

**FOR SALE  
OR LEASE**

# 28,000 SF Warehouse with Income Producing Storage Units

2001 Adams St., Granite City, IL 62040



**BARBERMURPHY**

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# PROPERTY SUMMARY & AREA MAP



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: \$239,000**

**NOI: \$19,216 - CAP RATE: 8.04%**

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

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# IMAGES & INVESTMENT SUMMARY

## Annual Property Operating Data

<b>Property:</b>	Granite City Storage	<b>Price:</b>	\$239,000
<b>Location:</b>	2001 Adams St Granite City IL	<b>Loans:</b>	191,200
<b>No.Units:</b>	64	<b>Age:</b>	
		<b>SqFootage:</b>	13,144
		<b>Down:</b>	47,800

				Annual \$
<b>Gross Scheduled Income</b>				\$ 32,400
- Vacancy & Credit Loss @ 0%				
<b>Effective Gross Income</b>				\$ 32,400
Laundry Income				
+ Other Income				
<b>Gross Operating Income</b>				\$ 32,400
Operating Expenses:	Annual \$	% of GOI	\$/Unit	
Real Estate Taxes	4,884	15.07	76	
Insurance	2,600	8.02	41	
Water/Sewer	500	1.54	8	
Trash				
Property Management				
Electric/Gas	1,200	3.70	19	
Repairs/Maintenance	2,000	6.17	31	
Miscellaneous*	600	1.85	9	
Advertising	500	1.54	8	
Internet	900	2.78	14	
Miscellaneous				
Total Operating Expenses	13,184	40.69	206	13,184
<b>Net Operating Income</b>				\$ 19,216

<i>Proposed Investment</i>		
Down Payment (20%)	47,800	
+ Acq Costs		
+ Loan Points		
Total Investment	47,800	
First Loan:	191,200, fixed-rate, 6.75%, 20 yrs, 0% pts	
LTV: 80% DCR: 1.1 BER: 94.54%		
Replacement Reserves		
Annual Debt Service		17,446
<b>Cash Flow Before Taxes</b>		\$ 1,770

<b>Capitalization Rate</b>	<b>8.04%</b>
<b>Gross Rent Multiplier</b>	<b>7.38</b>
<b>Price Per Unit</b>	<b>\$3,734</b>
<b>Price Per Square Foot</b>	<b>\$18.18</b>
<b>Cash on Cash</b>	<b>3.70%</b>



Listing No: 1981

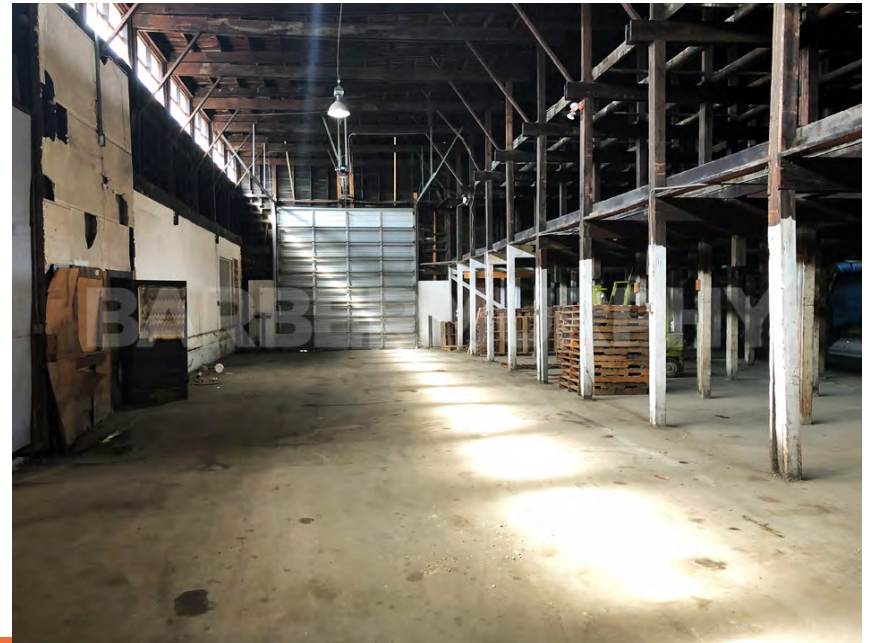
Industrial Total Units: 57

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

For Sale: Yes  
 Sale Price: \$239,000  
 Sale Price/SF: \$5.72  
 CAP Rate: 8.04%  
 GRM:  
 NOI: \$19,216

**PROPERTY INFORMATION:**

Parcel No: 22-2-19-13-20-401-005  
 County: Madison  
 Zoning: Warehouse Industrial Dist  
 Zoning By: City of Granite City  
 Complex:  
 Acres: 1.60  
 Property Tax: \$4,884.00  
 Tax Year: 2021

**STRUCTURAL DATA:**

Year 1940  
 Built:  
 Rehab  
 Year:  
 Floors: 1  
 Roof: Storage Units Steel/Warehouse  
 Torch Down  
 Exterior: Steel

**FACILITY INFORMATION**

Elevator: No  
 Heating: No  
 Cooling: No  
 Parking: 75  
 Surface Type: Rock

**INCOME**

Gross Rental Income \$32,400.00  
 Gross Other Income  
 Total Income \$32,400.00

**EXPENSES:**

Property Taxes \$4,884.00  
 Insurance \$2,600.00  
 CAM \$2,000.00  
 Utilities \$1,700.00  
 Property Management \$2,000.00  
 Total Expenses \$13,184.00

**Property Amenities****Unit Amenities****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.

**Listing Broker(s)**

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**NOI** \$19,216.00