

FOR SALE

Institutional Self Storage Portfolio

CHICAGO & LINCOLNSHIRE, ILLINOIS



7131 WEST 60TH STREET, CHICAGO, ILLINOIS

The institutionally-owned portfolio located in metropolitan Chicago consists of four single-story self storage properties professionally managed by Extra Space Storage. The portfolio consists of recently renovated self storage facilities with approximately 227,665 square feet of rentable self storage space, 2,230 units, 85 parking spaces, and an additional 36,854 square feet of warehouse space. The portfolio has an overall physical occupancy of about 71%.

Three of the properties (Pulaski, Harlem, and Cicero) are located in close proximity to Chicago's Midway Airport, providing economies-of-scale and operating efficiencies. Each features excellent population densities and infill-locations. The three Midway Airport area facilities have high visibility property signage along major four and six lane thoroughfares with high traffic counts. The fourth property is located in Lincolnshire, Illinois, an affluent Chicago suburb in Lake County. This facility is positioned within City Park Lincolnshire, an upscale mixed-use retail and commercial development.

The portfolio features exterior drive-up units, interior units, climate control, drive-in loading bays, spacious retail offices, wide driveways, and bright lighting throughout. Security features include 24/7 digital surveillance, video monitors, digital key pad access, automated gates, and perimeter fencing. Purchasers may retain Extra Space Storage or rebrand with new management. The Portfolio represents an ideal opportunity for an investor or operator to gain immediate market share in the dynamic Chicago metropolitan market.

PROPERTY FEATURES

• Institutional-Ownership	• Rentable Storage Size:	227,665 sq. ft.
• Desirable Single-Story Properties	• Warehouse Size:	36,854 sq. ft.
• Densely Populated, Infill Locations	• Self Storage Units:	2,230
• Major Thoroughfares, High Traffic Counts	• Vehicle Parking Units:	85
• Economies-of-Scale, Operating Efficiencies	• Gross Potential Rental Revenue:	\$2,984,801
• Expansion Potential in Warehouse Space	• Portfolio Price:	\$11,880,000

EXCLUSIVE AGENTS:

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MJ PARTNERS
REAL ESTATE SERVICES



CREATING VALUE THROUGH EXPERIENCE

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PULASKI ROAD

4222 South Pulaski Road, Chicago, Illinois

Gross Size:	109,093 sq. ft.
Rentable Storage Size:	61,081 sq. ft.
Warehouse Size:	21,894 sq. ft.
Self Storage Units:	630
Vehicle Parking Units:	23
Gross Potential Rental Income:	\$798,713
Physical Occupancy:	69%
Year Opened:	2000
Site Size:	3.1 acres
Population Estimate (3-Mile Radius):	354,248

CICERO AVENUE

4821 West 67th Street, Bedford Park, Illinois

Gross Size:	76,222 sq. ft.
Rentable Storage Size:	53,205 sq. ft.
Self Storage Units:	538
Vehicle Parking Units:	21
Gross Potential Rental Income:	\$656,712
Physical Occupancy:	78%
Year Opened:	2003
Site Size:	2.5 acres
Population Estimate (3-Mile Radius):	243,601

HARLEM AVENUE

7131 West 60th Street, Chicago, Illinois

Gross Size:	97,863 sq. ft.
Rentable Storage Size:	55,584 sq. ft.
Warehouse Size:	14,960 sq. ft.
Self Storage Units:	590
Vehicle Parking Units:	40
Gross Potential Rental Income:	\$811,428
Physical Occupancy:	73%
Year Opened:	2001 & 2002
Site Size:	3.6 acres
Population Estimate (3-Mile Radius):	106,965

LINCOLNSHIRE

200 Parkway Drive, Lincolnshire, Illinois

Gross Size:	66,334 sq. ft.
Rentable Storage Size:	57,795 sq. ft.
Self Storage Units:	472
Vehicle Parking Units:	1
Gross Potential Rental Income:	\$717,948
Physical Occupancy:	64.0%
Year Opened:	1986
Site Size:	3.8 acres
Average Household Income (3-Mile Radius):	\$127,244

