

SAFE N SOUND STORAGE PORTFOLIO

Adams, WI; Arcadia, WI; Elroy, WI; Necedah, WI



KEY TERMS

Price	\$1,400,000
Price / SQFT	\$48.70
Down Payment @ 20%	\$280,000
Mortgage	\$1,120,000
Pro Forma NOI	\$109,299
Mortgage Payment @ 6%, 25 yr	(\$87,614)
Cash Flow	\$21,685
Debt Service Coverage Ratio	1.25
Cash on Cash Return (Pre Tax)	7.7%
Cap Rate	7.81%
Principal Payment	\$20,414
Total Return (Pre Tax)	\$42,099
Return on Investment (Pre Tax)	15.0%

FACILITY ATTRIBUTES

- Owner operated business
- 28,750 rentable square feet of storage across four locations
- 173 units across 5 sizes
- 95% physical and economic occupancy
- Two facilities paved (Arcadia & Necedah)
- Highly visible locations

Call 312-404-7933 for a detailed presentation of the property.

INVESTMENT REAL ESTATE SPECIALISTS SERVICE OFFERINGS & PRINCIPALS

Brokerage

Looking to sell your facility? Investment Real Estate Specialists has been brokering commercial properties since 1980. We are the leading self storage broker in Wisconsin.

Property Valuation

Need to understand what your property is worth in today's uncertain economic climate? IRES has developed a proprietary valuation tool to determine the value of your commercial real estate.

Business Improvement Consulting

Want to squeeze a few extra dollars out of your business? IRES has 41 years of storage management experience and can help you improve your facility's profitability by identifying areas for revenue growth and cost reduction.

Property Management

Looking to turn over the handling of day-to-day operations to a 3rd Party? IRES can provide a turn-key solution for managing your facility and has a proven track record of maximizing a storage facility's income potential.

Feasibility Assessment

Thinking of adding units to your location or building a new facility? IRES can help you assess the costs and benefits of expansion.

Chris Hitler



- Has been a real estate broker since 2007
- Manages nine self storage facilities
- Founded RummageMarketplace.com to provide self storage owners a better way to market their lien sale auctions
- Past President of the Wisconsin Self Storage Association
- Earned a BA in Economics from Northwestern University and a MBA from the University of Chicago.
- Former Broker with Argus Self Storage Sales Network
- Prior to joining Investment Real Estate Specialists, Chris worked for Capgemini, a leading management consulting firm.
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