

FOR SALE

INFINITE SELF STORAGE

Ballwin (St. Louis), Missouri

MJ



650 Big Bend Road, Ballwin, Missouri

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REAL ESTATE SERVICES

Infinite Self Storage in Ballwin, Missouri is a newer one and part two-story 75,345 square foot state-of-the-art self storage facility with 676 units located in the affluent “West County” region about 12 miles west of downtown St. Louis. The facility is conveniently located at the southeast intersection of Big Bend Road and Sulphur Springs Road, both primary arterial roadways for the community. Retailers Walgreens, Schnucks (#1 grocer in St. Louis), WalMart, Costco, Target, Kohl’s, Best Buy, Home Depot and Lowe’s are located in the immediate market. The West County Mall is a 1.2 million square foot regional mall anchored by Nordstrom located six miles from the site. The facility benefits from its proximity to the primary demand generators in the trade area.

The facility consists of five storage buildings plus one parking space for RV storage. The facility opened in 2006 and consists of 48% climate controlled and 52% non-climate controlled space. Infinite Self Storage Ballwin is currently 79% occupied by square footage and has experienced excellent leasing momentum with a net gain of 91 units leased since June 1, 2012. The net operating income budget for 2013 is \$435,165. Amenities include interior climate control units, exterior drive-up units, 24-hour digital video recording, keypad entry, and spacious high-end sales center. The site features new construction and restrictive land use sentiment in Ballwin inhibiting future competition.

The Ballwin property provides an opportunity for an investor to obtain a newer state-of-the-art facility located within an affluent suburbs of St. Louis. The facility offers a value-added opportunity to increase revenue by achieving stabilized occupancy and increasing rental rates.



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Property Highlights

- **DESIRABLE WEST COUNTY LOCATION:** Infinite Self Storage Ballwin is located in the affluent West County region of St. Louis. The area boasts over 147,000 people within a five-mile radius of the site with an average household income of \$104,000.
- **INSTITUTIONAL-QUALITY ASSET:** The Ballwin facility is a best-in-class asset built in 2006 with state-of-the-art construction and minimal deferred maintenance in the near term. The asset features climate controlled and exterior drive-up units, 24-hour digital video recording, keypad entry, and spacious high-end sales center.
- **VALUE-ADDED OPPORTUNITY:** The property has experienced excellent leasing momentum with a net gain of 91 units leased since June 1, 2012. The Ballwin facility provides a value-added opportunity to increase revenue by achieving stabilized occupancy and increasing rental rates.

Property Summary

Gross Square Feet:	91,750 sq. ft.
Net Rentable Self Storage Area:	75,345 sq. ft.
Number of Self Storage Units:	676 units
Number of RV/Parking Spaces:	1 space
Physical Self Storage Occupancy (February 1, 2013):	79%
Gross Potential Rental Income (100%):	\$729,120
Net Operating Income - Trailing 4-Month Income Annualized	\$396,499
Budgeted 2013 Net Operating Income	\$435,165
Site Size:	5.2 acres
Year Opened:	2006

Demographic Analysis

	1 Mile	3 Miles	5 Miles
Avg. Household Income:	\$83,958	\$87,636	\$104,341
Est. 2011 Population:	12,381	72,468	147,552

