

FOR SALE

Safeguard Self Storage

CORAL SPRINGS, FLORIDA



3750 CORAL RIDGE DRIVE, CORAL SPRINGS, FLORIDA

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In cooperation with
Genesis Commercial Group, Inc.

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Safeguard Self Storage in Coral Springs is an institutional-quality self storage facility located in Broward County in the vibrant south Florida self storage market. The property is located on heavily traveled Coral Ridge Drive, east of Sawgrass Expressway (Route 869) and immediately north of Sample Road (Route 834) – the primary east/west commercial corridor in Coral Springs. The high barrier-to-entry location features an expanding population base and an average household income of \$92,000 within a three-mile radius of the facility.

Safeguard Self Storage of Coral Springs is a state-of-the-art, 75,600 square foot facility with 766 units featuring air-conditioned and humidity controlled storage units. The facility with stabilized occupancy has generated average revenue growth of over 20% per year in the past three years. Built in 2000, the three-story facility features high quality construction, computer-controlled access, individual door alarms, video recorded surveillance, store-wide intercom system and professionally landscaped grounds. Safeguard Self Storage of Coral Springs represents an ideal opportunity for an investor or operator to add market share in one of South Florida's finest self storage markets.



CREATIVE SOLUTIONS FOR SELF STORAGE

HIGHLIGHTS

- **Strategic Location:** Safeguard Self Storage of Coral Springs is located in a high barrier-to-entry location in the vibrant Miami/Ft. Lauderdale sub-market in south Florida
- **Institutional-Quality Asset:** Facility features an efficient three-story design, air conditioned and humidity controlled space and state-of-the-art security systems
- **Revenue Growth:** The facility has achieved stabilized occupancy and has generated average revenue growth of over 20% per year in the past three years
- **Excellent Demographics:** Coral Springs is Florida's #1 ranked city according to Money Magazine's "100 Best Places to Live" Edition

PROPERTY SUMMARY

Gross Square Feet:	101,353 square feet
Net Rentable Area:	75,600 square feet
Number of Units:	766 storage units
Site Size:	3.26 acres
Year Opened:	2000
Occupancy (July 2007):	85%
Gross Rental Income (100%):	\$1,459,588
Estimated Year One Net Operating Income:	\$899,650
Average Rent Per Square Foot:	\$17.81
PRICE:	\$14,750,000

