

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co

**61 Self Storage Units
3,060 sq. Ft. Flex Building**



FOR SALE - Self-Storage/Flex Building Investment Opportunity

ADDRESS

1744 PJ Keller Hwy
Lexington, Illinois

SIZE

Self Storage: 61 units
(10,206 Sq. Ft.)
Flex Building: 3,060 Sq. Ft.

PRICE

Contact Listing Agent

PARCEL NUMBER

09-07-100-046

ZONING

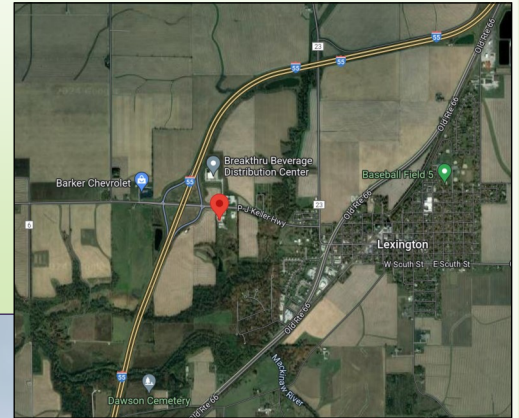
R-2

ACRES

Approx. 2

Beautifully maintained 61-Unit Self Storage Facility in a terrific location at the I-55 Lexington Interchange.

Includes additional ground for expansion, plus a 3,060 sq. ft. flex building currently owner occupied that can be used by the buyer or rented for additional income.



Laura Pritts
Designated Managing Broker
lpritts@axis360.co
(309) 824-0507

Visit our Website:
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Extra Ground for Expansion

Self Storage Buildings (2)
10,206 sq. ft. total

Flex Building
3,060 sq. ft.

Solar Electric

UNIT MIX

Unit Size	# Units	Market Rent/ Unit
6 x 10	7	\$60.00
11 x 12	10	\$95.00
11 x 18	11	\$110.00
11 x 24	11	\$130.00
11 x 30	10	\$140.00
Outside	12	\$50.00
3,060 sf Flex	1	\$1,750.00



Self Storage & Flex P&L Based on Actuals

Storage Unit Income	\$5,145 per month (Actual June 2024)	\$61,740
Flex Building Income	\$365 per month (Actual June 2024)	\$4,380
Vacancy	Actual rental income includes vacant units at \$0	\$0
Gross Operating Income		\$66,120

Less: Operating Expenses (based on actual 2023 expenses)

Management (6%)	\$3,967	
Taxes	\$14,507	
Insurance	\$2,500	
Maintenance & Repair	\$1,000	
Electric (Solar)	\$360	
Snow	\$50	
Trash	\$1,215	
Miscellaneous (Est)	\$250	
TOTAL OPERATING EXPENSES		(\$23,849)

NET OPERATING INCOME

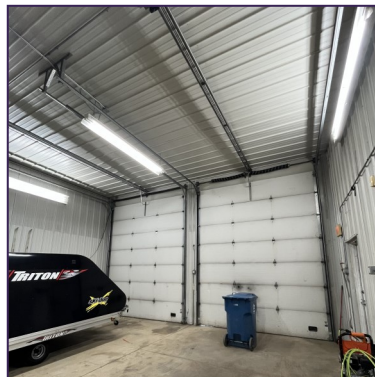
\$42,271*

Above does not include any potential income from vacant units or extra ground for expansion

Potential Additional Income from Vacant Units/Pads = \$745 per month

Potential Additional Income from Flex Building = \$1,385 per month

*** Total Potential Additional Income = \$25,560 annually**



1744 PJ Keller: Rent Roll

STORAGE UNITS

Unit	Lease Date	Size	Market Rent	June 2024
A1	9/22/2018	6x10	\$ 60.00	\$ 60.00
A2	10/1/2018	6x10	\$ 60.00	\$ 60.00
A3	3/1/2014	6x10	\$ 60.00	\$ 60.00
A4	8/22/2023	6x10	\$ 60.00	\$ 60.00
A5	4/1/2022	6x10	\$ 60.00	\$ 60.00
A6	8/2/2002	6x10	\$ 60.00	\$ 60.00
A7	1/7/2019	6x10	\$ 60.00	\$ 60.00
A8	9/16/2009	11x12	\$ 75.00	\$ 75.00
A9	5/10/2024	11x12	\$ 95.00	\$ 95.00
A10	5/8/2024	11x12	\$ 95.00	\$ 95.00
A11	4/1/2018	11x12	\$ 95.00	\$ 95.00
A12	5/9/2024	11x12	\$ 95.00	\$ 95.00
A13	5/14/2024	11x18	\$ 110.00	\$ 110.00
A14	---	11x18	\$ 110.00	\$ -
A15	9/10/2021	11x18	\$ 110.00	\$ 110.00
A16	11/1/2019	11x18	\$ 110.00	\$ 110.00
A17	11/24/2018	11x18	\$ 110.00	\$ 130.00
A18	10/1/2014	11x24	\$ 130.00	\$ 130.00
A19	6/1/2009	11x24	\$ 130.00	\$ 130.00
A20	8/1/2019	11x24	\$ 130.00	\$ 130.00
A21	5/14/2021	11x24	\$ 130.00	\$ 130.00
A22	---	11x24	\$ 130.00	\$ -
A23	10/4/2018	11x30	\$ 140.00	\$ 140.00
A24	10/19/2011	11x30	\$ 140.00	\$ 140.00
A25	4/1/2023	11x30	\$ 140.00	\$ 140.00
A26	10/1/2012	11x30	\$ 140.00	\$ 125.00
A27	11/1/2018	11x30	\$ 125.00	\$ 125.00
B1	3/1/2021	11x30	\$ 140.00	\$ 140.00
B2	11/1/2016	11x30	\$ 140.00	\$ 140.00
B3	11/5/2007	11x30	\$ 110.00	\$ 110.00
B4	5/1/2012	11x30	\$ 110.00	\$ 110.00
B5	11/1/2021	11x30	\$ 140.00	\$ 140.00
B6	5/1/2024	11x24	\$ 130.00	\$ 130.00
B7	6/1/2021	11x24	\$ 130.00	\$ 130.00

B8	12/1/2018	11x24	\$	90.00	\$	90.00
B9	8/3/2023	11x24	\$	130.00	\$	130.00
B10	9/22/2022	11x24	\$	130.00	\$	130.00
B11	5/15/2013	11x24	\$	130.00	\$	130.00
B12	4/11/2020	11x18	\$	110.00	\$	110.00
B13	---	11x18	\$	110.00	\$	-
B14	11/1/2014	11x18	\$	110.00	\$	110.00
B15	9/16/2009	11x18	\$	85.00	\$	85.00
B16	4/12/2023	11x18	\$	110.00	\$	110.00
B17	2/1/2021	11x18	\$	110.00	\$	110.00
B18	5/9/2020	11x12	\$	110.00	\$	95.00
B19	---	11x12	\$	95.00	\$	95.00
B20	---	11x12	\$	95.00	\$	-
B21	11/8/2019	11x12	\$	95.00	\$	95.00
B22	1/24/2022	11x12	\$	95.00	\$	95.00
Outside	6/1/2015	---	\$	35.00	\$	35.00
Outside	6/1/2019	---	\$	50.00	\$	50.00
Outside	6/21/2017	---	\$	50.00	\$	50.00
Outside	4/1/2016	---	\$	50.00	\$	50.00
Outside	7/1/2022	---	\$	50.00	\$	50.00
Outside	8/24/2022	---	\$	50.00	\$	50.00
Outside	12/9/2024	---	\$	50.00	\$	50.00
Outside	---	---	\$	50.00	\$	-
Outside	---	---	\$	50.00	\$	-
Outside	---	---	\$	50.00	\$	-
Outside	---	---	\$	50.00	\$	-
Outside	---	---	\$	50.00	\$	-
Office	---	---	\$	50.00	\$	-
TOTAL			\$	5,900.00	\$	5,145.00

FLEX BUILDING: 3,060 sq. ft. Total

<u>Unit</u>	<u>Lease Date</u>	<u>Size</u>	<u>Market Rent</u>	<u>June 2024</u>
Office	---	1,340 sq. ft.	\$ 890.00	\$ -
Garage*		1,720 sq. ft.	\$ 860.00	\$ 365.00
TOTAL		3,060 sq. ft.	\$ 1,750.00	\$ 365.00

* Current garage rent includes two renters, one at \$265 and one at \$105

TOTAL RENT: Storage Units and Flex Building	\$ 5,510.00
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