

# Self Storage Investment Opportunity



## Homewood Self Storage



501 Ridge Rd.

Homewood, IL 60430

Presented by:

### **BRUCE BAHRMASEL**

312-518-3550

bruce@selfstorage.com

bbbahr@aol.com

### **COLE CAROSELLA**

Argus Self Storage Advisors

720-909-8602

cole@argus-realestate.com

**LIST PRICE: \$1,350,000**

### **INVESTMENT HIGHLIGHTS**

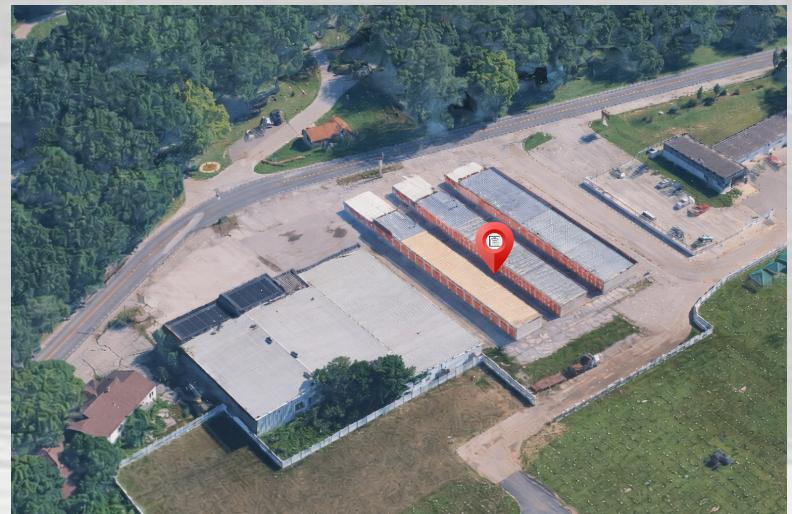
- **Attractive Going-In Yield / Trailing ~10% Cap Rate:** Offered at a compelling trailing ~10% cap rate, providing strong in-place income and current yield in today's market environment.
- **Stabilized Operations with In-Place Cash Flow:** The property is currently operating at approximately 93% unit occupancy, supporting immediate cash flow with limited execution risk.
- **Dense Chicago South Suburban Trade Area + Proven Operator Presence:** Located in a built-out corridor with nearby institutional competitors (Public Storage / CubeSmart / SROA / U-Haul), providing clear rent benchmarks and validating long-term demand drivers in the area.

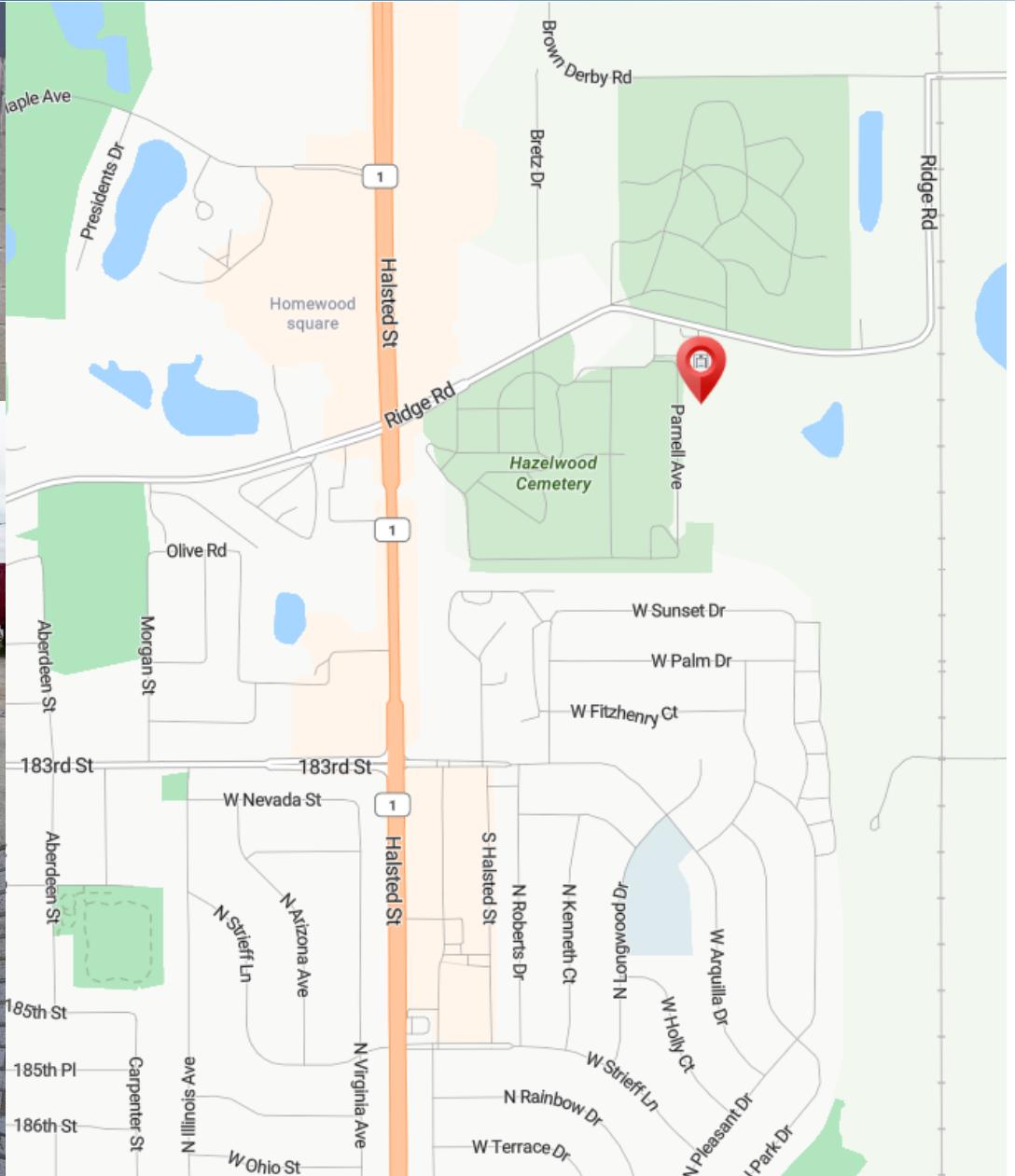
### **PROPERTY DETAILS**

RSF Storage: 16,180

Units: 136

Unit Occupancy: 93%





Argus Self Storage Advisors and Bruce Bahrmasel 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.

**ARGUS**  
SELF STORAGE ADVISORS