

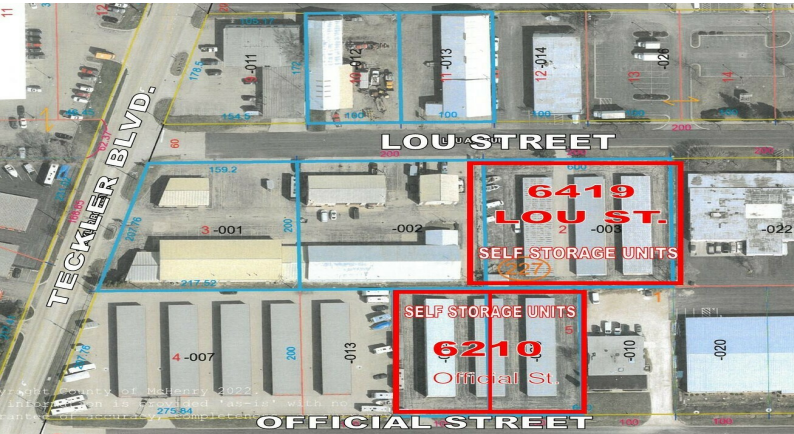
204 Self Storage Units

6419 Lou St & 6210 Official Dr Crystal Lake, IL 60014

For Sale

MLS #11858246

INDUSTRIAL



SELF STORAGE FACILITY

\$1,500,000

SELF STORAGE FACILITY

204 Self Storage units partially leased. Undermanaged self storage project with 6 buildings of 3,500+ SF each totaling 27,693 SF on 1.84 acres.

Current income only \$26,209/yr due to lack of attentiveness. Needs a new lease-up program. Potential annual income is excess of \$187,000.

Some deferred maintenance. Steel construction. Algonquin Township Assessor has assessed this at \$1,591,668 per tax bills.

Unit Mix: 53 (5x10), 60 (10x10), 88 (10x20), 2 (10x30). 5 paying outdoor parking spaces, 1 leased shed. Contact broker for rent roll and financials.

6 Multi-tenant industrial buildings also available separately for \$2,400,000. Additional address for this property is 6210 Official Drive. Other PINs are 09-08-227-009 and 014.

Specifications

Land Size:	1.84 Acres
Year Built:	1977 AND 1979
Total Buildings:	6
Total Units:	204
Electrical:	N/A
Sprinklers:	No
Washrooms:	-
Ceiling Height:	9'
DID's:	Sizes Vary
Zoning:	M1
Taxes:	\$50,243.18 (2022)
PIN #:	19-08-227-003, 009, 014

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Senior Broker
Bruce Kaplan

BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759

VP / Designated Managing Broker
Heather Schweitzer

HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

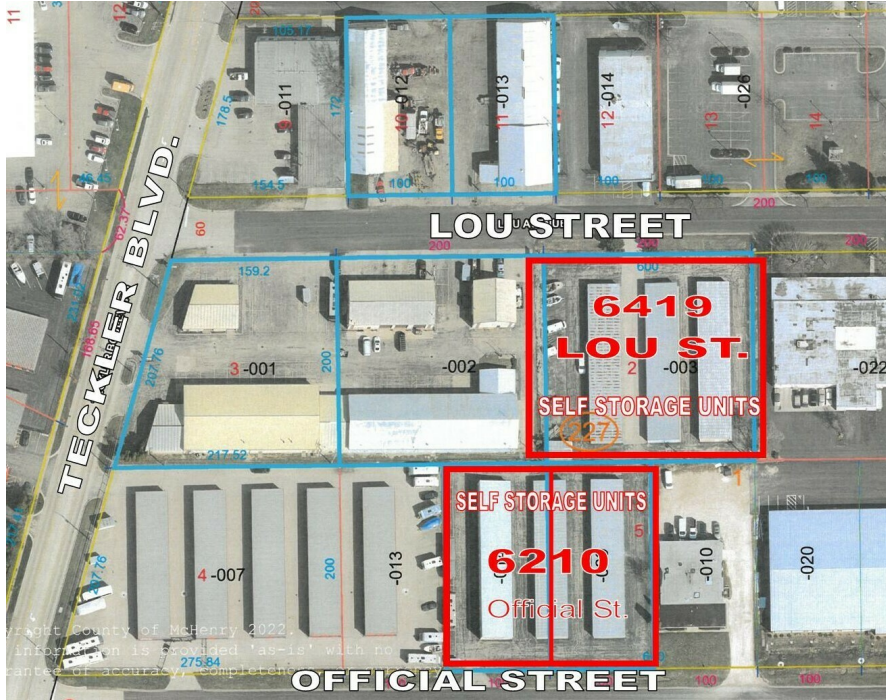
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

204 Self Storage Units

6419 Lou St & 6210 Official Dr Crystal Lake, IL
60014

Sale Price: \$1,500,000

INDUSTRIAL



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Offering Summary

Sale Price:	\$1,500,000
Number of Units:	204
Lot Size:	1.84 Acres
Building Size:	27,693 SF
NOI: (proforma)	\$84,485.00
Cap Rate:	5.63%

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204 Self Storage Units

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60014

Sale Price: \$1,500,000

INDUSTRIAL

Investment Overview	PROFORMA APOD
Price	\$1,500,000
Price per SF	\$54
Price per Unit	\$7,353
GRM	8.02
CAP Rate	5.63%
Cash-on-Cash Return (yr 1)	5.63%
Total Return (yr 1)	\$84,485

Operating Data	PROFORMA APOD
Gross Scheduled Income	\$187,000
Total Scheduled Income	\$187,000
Vacancy Cost (10%)	\$18,700
Gross Income	\$168,300
Operating Expenses	\$83,815
Net Operating Income	\$84,485
Pre-Tax Cash Flow	\$84,485

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60014

Sale Price: \$1,500,000

INDUSTRIAL

Income Summary	PROFORMA APOD
Vacancy Cost	(\$18,700)
Gross Income	\$168,300
Expenses Summary	PROFORMA APOD
2022 Real Estate Taxes	\$50,243
Insurance	\$4,154
Off Site Management (10%)	\$16,918
Repairs & Maintenance	\$10,000
Snow Removal	\$2,000
Lawncare	\$500
Operating Expenses	\$83,815
Net Operating Income	\$84,485

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9225 S IL Route 31, Lake in the Hills, IL 60156
T: (847) 854-2300 F: (847) 854-2380

Building 1

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
101			\$60.00		10'x10'
102			\$60.00		10'x10'
103			\$35.00		5'x10'
104			\$35.00		5'x10'
105			\$35.00		5'x10'
106			\$35.00		5'x10'
107			\$35.00		5'x10'
108			\$35.00		5'x10'
109			\$60.00		10'x10'
110			\$60.00		10'x10'
111			\$35.00		5'x10'
112			\$35.00		5'x10'
113			\$35.00		5'x10'
114			\$35.00		5'x10'
115			\$35.00		5'x10'
116			\$35.00		5'x10'
117			\$60.00		10'x10'
118			\$60.00		10'x10'
119			\$35.00		5'x10'
120			\$35.00		5'x10'
121			\$35.00		5'x10'
122			\$35.00		5'x10'
123			\$35.00		5'x10'

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
124			\$100.00		10'x20'
125			\$100.00		10'x20'
126			\$100.00		10'x20'
127			\$100.00		10'x20'
128			\$100.00		10'x20'
129			\$100.00		10'x20'
130			\$100.00		10'x20'
131			\$100.00		10'x20'
132			\$100.00		10'x20'
133			\$100.00		10'x20'
134			\$100.00		10'x20'
135			\$100.00		10'x20'
136			\$100.00		10'x20'
137			\$100.00		10'x20'
138			\$100.00		10'x20'

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9225 S IL Route 31, Lake in the Hills, IL 60156
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August 21, 2023
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Building 2

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
201			\$100.00		10'x20'
202			\$100.00		10'x20'
203	Weber	M/M	\$100.00	\$80.00	10'x20'
204			\$100.00		10'x20'
205			\$100.00		10'x20'
206	Pope	M/M	\$100.00	\$80.00	10'x20'
207			\$100.00		10'x20'
208			\$100.00		10'x20'
209			\$100.00		10'x20'
210			\$100.00		10'x20'
211			\$100.00		10'x20'
212			\$100.00		10'x20'
213			\$100.00		10'x20'
214			\$100.00		10'x20'
215			\$100.00		10'x20'

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
216			\$35.00		5'x10'
217			\$35.00		5'x10'
218			\$35.00		5'x10'
219			\$35.00		5'x10'
220			\$35.00		5'x10'
221			\$35.00		5'x10'
222			\$60.00		10'x10'
223			\$60.00		10'x10'
224			\$35.00		5'x10'
225			\$35.00		5'x10'
226			\$35.00		5'x10'
227			\$35.00		5'x10'
228			\$60.00		10'x10'
229			\$60.00		10'x10'
230			\$35.00		5'x10'
231			\$35.00		5'x10'
232			\$35.00		5'x10'
233			\$35.00		5'x10'
234			\$60.00		10'x10'
235			\$60.00		10'x10'
236			\$35.00		5'x10'
237			\$35.00		5'x10'
238			\$35.00		5'x10'
239			\$35.00		5'x10'

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**Lou Street
Rent Roll**

9225 S IL Route 31, Lake in the Hills, IL 60156
T: (847) 854-2300 F: (847) 854-2380

August 21, 2023
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Building 3

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
301	Dettmer	M/M	\$150.00	\$100.00	10'x30'
302	Dettmer	M/M	\$150.00	\$100.00	10'x30'
303			\$60.00		10'x10'
304			\$60.00		10'x10'
305			\$60.00		10'x10'
306			\$60.00		10'x10'
307			\$60.00		10'x10'
308			\$60.00		10'x10'
309			\$60.00		10'x10'
310			\$60.00		10'x10'
311			\$60.00		10'x10'
312			\$60.00		10'x10'
313			\$60.00		10'x10'
314			\$60.00		10'x10'
315			\$60.00		10'x10'
316			\$100.00		10'x20'

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
317			\$100.00		10'x20'
318	Davidson	M/M	\$100.00	\$48.00	10'x20'
319	Fowler	M/M	\$100.00	\$40.00	10'x20'
320	Hartley	M/M	\$100.00	\$52.00	10'x20'
321			\$100.00		10'x20'
322			\$100.00		10'x20'
323			\$100.00		10'x20'
324	Dombrowski	M/M	\$100.00	\$80.00	10'x20'
325	Shipman	M/M	\$100.00	\$100.00	10'x20'
326			\$100.00		10'x20'
327			\$100.00		10'x20'
328	Johnson	M/M	\$100.00	\$100.00	10'x20'

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**Official Road
Rent Roll**

9225 S IL Route 31, Lake in the Hills, IL 60156
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August 21, 2023
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Building 4

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
401			\$150.00		10'x30'
402			\$150.00		10'x30'
403			\$150.00		10'x30'
404			\$60.00		10'x10'
405			\$60.00		10'x10'
406			\$60.00		10'x10'
407			\$60.00		10'x10'
408			\$60.00		10'x10'
409			\$60.00		10'x10'
410			\$60.00		10'x10'
411			\$60.00		10'x10'
412			\$60.00		10'x10'
413			\$35.00		5'x10'
414			\$35.00		5'x10'
415			\$35.00		5'x10'
416			\$35.00		5'x10'
417			\$35.00		5'x10'
418			\$35.00		5'x10'

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
419	Vogt	M/M	\$100.00	\$100.00	10'x20'
420			\$100.00		10'x20'
421			\$100.00		10'x20'
422			\$100.00		10'x20'
423	Waggoner	M/M	\$100.00	\$72.00	10'x20'
424			\$100.00		10'x20'
425			\$100.00		10'x20'
426			\$100.00		10'x20'
427			\$100.00		10'x20'
428			\$100.00		10'x20'
429			\$100.00		10'x20'
430	Monk	M/M	\$100.00	\$100.00	10'x20'
431			\$150.00		10'x30'
432			\$150.00		10'x30'
433			\$150.00		10'x30'

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Building 5

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
501			\$60.00		10'x10'
502	WhyWeight	M/M	\$60.00	\$52.00	10'x10'
503			\$60.00		10'x10'
504			\$60.00		10'x10'
505			\$60.00		10'x10'
506			\$60.00		10'x10'
507			\$60.00		10'x10'
508			\$60.00		10'x10'
509			\$60.00		10'x10'
510			\$60.00		10'x10'
511			\$60.00		10'x10'
512			\$60.00		10'x10'
513			\$35.00		5'x10'
514			\$35.00		5'x10'
515			\$35.00		5'x10'
516			\$35.00		5'x10'
517			\$35.00		5'x10'
518			\$35.00		5'x10'

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
519			\$35.00		5'x10'
520			\$35.00		5'x10'
521			\$100.00		10'x20'
522			\$100.00		10'x20'
523			\$100.00		10'x20'
524			\$100.00		10'x20'
525			\$100.00		10'x20'
526			\$100.00		10'x20'
527			\$100.00		10'x20'
528			\$100.00		10'x20'
529			\$100.00		10'x20'
530			\$100.00		10'x20'
531			\$100.00		10'x20'
532			\$100.00		10'x20'
533			\$100.00		10'x20'
534			\$100.00		10'x20'
535			\$100.00		10'x20'

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August 21, 2023
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Building 6

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
601			\$60.00		10'x10'
602			\$60.00		10'x10'
603			\$60.00		10'x10'
604			\$60.00		10'x10'
605			\$60.00		10'x10'
606	Shemp	M/M	\$60.00	\$60.00	10'x10'
607			\$60.00		10'x10'
608			\$60.00		10'x10'
609			\$60.00		10'x10'
610			\$60.00		10'x10'
611			\$60.00		10'x10'
612			\$35.00		5'x10'
613			\$35.00		5'x10'
614			\$35.00		5'x10'
615			\$35.00		5'x10'
616			\$35.00		5'x10'
617			\$35.00		5'x10'
618			\$35.00		5'x10'
619			\$35.00		5'x10'

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
620			\$100.00		10'x20'
621	Duggar	M/M	\$100.00	\$100.00	10'x20'
622	Kalemba	M/M	\$100.00	\$90.00	10'x20'
623			\$100.00		10'x20'
624			\$100.00		10'x20'
625	Hall	M/M	\$100.00	\$100.00	10'x20'
626			\$100.00		10'x20'
627			\$100.00		10'x20'
628			\$100.00		10'x20'
629			\$100.00		10'x20'
630	Johnson	M/M	\$100.00	\$100.00	10'x20'
631	Monk	M/M	\$100.00	\$100.00	10'x20'
632			\$100.00		10'x20'
633			\$100.00		10'x20'
634			\$100.00		10'x20'

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Outside Parking

Unit No.	Status	Lease Term	Rental Amount	Actual Rent	Size
701	Nelson	M/M		\$40.00	
702	Ortega	M/M		\$260.00	
703	Miller	M/M		\$30.00	
704	Winter	M/M		\$90.00	
Bldg	Armstrong	M/M		\$60.00	Building
705	Shipman	M/M		\$50.00	
706					
707					
708					
709					
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712					
713					
714					
715					
716					
717					
718					
719					

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