

1445 N Bluff Rd., Collinsville, IL 62234

# **HIGH-OCCUPANCY SELF-STORAGE INVESTMENT**



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COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

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# **INVESTMENT HIGHLIGHTS**

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### **MULTI-UNIT STORAGE FACILITIES,**

also known as self-storage facilities, offer a range of compelling selling points for potential investors. Here are some key highlights:

### **HIGH DEMAND**

The self-storage industry has experienced consistent growth due to factors like increasing mobility, downsizing trends, and the general accumulation of belongings. This translates to a steady demand for storage units.

### **RECURRING REVENUE**

Self-storage facilities generate recurring revenue through monthly rentals, providing a stable income stream for investors.

### **RELATIVELY LOW OPERATING COSTS**

Compared to other real estate investments, self-storage facilities typically have lower operating costs due to minimal staffing requirements and lower maintenance needs.

### POTENTIAL FOR APPRECIATION

Well-managed self-storage facilities in growing areas can appreciate in value over time, offering investors the potential for capital gains.

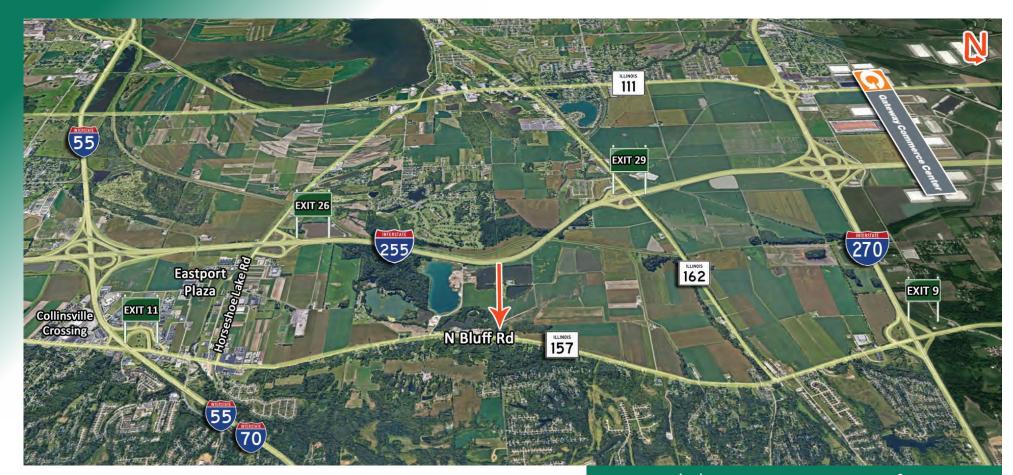
### DIVERSIFICATION

Investing in self-storage facilities can provide diversification to an investor's real estate portfolio, as it is a different asset class compared to residential or commercial properties.



# **AREA MAP**

### 1445 North Bluff Road, Collinsville, IL 62234



#### LOCATION OVERVIEW

Strategically located between two major interstates I-270 and I-55 between the Edwardsville/ Glen Carbon market and Collinsville IL.

EXIT 9, 11, 26, 29

I-255, I-270, I-55



74 UNITS

# **PROPERTY PHOTOS**

# 1445 North Bluff Road, Collinsville, IL 62234









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### INVESTMENT PROPERTY SUMMARY

1445 NORTH BLUFF ROAD

#### LISTING #

#### **PROPERTY INFO:**

Tenants/Units: Parcel #: County: Zoning:

13-1-21-08-00-000-006 IL - Madison BP3

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#### **STRUCTURAL DATA:**

Year Built:

2005

### SALE INFORMATION:

Sale Price:	\$700,000
Price / SF:	\$54.37
CAP Rate:	7.5 %
NOI:	\$52,484
GRM:	8.31

#### LAND MEASUREMENTS:

Acres: Frontage: Depth:

#### 1.31 Acres 110 485

#### **INCOME:**

Gross Rental Income:

\$84,218

#### **PROPERTY DESCRIPTION:**

74 Unit Self Storage facility in Collinsville IL. Value add property well below replacement cost. Under market rents and management efficiencies to increase valuation.

#### **EXPENSES**:

Taxes:	\$8,150.24
Tax Year:	2023
Total Expenses:	Contact Broker for Additional Financials

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