

**FOR SALE**

# AMERICAN SELF STORAGE PORTFOLIO

15 Facilities in Greater Cincinnati, Ohio



Exclusive Agents:

Marc A. Boorstein, CCIM  
Principal  
312.726.5800 ext. 13  
mboorstein@mjpartners.com

Jeff Jacobson  
Principal  
312.726.5800 ext. 14  
jjacobson@mjpartners.com

David Edward Kohn  
Senior Associate  
312.726.5800 ext. 18  
dkohn@mjpartners.com

## MJ PARTNERS

150 South Wacker Drive  
Suite 450  
Chicago, Illinois 60606  
312.726.5800 T  
312.726.2905 F

*in cooperation with*  
AM Macy Company  
& Core Resources, Inc.

**MJ PARTNERS**  
REAL ESTATE SERVICES

American Self Storage represents one of the finest self storage portfolios in the Midwest with locations in Ohio, Indiana, and Kentucky. The institutional-quality, 15-property portfolio represents an opportunity for an investor or operator to gain significant market share in the greater Cincinnati market with the ability to increase rents. The highly desirable portfolio consists of 954,285 square feet of rentable space, 8,910 storage units and 155 parking spaces. Since January 2005, the Seller has expanded the portfolio by 28% with an additional 218,350 square feet of rentable space. The portfolio is currently 76% occupied, and would be 93% occupied without the recent expansion, and has expansion potential to over one million rentable square feet.

The entire portfolio was designed and built by the seller with the same high-quality construction and consistency throughout. The high-end construction includes galvanized steel and top-grade components for roofing, fencing, gating, and doors. Seller has implemented a regular site maintenance and repair platform.

The facilities are located in high visibility retail locations with convenient access points. Portfolio features include interior and exterior drive-up units, wide paved driveways and interior halls, mostly single-story facilities with units accessible at grade, and security systems which include 24/7 video surveillance, individual door alarms and entirely fenced facilities with digital key pad access at all entry points. Each facility has extensive lighting, signage and imaging to provide security, and an attractive invitation to the drive-by consumer.

## PORTFOLIO HIGHLIGHTS

- 15 Institutional-Quality Facilities
- 954,285 Square Feet Rentable, 8,910 Units
- Expansion Potential to 1,094,060 Square Feet
- High Visibility Retail Locations
- High-End Construction & Uniform Design
- Below Market Financing Available
- Desirable Mix of Interior & Exterior Units
- Opened 1989 to 2004
- 2006 Gross Income of \$4,959,938
- Potential Gross Income of \$7,015,320
- Price: \$52,500,000



No warranty or representation, expressed or implied is made as to the accuracy of the information herein, and same is submitted subject to errors, omissions, change of price or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

# AMERICAN SELF STORAGE PORTFOLIO

## MOUNT HEALTHY

8100 Hamilton Avenue  
Cincinnati, Ohio

Rentable Square Feet:	105,475
Units:	989
Occupancy:	77.9%
Potential Revenue:	\$796,560
Actual Rent Per Sq. Ft.:	\$7.09
Parking Spaces:	107

## WOODLAWN

101 Glendale-Milford Road  
Cincinnati, Ohio

Rentable Square Feet:	93,950
Units:	814
Occupancy:	89.9%
Potential Revenue:	\$751,440
Actual Rent Per Sq. Ft.:	\$7.45
Parking Spaces:	48

## FAIRFAX

5700 Wooster Pike  
Cincinnati, Ohio

Rentable Square Feet:	70,245
Units:	642
Occupancy:	87.4%
Potential Revenue:	\$613,140
Actual Rent Per Sq. Ft.:	\$8.91
Billboard Income:	\$4,200

## WESTERN HILLS

5151 Glencrossing Way  
Cincinnati, Ohio

Rentable Square Feet:	71,475
Units:	679
Occupancy:	83.0%
Potential Revenue:	\$561,120
Actual Rent Per Sq. Ft.:	\$7.74

## HAMILTON

1775 Eden Park Drive  
Hamilton, Ohio

Rentable Square Feet:	73,625
Units:	679
Occupancy:	73.1%
Potential Revenue:	\$493,380
Actual Rent Per Sq. Ft.:	\$6.77

## LEBANON

800 Cincinnati Avenue (US 42)  
Lebanon, Ohio

Rentable Square Feet:	63,750
Units:	541
Occupancy:	75.4%
Potential Revenue:	\$402,960
Actual Rent Per Sq. Ft.:	\$6.35

## MIDDLETOWN

909 Elliott Drive  
Middletown, Ohio

Rentable Square Feet:	64,725
Units:	545
Occupancy:	78.6%
Potential Revenue:	\$393,600
Actual Rent Per Sq. Ft.:	\$5.62

## XENIA

1900 Bellbrook Avenue  
Xenia, Ohio

Rentable Square Feet:	55,975
Units:	541
Occupancy:	86.7%
Potential Revenue:	\$346,140
Actual Rent Per Sq. Ft.:	\$6.13

## SIDNEY

700 Russell Road  
Sidney, Ohio

Rentable Square Feet:	46,250
Units:	446
Occupancy:	66.2%
Potential Revenue:	\$245,040
Actual Rent Per Sq. Ft.:	\$5.14

## TROY

21 King's Chapel Drive North  
Troy, Ohio

Rentable Square Feet:	52,600
Units:	540
Occupancy:	62.3%
Potential Revenue:	\$306,240
Actual Rent Per Sq. Ft.:	\$5.34

## GREENVILLE

1325 Benden Way  
Greenville, Ohio

Rentable Square Feet:	43,450
Units:	414
Occupancy:	68.9%
Potential Revenue:	\$218,820
Actual Rent Per Sq. Ft.:	\$4.80

## WASHINGTON COURT HOUSE

1840 Victoria Street  
Washington Court House, Ohio

Rentable Square Feet:	54,150
Units:	519
Occupancy:	59.3%
Potential Revenue:	\$286,620
Actual Rent Per Sq. Ft.:	\$4.84

## RICHMOND

1880 Williamsburg Pike (US 35)  
Richmond, Indiana

Rentable Square Feet:	54,225
Units:	576
Occupancy:	72.4%
Potential Revenue:	\$322,560
Actual Rent Per Sq. Ft.:	\$5.81

## CONNERSVILLE

4950 North Western Avenue (S.R.1)  
Connerville, Indiana

Rentable Square Feet:	44,100
Units:	374
Occupancy:	68.5%
Potential Revenue:	\$258,480
Actual Rent Per Sq. Ft.:	\$5.83

## COVINGTON

525 West 35th Street  
Covington, Kentucky

Rentable Square Feet:	60,290
Units:	611
Occupancy:	78.9%
Potential Revenue:	\$505,380
Actual Rent Per Sq. Ft.:	\$7.90

### MJ PARTNERS

150 South Wacker Drive  
Suite 450  
Chicago, Illinois 60606  
312.726.5800 T  
312.726.2905 F

*in cooperation with*  
AM Macy Company  
& Core Resources, Inc.

