

3001½ Gill St. Suite A Bloomington, Illinois

www.axis360.co

61 Self Storage Units 3,060 sq. Ft. Flex Building



FOR SALE - Self-Storage/Flex Building Investment Opportunity

ADDRESS

1744 PJ Keller Hwy Lexington, Illinois

SIZE

Self Storage: 61 units (10,206 Sq. Ft.) Flex Building: 3,060 Sq. Ft.

PRICE

Contact Listing Agent

PARCEL NUMBER

09-07-100-046

ZONING

R-2

ACRES

Approx. 2

Beautifully maintained 61-Unit Self Storage Facility in a terrific location at the I-55 Lexington Interchange.

Includes additional ground for expansion, plus a 3,060 sq. ft. flex building currently owner occupied that can be used by the buyer or rented for additional income.





Laura Pritts Designated Managing Broker Ipritts@axis360.co (309) 824-0507

Visit our Website: <u>www.axis360.co</u>



The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

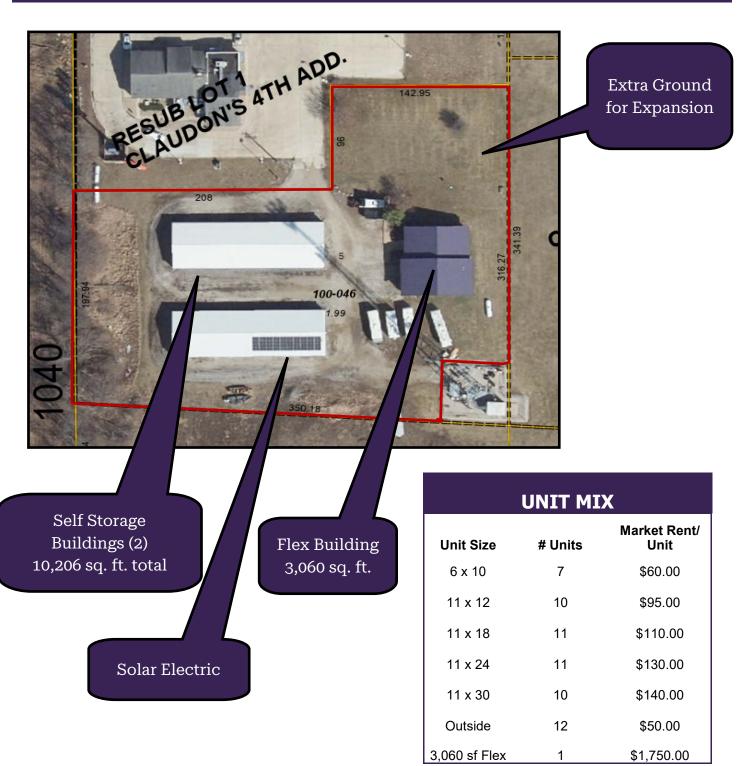


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Laura Pritts, Designated Managing Broker

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Self Storage & Flex P&L Based on Actuals

Storage Unit Income	\$5,145 per month (Actual June 2024)	\$61,740
Flex Building Income	\$365 per month (Actual June 2024)	\$4,380
Vacancy	Actual rental income includes vacant units at \$0	\$0
Gross Operating Income		\$66,120

Less: Operating Expenses (based on actual 2023 expenses)

Management (6%)	\$3,967
Taxes	\$14,507
Insurance	\$2,500
Maintenance & Repair	\$1,000
Electric (Solar)	\$360
Snow	\$50
Trash	\$1,215
Miscellaneous (Est)	\$250
TOTAL OPERATING EXPENSES	

(\$23,849)

NET OPERATING INCOME

Above does not include any potential income from vacant units or extra ground for expansion

Potential Additional Income from Vacant Units/Pads = \$745 per month

Potential Additional Income from Flex Building = \$1,385 per month

* Total Potential Additional Income = \$25,560 annually



Laura Pritts, Designated Managing Broker

Ipritts@axis360.co

(309) 824-0507

<u>\$42,271</u>*

1744 PJ Keller: Rent Roll

STORAGE UNITS

A2 $10/1/2018$ $6x10$ \$ 60.00 \$ 60 A3 $3/1/2014$ $6x10$ \$ 60.00 \$ 60 A4 $8/22/2023$ $6x10$ \$ 60.00 \$ 60 A5 $4/1/2022$ $6x10$ \$ 60.00 \$ 60 A6 $8/2/2002$ $6x10$ \$ 60.00 \$ 60 A7 $1/7/2019$ $6x10$ \$ 60.00 \$ 60 A8 $9/16/2009$ $11x12$ \$ 75.00 \$ 75 A9 $5/10/2024$ $11x12$ \$ 95.00 \$ 95 A10 $5/8/2024$ $11x12$ \$ 95.00 \$ 95 A11 $4/1/2018$ $11x12$ \$ 95.00 \$ 95 A12 $5/9/2024$ $11x12$ \$ 95.00 \$ 95 A13 $5/14/2024$ $11x18$ \$ 110.00 \$ 110 A14 $11x18$ \$ 110.00 \$ 110 A15 $9/10/2021$ $11x18$ \$ 110.00 \$ 110 A16 $11/1/2019$ $11x24$ \$ 130.00 \$ 130 A18 $10/1/2014$ $11x24$ \$ 130.00 \$ 130 A20 $8/1/2019$ $11x24$ \$ 130.00 \$ 130 A21 $5/14/2021$ $11x24$ \$ 130.00 \$ 140 A22 $11x24$ \$ 130.00 \$ 140 A21 $5/14/2023$ $11x3$	- :
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R2/ 11/1/2010 11X30 0 125.00 \$ 125	5.00
B1 3/1/2021 11x30 \$ 140.00 \$ 140	0.00
B2 11/1/2016 11x30 \$ 140.00 \$ 140	0.00
B3 11/5/2007 11x30 \$ 110.00 \$ 110	0.00
B4 5/1/2012 11x30 \$ 110.00 \$ 110	0.00
B5 11/1/2021 11x30 \$ 140.00 \$ 140	0.00
B6 5/1/2024 11x24 \$ 130.00 \$ 130	0.00
B7 6/1/2021 11x24 \$ 130.00 \$ 130	0.00

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B8	12/1/2018	11x24	\$	90.00	\$ 90.00
B9	8/3/2023	11x24	\$	130.00	\$ 130.00
B10	9/22/2022	11x24	\$	130.00	\$ 130.00
B11	5/15/2013	11x24	\$	130.00	\$ 130.00
B12	4/11/2020	11x18	\$	110.00	\$ 110.00
B13		11x18	\$	110.00	\$ -
B14	11/1/2014	11x18	\$	110.00	\$ 110.00
B15	9/16/2009	11x18	\$	85.00	\$ 85.00
B16	4/12/2023	11x18	\$	110.00	\$ 110.00
B17	2/1/2021	11x18	\$	110.00	\$ 110.00
B18	5/9/2020	11x12	\$	110.00	\$ 95.00
B19		11x12	\$	95.00	\$ 95.00
B20		11x12	\$	95.00	\$ -
B21	11/8/2019	11x12	\$	95.00	\$ 95.00
B22	1/24/2022	11x12	\$	95.00	\$ 95.00
Outside	6/1/2015		\$	35.00	\$ 35.00
Outside	6/1/2019		\$	50.00	\$ 50.00
Outside	6/21/2017		\$	50.00	\$ 50.00
Outside	4/1/2016		\$	50.00	\$ 50.00
Outside	7/1/2022		\$	50.00	\$ 50.00
Outside	8/24/2022		\$	50.00	\$ 50.00
Outside	12/9/2024		\$	50.00	\$ 50.00
Outside			\$	50.00	\$ -
Outside			\$	50.00	\$ -
Outside			\$	50.00	\$ -
Outside			\$	50.00	\$ -
Outside			\$	50.00	\$ -
Office			\$	50.00	\$ -
TOTAL			\$	5,900.00	\$ 5,145.00

FLEX BUILDING: 3,060 sq. ft. Total

<u>Unit</u>	<u>Lease Date</u>	<u>Size</u>	<u>Market</u> <u>Rent</u>	Ţ	<u>une 2024</u>
Office		1,340 sq. ft.	\$ 890.00	\$	-
Garage*		1,720 sq. ft.	\$ 860.00	\$	365.00
TOTAL		3,060 sq. ft.	\$ 1,750.00	\$	365.00

* Current garage rent includes two renters, one at \$265 and one at \$105

TOTAL RENT: Storage Units and Flex Building

\$ 5,510.00