

57 Income Producing Storage Units & 28,000 SF Warehouse

2001 Adams St., Granite City, IL 62040



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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Property Summary

28,000 SF Warehouse with 57 Storage Units on 1.6 Acres

- Warehouse consists of 2,400 SF Office, Fenced Yard with Electric Gate, Security Cameras, (6) Drive-In Doors, Back-in Loading Dock with Leveler

REDUCED SALE PRICE: \$294,000

NOI: \$23,300

CAP RATE: 7.93%

REDUCED LEASE RATE: \$2,900/Month, Gross

AREA MAP



INVESTMENT SUMMARY & IMAGES

Annual Investment Summary

Adams Street Storage Units Granite City IL

| Property Information | | Financing | |
|------------------------------------|----------------------|-----------------------------------|--------------------|
| Property Type | Commercial | First Loan: 220,500 | 4% 20 Year 0 Point |
| Sale Price | 294,000 | Second Loan: None | |
| Number of Units | 65 | Third Loan: None | |
| Price per Unit | 4,523 | DebtService: | |
| Basis/Appreciation: | | Loan Amount | 220,500 |
| Depreciable basis @ 0% | | Monthly payment (PI) | 1,336.17 |
| Appreciation @ 0% | | Annual Payment (PI) | 16,034 |
| Income | | Initial Investment | |
| Gross Scheduled Income | 36,000 | Down Payment (25.00%) | 73,500 |
| - Vacancy @ 0.00% | | + Loan Points (0.00%) | |
| + | | + Closing Costs (0.00%) | |
| + | | INITIAL INVESTMENT | 73,500 |
| + | | Depreciation | |
| + | | Depreciation (building) | |
| + | | + Depreciation (additions) | |
| GROSS OPERATING INCOME | 36,000 | DEPRECIATION | |
| Operating Expenses | | Tax Benefit (Loss) | |
| Property tax | 12.22% 4,400 | Taxable Revenues | 36,000 |
| + Insurance | 7.22% 2,600 | - Deducted Expenses | 12,700 |
| + Management | | - Mortgage Interest | 8,686 |
| + Repairs/Maint | 5.56% 2,000 | - Depreciation | |
| + Labor | | - Amortized Loan Points | |
| + Water/Sewer | 1.39% 500 | TAXABLE INCOME | 14,614 |
| + Gas/Electric | 3.33% 1,200 | TAX BENEFIT (LOSS) @ 0% | |
| + Advertising | 1.39% 500 | Cash Flow After Tax | |
| + Internet | 2.50% 900 | Cash Flow Before Tax | 7,266 |
| + Other | 1.67% 600 | - Tax Benefit (Loss) | |
| TOTAL EXPENSES | 35.28% 12,700 | CASH FLOW AFTER TAX (CFAT) | 7,266 |
| Cash Flow Before Tax | | Return on Equity | |
| Gross Operating Income | 36,000 | Appreciation | |
| - Operating Expenses | 12,700 | + Cash Flow Before Tax | 7,266 |
| NET OPERATING INCOME | 23,300 | + Principal Reduction | 7,348 |
| - Replacement Reserve | | + Tax Benefit (Loss) | |
| - Upgrades | | TOTAL PROFIT THIS YEAR | 14,614 |
| - Debt Service | 16,034 | + Initial Investment | 73,500 |
| CASH FLOW BEFORE TAX (CFBT) | 7,266 | RETURN ON EQUITY (ROE) | 19.88% |
| INVESTMENT HIGHLIGHTS | | | |
| Gross Rent Multiplier | 8.17 | Capitalization Rate | 7.93% |
| Cash on Cash Return | 9.89% | Return on Equity | 19.88% |



Note Results are for the first-year of ownership, January 1 through December 31.

ProAPOD®

All information is deemed reliable but not guaranteed.

ANNUAL

Listing No: 1981

**Industrial
Warehouse**2001 Adams Street
Granite City, IL 62040**SALE INFORMATION:**

| | |
|----------------|-----------|
| For Sale: | Yes |
| Sale Price: | \$294,000 |
| Sale Price/SF: | \$8.00 |
| CAP Rate: | 7.93 |
| GRM: | |
| NOI: | 23,300 |

LEASE INFORMATION:

| | |
|--------------|--------|
| For Lease: | Yes |
| Lease Rate: | \$3.50 |
| Lease Type: | Gross |
| Net Charges: | |
| CAM Charges: | |
| Lease Term: | |

Leasing Comments:

Previously used as a lumber yard, plumbing supply depot and for newspaper distribution. Ideal for contractor, landscaper or any business that needs covered building for materials. Tenant pays for all utilities and maintenance of the warehouse space.

| | |
|----------------------------|------------------|
| Total SF Available: | 39,050 SF |
| Min Divisible SF: | 39,050 SF |

SQUARE FOOT INFO:

| | |
|------------------|-----------|
| Building Total: | 39,050 SF |
| Total Available: | 39,050 SF |
| Direct Lease: | 28,000 SF |
| Sublease: | 0 SF |
| Office: | 2,400 SF |
| Warehouse: | 25,600 SF |
| Min Divisible: | 39,050 SF |
| Max Contiguous: | 28,000 SF |

LAND MEASUREMENTS:

| | |
|-----------|--------|
| Acres: | 1.60 |
| Frontage: | 170 FT |
| Depth: | 400 FT |

PROPERTY INFORMATION:

| | | | | | |
|------------------|---------------------------|---------------------|----|---------------|------------|
| Parcel No: | 22-2-19-13-20-401-005 | TIF: | No | Property Tax: | \$4,424.00 |
| County: | Madison | Enterprise Zone: | No | Tax Year: | 2020 |
| Zoning: | Warehouse Industrial Dist | Foreign Trade Zone: | No | | |
| Zoning By: | City of Granite City | Survey: | No | | |
| Industrial Park: | | Environmental: | No | | |
| Prior Use: | | Archaeological: | No | | |

STRUCTURAL DATA:

| | | | | | |
|-------------|------|----------------|-----|------------------|--|
| Year Built: | 1940 | Clearance Min: | 8' | Style: | Pole |
| Rehab Year: | | Clearance Max: | 24' | Roof: | Storage Units Steel/Warehouse Torch Down |
| | | Bay Spacing: | | Exterior: | Steel |
| | | | | Floors: | 1 |
| | | | | Floor Type: | Asphalt/Dirt |
| | | | | Floor Thickness: | |
| | | | | Floor Drains: | |



2001 Adams Street
Granite City, IL 62040

UTILITY INFORMATION

| | | | | | |
|---------------------------|-----------------|--------------------|---------|------------------|---------|
| Water Provider: | Granite City | Service: | | Location: | On Site |
| Sewer Provider: | Granite City | Service: | | Location: | On Site |
| Gas Provider: | Ameren Illinois | Service: | | Location: | On Site |
| Electric Provider: | Ameren Illinois | Service: | | Location: | On Site |
| AMPS: | 800 KVA | Phase: | 3 Phase | | |
| Low Volts: | | High Volts: | | | |
| Telecom Provider: | Charter | Service: | | Location: | |

FACILITY INFORMATION

| | | | | | |
|-------------------------|-----|--------------------------|--------|---|------|
| Truck Dock: | 1 | Size: | | Parking: | 36 |
| Dock Levelers: | Yes | Capacity: | | Surface Type: | Rock |
| Drive-In Doors: | 6 | Size: | Varies | Yard: | Yes |
| Box Van Doors: | No | | | Extra Land: | |
| Overhead Cranes: | No | Size: | N/A | Additional Facility Information: | |
| Elevators: | No | | | | |
| Heating: | No | Men's Restroom: | Yes | | |
| Cooling: | No | Women's Restroom: | Yes | | |
| Insulated: | No | Shower: | No | | |
| Sprinklers: | | Ventilation: | No | | |
| Lighting: | | Compressed Air: | No | | |
| Skylights: | No | | | | |

TRANSPORTATION

| | |
|--------------------|---------------------------|
| Interstate: | IL Route 3 |
| Rail: | No |
| Barge: | No |
| Airport: | St. Louis Lambert Airport |

Listing Broker(s)

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Comments

57 Storage units with a 28,000 SF Warehouse on 1.6 Acres for Sale or Lease. Warehouse has 2,400 SF Office space, security cameras, fenced yard with electric gate, LED Lighting upgrades, drive thru doors with automatic openers, Back-in Loading dock with dock leveler, and 6 Overhead doors - (2) 8x14, (2) 12x18, (1) 10x12, & (1) 14x17.