

FOR SALE

Great American Storage Solutions

LANSING, ILLINOIS



2556 BERNICE ROAD, LANSING, ILLINOIS

Great American Storage Solutions is a newly built, institutional-grade, single story facility consisting of three buildings with a total of 52,925 rentable square feet and 535 units. The property is located along the Borman Expressway (I-80/94), a heavily traveled Chicago area commuter expressway and one of the busiest highways in the United States. Great American has excellent signage and visibility along Interstate 80/94 and is located just east of Torrence Avenue, a major retail and commercial corridor. Nearby national retailers and restaurants include Big K, LA Fitness, Home Depot, Wal-Mart, Best Buy, K&G Superstore, Aldi, Curves, Walgreen's, McDonald's, Wendy's, Pizza Hut, Subway, as well as several new car dealers and banks. Opened in April 2008, Great American has experienced rapid lease-up and is currently over thirty percent occupied.

This state-of-the-art facility features interior units, exterior drive-up units, climate control, computer-controlled access, individual door alarms, video recorded surveillance, two automatic gates, a 1,500 square foot office, wide interior aisles, bright lighting, wide paved driveways, signage on a major interstate highway and strong demographics. Competition, especially climate controlled facilities, is limited and significant barriers to entry exist in the local market. Located in a prime infill location, Great American Storage Solutions represents an ideal opportunity for an investor or operator to add market share in the highly sought after Chicago suburban market.

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Great American Storage Solutions

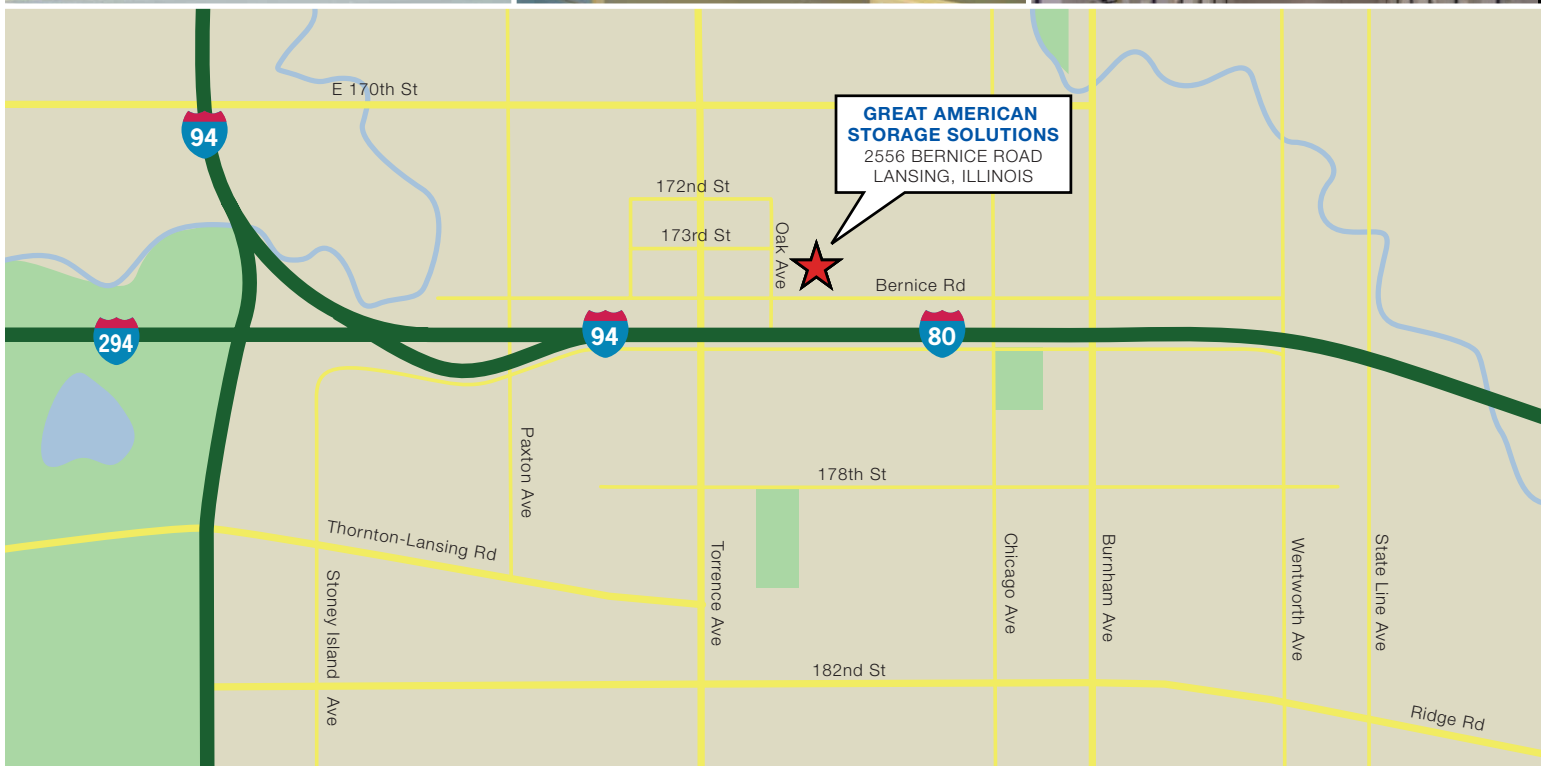
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OFFERING HIGHLIGHTS

- **Institutional-Quality Asset:** Institutional Quality Asset: Facility features include single story design, climate controlled units, drive-up exterior units, state-of-the-art security systems, and individual door alarms.
- **Revenue Growth:** The facility has experienced rapid lease-up (6.0% per month) since its opening in April 2008.
- **Strategic Location:** Directly facing the Borman Expressway (Interstate 80/94, one of the busiest expressways in the country) and just off Torrence Avenue, a major commercial and retail corridor.
- **Price:** \$4,990,000

PROPERTY SUMMARY

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|---------------------------------------|----------------|
| Gross Square Feet: | 66,030 Sq. Ft. |
| Net Rentable Area: | 52,925 Sq. Ft. |
| Number of Storage Units: | 535 units |
| Climate Controlled Units: | 429 units |
| Drive-up Units: | 106 units |
| Site Size: | 2.49 acres |
| Opened: | April 2008 |
| Occupancy (August 2008): | 30% |
| Gross Potential Rental Income (100%): | \$865,368 |
| Est. Year 1 Net Operating Income: | \$360,000 |
| Average Rent Per Square Foot: | \$16.32 |



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