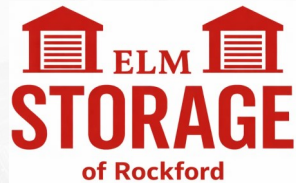


Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Elm Storage



1034 Short Elm St.
Rockford, IL 61102

Presented by:

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LIST PRICE: \$3,300,000

INVESTMENT HIGHLIGHTS

- **Compelling Value-Add Opportunity with Significant Lease-Up Potential**

Elm Storage is currently operating at well below market occupancy, presenting investors with a clear path to drive revenue through lease-up and implementation of institutional management practices. With economic occupancy near 20% and physical occupancy below stabilized levels, the asset offers substantial upside through improved operations and revenue management.

- **Favorable Supply Dynamics Due to Recent Zoning Restrictions**

The City of Rockford has recently implemented zoning changes restricting new self storage development to industrial zones, effectively eliminating new supply in key commercial corridors and limiting future competition. This dynamic enhances the long-term value of existing facilities and supports rent growth as the asset stabilizes.

- **Strategically Located Asset with Strong Accessibility and Visibility**

The property benefits from its central Rockford location with convenient access to major roadways and surrounding residential neighborhoods, supporting consistent tenant demand from both residential and small business users.

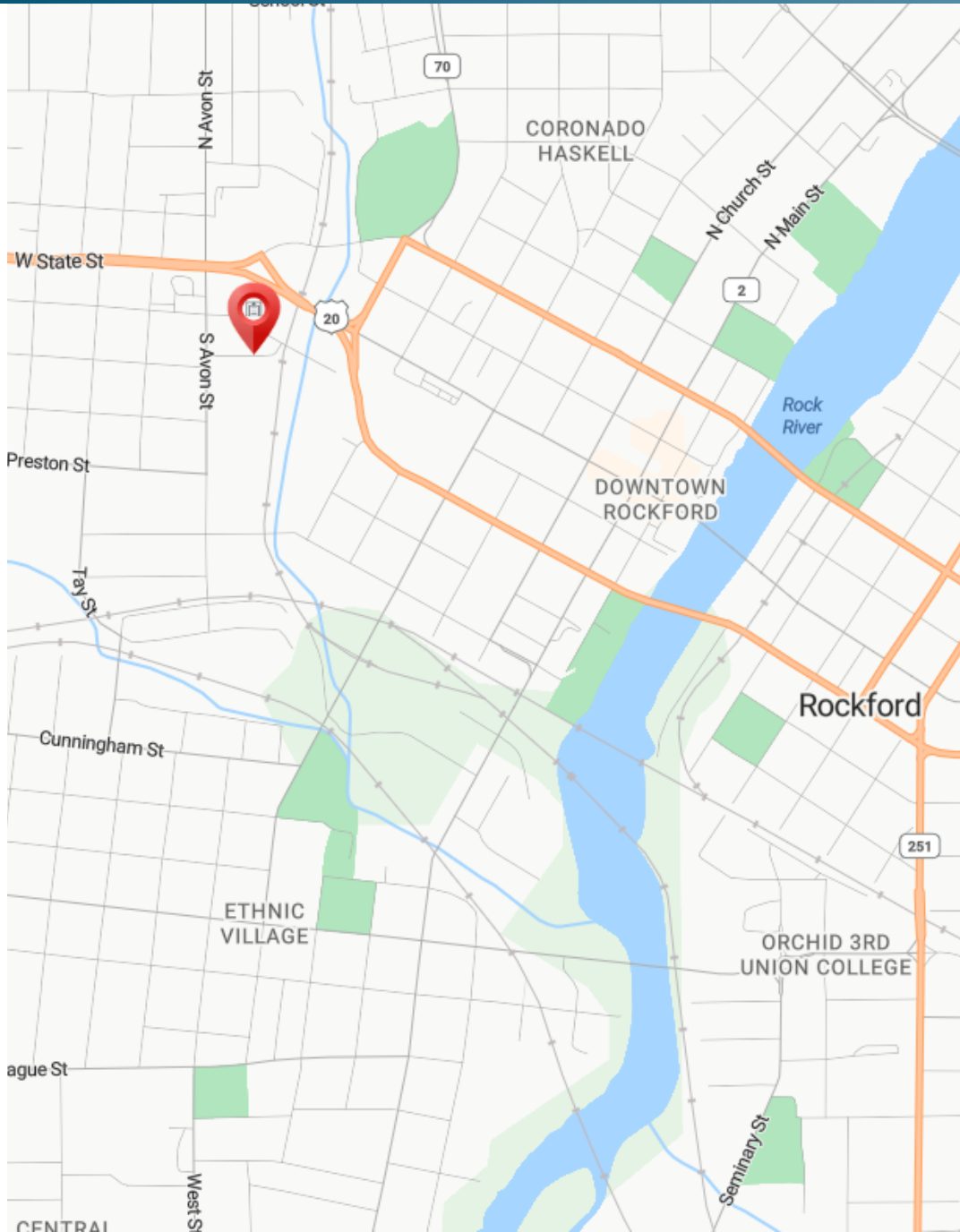
- **Surrounded by Major Economic Development and Infrastructure Investment**

The Rockford market is experiencing significant investment and redevelopment, including the expansion of Rock Valley College, the Coleman Yards redevelopment, the soon-to-open Chicago-Rockford rail connection, and the \$12 billion Monarch data center project. These developments are expected to drive job growth, population stability, and increased demand for self storage over the long term.

PROPERTY DETAILS

RSF Storage:	41,703
Units:	403
Physical Occ.:	31.92%





Argus Self Storage Advisors and Bruce Bahrmassel have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.

