

SELF STORAGE UNITS - 224 SUNSET DR, ORANGEVILLE IL

3 Buildings: 2.2 Acres 95,832 Sq Ft
Appraisal: \$365,000 (4/1/25)
ALL STEEL BUILDINGS (no wood inside or out)
 Concrete floors w/barrier
 Insulated ceilings
NEW ROOF IN 2021 (Cost \$93,000)
 Plenty of room for more buildings, containers, outdoor storage

NEGOTIABLE:

I live one block from the facility and would like to stay on as manager for leases, billing, collect rents, accounting; (provide Profit & Loss/Balance Sheet, for tax returns; I also own an account & tax firm), maintenance (plowing, mowing, cutting down trees/weeds, repairs, clean out units, etc)

	<u>Unit Sizes</u>		<u>Sq Ft</u>		<u>Units</u>	<u>Sq Ft</u>
	<u>12 x 10</u>	<u>12 x 20</u>				
Building #1	1	6		Building #2	<u>12x20</u>	
				Units	8	1,920
				Building #3	<u>13x40</u>	
				Units	6	3,120
	<u>12 x 30</u>	<u>12 x 40</u>				
	1	1				
	<u>13 x 10</u>	<u>13 x 15</u>				
	1	1				
	<u>13 x 20</u>	<u>13 x 25</u>		Total Units	32	10,040
	4	1				
	<u>13 x 30</u>	<u>13 X 40</u>		Income Mo/Ann	\$3,000	36,000
	1	1				
Total Units #1	18		5,000	PLUS any outdoor storage		

<u>Income:</u>	<u>Monthly</u>	<u>Annual</u>
Building #1	1,560	18,720
Building #2	600	7,200
Building #3	840	10,080
Total Income	3,000	36,000

Expenses:

Loan Interest	(if financing)	
Maintenance	(negotiable)	
RE Taxes	567	6,804
Insurance	250	3,000
Total Expense	817	9,804

