Number of Units											
Sq Ft Totals											

Our Suggested % Mix of Units

5%	15%	10%	30%	15%	15%	5%	5%
Your Actual % Mix of Units							

INCOME PROJECTION

Unit Size	Number of Units	X Monthly Rent	Total	X 12 (Yearly Rent)
5' x 5'		\$	\$	\$
5' x 10'		\$	\$	\$
5' x 15'		\$	\$	\$
10' x 10'		\$	\$	\$
10' x 15'		\$	\$	\$
10' x 20'		\$	\$	\$
10' x 25'		\$	\$	\$
10' x 30'		\$	\$	\$
Totals		\$	\$	\$

Your Expenses	Monthly	X 12	Yearly	
Salaries	\$			\$
Utilities	\$			\$
Maintenance	\$			\$
Landscaping	\$			\$
Advertising	\$			\$
Office Expenses	\$			\$
Insurance	\$			\$
Taxes	\$			\$
Total	\$			\$
Occupancy Percentage	%	Net Income*	\$	

*Net income is Occupancy Percentage x Yearly Total Expenses

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CONSTRUCTION ESTIMATES

Engineering and Design	\$
Building Permits	\$
Excavation and Grading	\$
Sewer System (if bathrooms)	\$
Utilities (cost to run lines)	\$
Electrician (interior/exterior lighting)	\$
Plumber	\$
Concrete Building Slabs	\$
Mini Storage Building(s)	\$
Mini Storage Doors	\$
Steel Erection	\$
Door Installation	\$
Paving and Curbs	\$
Fencing	\$
Electric Gate	\$
Security Controller	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Development Cost (Sub-total)	\$
Land Cost	\$
Total	\$