

# Self Storage Investment Opportunity



## Homewood Self Storage



501 Ridge Rd.

Homewood, IL 60430

Presented by:

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**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%



