

HIGH PERFORMING SELF STORAGE PORTFOLIO FOR SALE

KW Commercial
Philadelphia Suburban West
COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY
SERVING PHILADELPHIA, PA

229 UNITS SELF STORAGE PORTFOLIO | 10 PROPERTIES | READING, PA

ASKING PRICE \$4,800,000 | 9.6% CAP RATE



HIGH OCCUPANCY | VALUE-ADD
AVAILABLE INDIVIDUALLY OR AS A FULL PORTFOLIO ACQUISITION

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Exton, PA 19341



PRESENTED BY:

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364 BLAIR AVENUE

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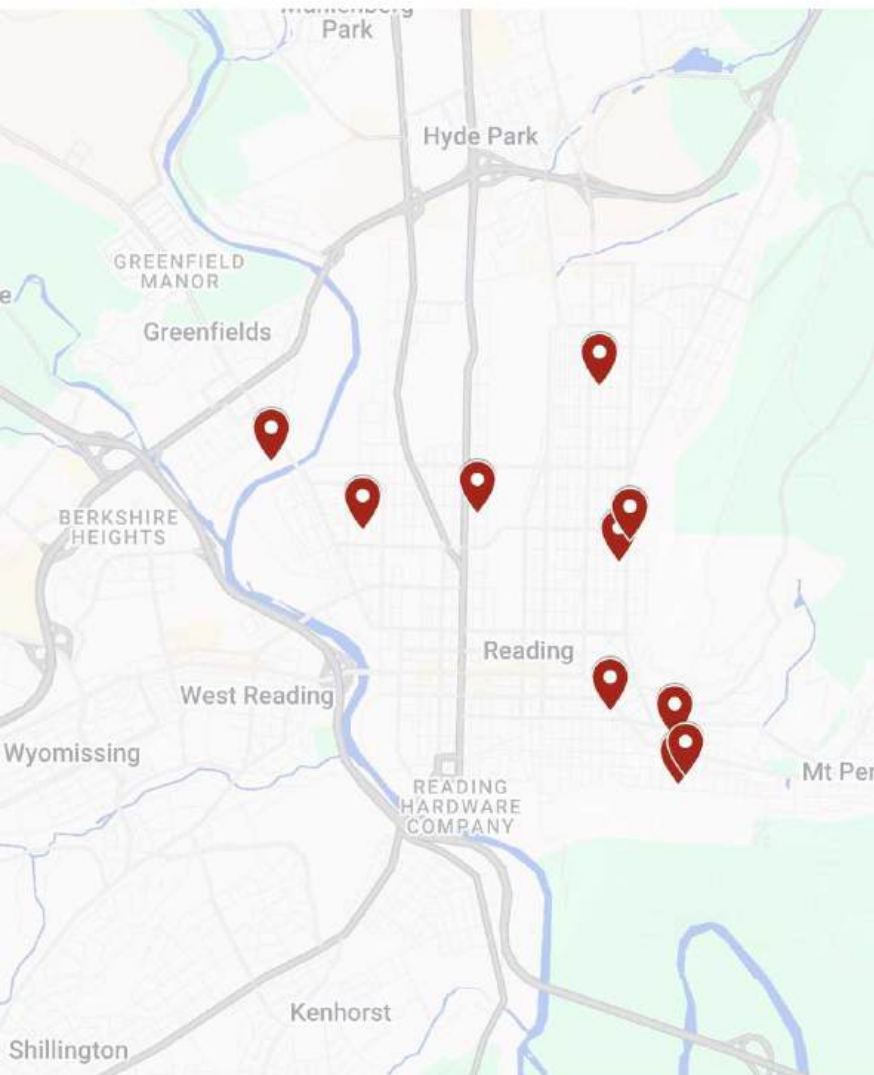


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EXECUTIVE SUMMARY | HIGHLIGHTS

READING SELF STORAGE PORTFOLIO



Executive Summary

KW Commercial is pleased to present this stabilized, income-generating portfolio comprised of 11 self-storage and mixed-use assets across Reading, Pennsylvania. Totaling 229 rentable units across garage storage, contractor bays, residential rentals, commercial suites, and leased parking, these properties represent a significant segment of the broader 20-property offering.

The assets consistently operate near full occupancy and produce strong in-place cash flow, with current income of \$620,463 and a current NOI of \$459,525, priced at a 9.6% CAP rate. On a Pro Forma basis, the NOI increases to \$547,398, representing an 11.4% CAP rate.

This cluster features a diverse unit mix including compact storage units, oversized garages, 10 commercial suites, and multiple residential apartments. Recent upgrades across the portfolio include blacktop resurfacing, new roofing, roll-up doors, and electrical improvements, supporting operational durability and tenant satisfaction.

With immediate scale, solid in-place income, and additional upside through rental growth and management efficiency, this portfolio segment offers investors a turnkey opportunity in a supply-constrained urban market.

Property Highlights

- 10-property self-storage and mixed-use portfolio totaling 229 rentable units
- Diverse income streams
- \$620,463 in current income with Pro Forma NOI of \$547,398
- All sites are located within a tight 5–10 minute radius
- Capital improvements completed across multiple properties
- Security camera systems installed throughout the portfolio
- Available Individually, in Clusters, or as a Full Portfolio

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OFFERING DETAILS

READING SELF STORAGE PORTFOLIO

Property Information

Asking Price: \$4,800,000

NOI: \$459,524

CAP Rate: 9.6%

Addresses / Tax ID's:

511 Birch Street, Reading, PA 19604 | 11-5317-62-13-9197
 1536 Haak Street, Reading, PA 19602 | 16-5316-31-38-5583
 625 N 13th Street, Reading, PA 19604 | 12-5317-54-23-2785
 1128 Pike Street, Reading, PA 19604 | 17-5317-30-17-3719
 635 Rear Weiser Street, Reading, PA 19601 | 15-5307-57-53-1940
 1541 Fairview Street, Reading, PA 19606 | 16-5316-39-37-6382
 521 S. 16th Street, Reading, PA 19606 | 16-5316-32-37-9537
 1214 Weimer Street, Reading, PA 19604 | 03-5316-22-19-8215
 741 Church Street, Reading, PA 19601 | 14-5307-59-84-2308
 364 Blair Avenue, Reading, PA 19601 | 19-5307-47-25-6791

Zoning: R-3 (Non-Conforming Use)

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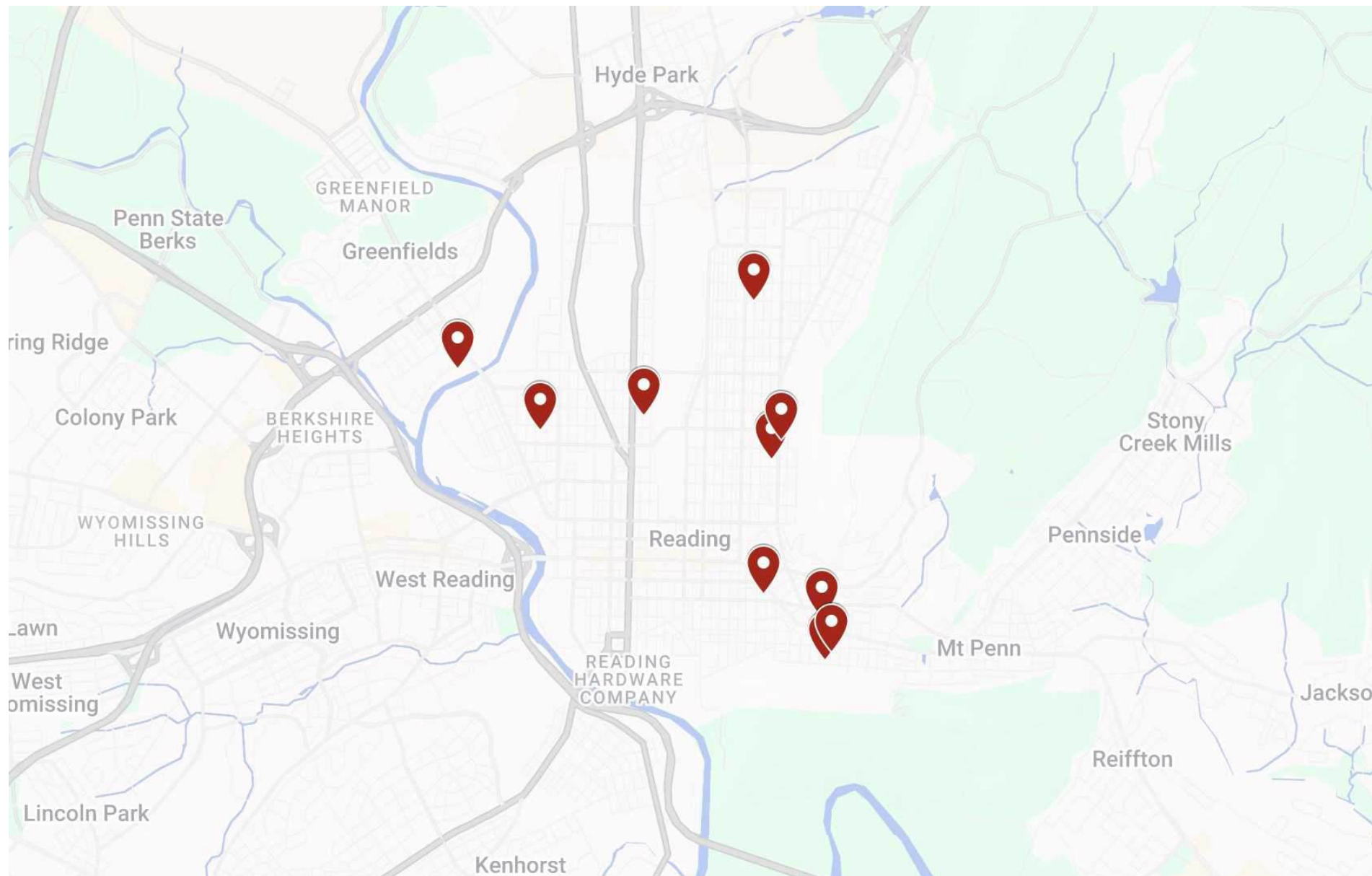


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SITE MAP

SELF STORAGE PORTFOLIO



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INVESTMENT OVERVIEW

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INVESTMENT OVERVIEW

This 10-property Reading Storage cluster is strategically located throughout the city of Reading, Pennsylvania, combining garage storage, contractor bays, residential rentals, commercial suites, and leased parking into one cohesive, income-producing package.

Unit types range from compact 6x10 storage lockers to oversized 24x22 contractor bays, with additional income from fully occupied residential and commercial units providing stability and diversification. Operations are supported by centralized management, an online rental and payment system, and cloud-based surveillance across all sites.

Reading's affordability, working-class population, and access to major routes (422, 222, and I-76) continue to drive consistent demand for both personal and small-business storage. With high occupancy, immediate cash flow, and rental upside through standardized pricing and efficiency, this cluster offers investors a rare opportunity to acquire scale in a constrained, high-demand market.

SUMMARY

Number of Properties	10
Total Units	229
Total Asking Price	\$4,800,000
Gross Income	\$620,463
NOI:	\$459,524
Pro Forma NOI	\$547,397
Average Unit Count	23 units/property
Price Per Unit	\$20,960
CAP Rate:	9.6%
Occupancy:	Stabilized / High
Asset Mix	Storage, Residential, Parking, Retail, Light Industrial



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INDIVIDUAL PROPERTY SUMMARY - 511 BIRCH STREET

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511 Birch Street, Reading PA : 10 Units

Units	10 units
Asking:	\$150,000 / 9.3% CAP
Utilities	Electric
Highlights	Consistent rental history; easy-to-access layout; stable long-term tenants.standardization.
Income	\$16,768
Taxes	\$353
Insurance	\$644
Utility Expense	\$548
Management (5%)	\$647
Repairs / Maintenance / Turnover	\$647
NOI	\$13,929.52

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INDIVIDUAL PROPERTY SUMMARY - 1536 HAAK STREET

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1536 Haak Street, Reading PA : 36 Units

Units	36 Units
Asking:	\$500,000.00 9.3% CAP
Mix	(33) 9 x 17, (1) 18 x 17, (2) 20 x 20
Utilities	Electric
Highlights	Secure fenced lot; newer construction; 100% occupied; tenant demand remains strong
Income	\$59,212
Taxes	\$3,516
Insurance	\$2,458
Utility Expense	\$1,651
Management (5%)	\$2,598
Repairs / Maintenance / Turnover	\$2,598
NOI:	\$46,391.76



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INDIVIDUAL PROPERTY SUMMARY - 625 N 13TH STREET

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625 N 13th Street, Reading PA : 22 Units, Residential, Commercial

Units	22 Units + residential + commercial
Asking	\$500,000 9.3% Cap
Utilities	Electric, Water, Sewer
Highlights	Mixed-use asset with residential unit and lower-level commercial space; diverse income stream
Income	\$62,522
Taxes	\$5,283
Insurance	\$3,166
Utility Expense	\$2,128
Management (5%)	\$2,788
Repairs / Maintenance / Turnover	\$2,788
NOI:	\$46,368.75



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INDIVIDUAL PROPERTY SUMMARY - 1128 PIKE STREET

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1128 Pike Street, Reading PA : 34 Units + Commercial

Units	34 units + Commercial
Asking:	\$560,000 9.3% CAP
Utilities	Electric, Water, Sewer
Highlights	Functional layout; high occupancy; long-term tenants.
Income	\$63,791
Taxes	\$3,127
Insurance	\$2,424
Utility Expense	\$398
Management (5%)	\$2,749
Repairs / Maintenance / Turnover	\$2,749
NOI:	\$60,712



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INDIVIDUAL PROPERTY SUMMARY - 1541 FAIRVIEW STREET

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1541 Fairview Street, Reading PA : 8 Units

Units	8 Units
Asking	\$125,000 9.1% CAP
Utilities	Electric
Highlights	Strong historical occupancy, 100% leased; longstanding tenants.
Income	\$15,217
Taxes	\$1,321
Insurance	\$571
Utility Expense	\$600
Management (5%)	\$703
Repairs / Maintenance / Turnover	\$703
NOI:	\$11,318

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INDIVIDUAL PROPERTY SUMMARY - 635 REAR WEISER STREET

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635 Rear Weiser Street, Reading PA : 2-Story Building + Garages

Units	1
Asking	\$75,000 8.9% Cap
Utilities	Electric, Water, Sewer
Highlights	Brick building with multiple overhead doors; functional light industrial storage.
Income	\$8,100
Taxes	\$318
Insurance	\$360
Utility Expense	\$0
Management (5%)	\$371
Repairs / Maintenance / Turnover	\$371
NOI:	\$6,679.47



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INDIVIDUAL PROPERTY SUMMARY - 521 S 16TH STREET

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521 S 16th Street, Reading PA : 10 Units, 4 Parking

Units	10 Units, 4 Parking
Asking	\$135,000 9.3%
Mix	(6) 9x17, (4) larger
Utilities	Electric
Highlights	Gated access, all roll-up doors; parking adds bonus income.
Income	\$15,989
Taxes	\$919
Insurance	\$722
Utility Expense	\$442
Management (5%)	\$652
Repairs / Maintenance / Turnover	\$652
NOI	\$12,602.84



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INDIVIDUAL PROPERTY SUMMARY - 1214 WEIMER STREET

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1214 Weimer Street, Reading PA : 10 Units, 11 Parking Spaces

Units	10 Units + Parking
Asking	\$180,000 11.7% CAP
Mix	(12x22) single bays, (24x22) double
Utilities	Electric
Highlights	Block building, fenced, 9/11 spaces leased; all garages currently rented
Income	\$26,700
Taxes	\$1,025
Insurance	\$597
Utility Expense	\$1,614
Management (5%)	\$1,216
Repairs / Maintenance / Turnover	\$1,216
NOI:	\$21,031

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INDIVIDUAL PROPERTY SUMMARY - 364 BLAIR AVENUE

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364 Blair Avenue, Reading PA : 90 Units (86 Storage, 12

Units	90 Units (86 Storage, 12 Parking, 4 Commercial Suites)
Asking	\$2,300,000 10.1% Cap
Utilities	Electric, Water, Sewer
Highlights	1.5-acre income-producing flagship property with designated tenant parking and high retention.
Income	\$315,897
Taxes	\$34,188
Insurance	\$6,008
Utility Expense	\$10,820
Management (5%)	\$15,795
Repairs / Maintenance / Turnover	\$15,795
NOI:	\$233,291.29

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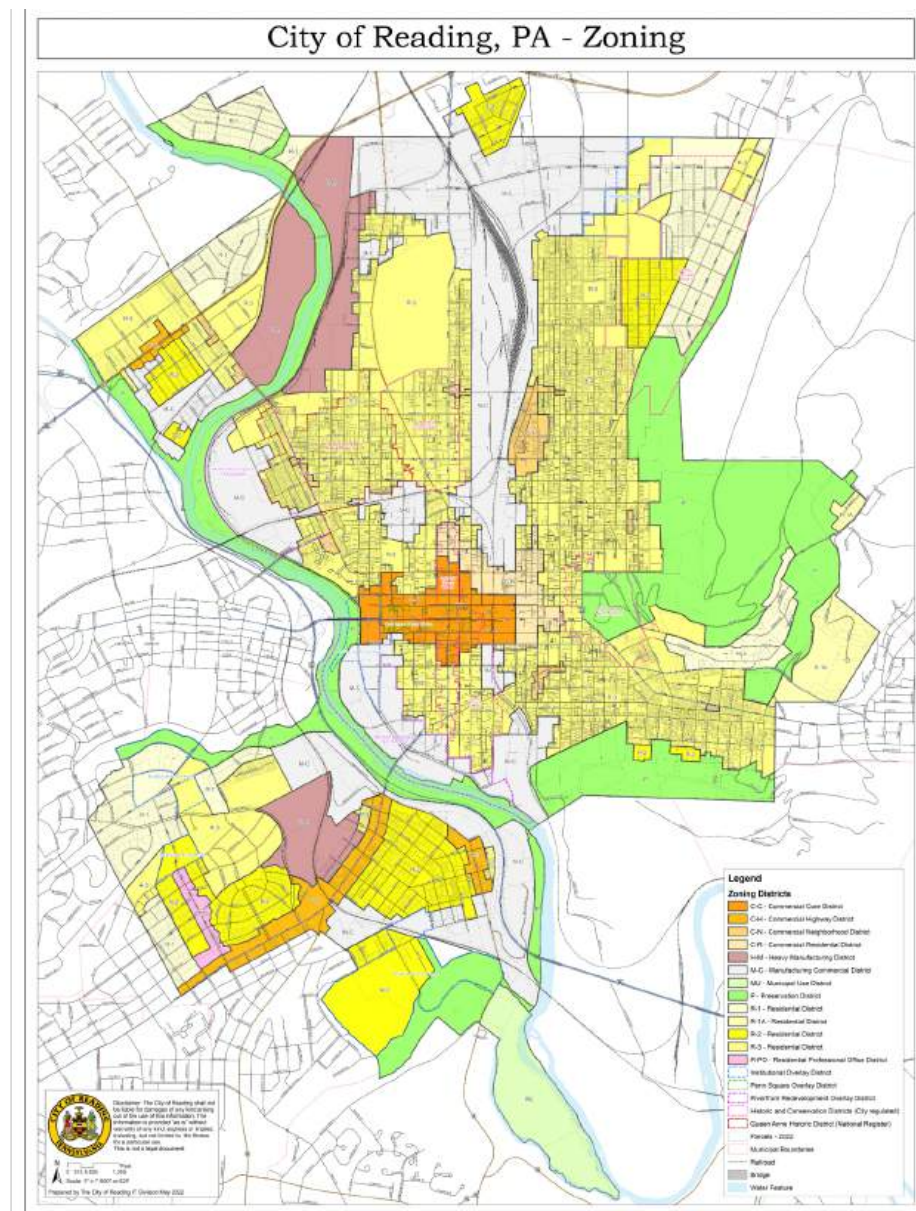


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ZONING MAP

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