



421 E Moneta Avenue

is being offered at

\$1,390,000

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to sell 421 E Moneta Avenue – a recently updated **self-storage** facility in Peoria Heights IL.

The property features 89 self storage units and 6 additional rentable spaces for warehouse or commercial use. There is a 65' x 50' two story warehouse, a 5,500 SF building with 3 contractor bays, a 1,600 SF 2nd floor storage unit, and 2 offices with a kitchen and full bathroom/shower. This business has favorable supply statistics and benefits from several new developments within a 5-mile radius. The property provides room to expand with outdoor leasing or construction of new units. There are also several contiguous properties that provide options for expansion in the small industrial zoned area surrounded by neighborhoods. Gross Income, Operating Expense and NOI in listing are pro forma at full occupancy.

LISTING METRICS

95 TOTAL UNITS	25,350 TOTAL SQUARE FEET
\$14,631 PRICE / UNIT	\$54 PRICE / SF
65% OCCUPANCY	\$10,484 PROJECTED TAXES

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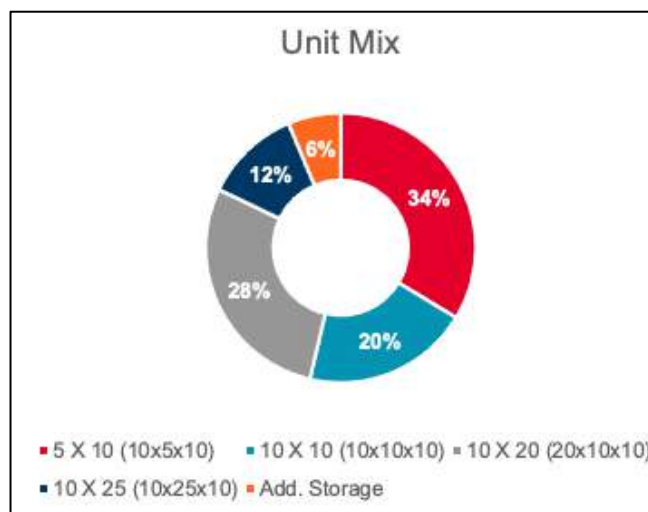
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CURRENT STORAGE UNIT MIX

TYPE	#	%	SF	TOTAL	\$ / SF	\$ / UNIT
5 X 10	32	34%	1,600	\$8,160	\$5.10	\$21
10 X 10	19	20%	1,900	\$7,200	\$3.79	\$32
10 X 20	27	28%	5,400	\$17,400	\$3.22	\$54
10 X 25	11	12%	2,750	\$10,080	\$3.67	\$76
Add. Storage	6	6%	11,550	\$120,000	\$10.39	\$1,667
TOTAL	95	100%	23,200	\$162,840	\$7.02	\$143



COMMERCIAL RENT ROLL (Add. Storage Details)

Unit	TYPE	SF	PAID TO	NOTES	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
Bldg #2	Storage	3,250		2-Story Bldg (65' X 50')	\$4,000	\$14.77	\$4,000	\$14.77
Two Offices	Add. Storage	1,200		Office / Retail	\$1,000	\$10.00	\$1,000	\$10.00
Bay 1	Add. Storage	1,833		Contractor Bay	\$1,333	\$8.73	\$1,333	\$8.73
Bay 2	Add. Storage	1,833		Contractor Bay	\$1,333	\$8.73	\$1,333	\$8.73
Bay 3	Add. Storage	1,833		Contractor Bay	\$1,333	\$8.73	\$1,333	\$8.73
Large Storage	Add. Storage	1,600		2nd Floor Storage	\$1,000	\$7.50	\$1,000	\$7.50
Commercial Monthly		11,550		\$0	\$10,000	\$10.39	\$10,000	\$10.39
Commercial Annual				\$0	\$120,000	\$10.39	\$120,000	\$10.39
Commercial Averages		3,250		\$0	\$1,667	\$9.74	\$1,667	\$9.74

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INCOME & EXPENSE ANALYSIS

STORAGE REVENUE		NSF	\$ / SF	CURRENT	PROJECTED
GROSS ANNUAL INCOME		11,650	\$4	\$42,840	\$82,500
LESS GENERAL VACANCY (%)		5%	(\$0.18)	(\$2,142)	(\$4,125)
EFFECTIVE GROSS ANNUAL INCOME			\$3.49	\$40,698	\$78,375

COMMERCIAL REVENUE		NSF	\$ / SF	CURRENT	PROJECTED
GROSS ANNUAL INCOME		11,550	\$10	\$120,000	\$120,000
LESS GENERAL VACANCY (%)		5%	(\$0.52)	(\$6,000)	(\$6,000)
EFFECTIVE GROSS ANNUAL INCOME			\$9.87	\$114,000	\$114,000

TOTAL REVENUE					
EFFECTIVE GROSS ANNUAL INCOME			\$6.67	\$154,698	\$192,375

EXPENSES					
	NOTES	% of Proforma EGI	\$ / SF	CURRENT	PROJECTED
PROPERTY TAXES (2023)	Actual	5.4%	\$0.41	\$10,484	\$10,484
INSURANCE	Estimate	5.2%	\$0.39	\$10,000	\$10,000
WATER & SEWER	Estimate	2.6%	\$0.20	\$5,000	\$5,000
GAS/ELECTRICITY	Estimate	2.6%	\$0.20	\$5,000	\$5,000
BANK & CREDIT CARD FEES	Estimate	1.3%	\$0.10	\$2,500	\$2,500
ADVERTISING & MARKETING	Estimate	3.9%	\$0.30	\$7,500	\$7,500
OFFICE & ADMINISTRATIVE	Estimate	1.3%	\$0.10	\$2,500	\$2,500
LEGAL / ACCOUNTING	Estimate	1.3%	\$0.10	\$2,500	\$2,500
PHONE & INTERNET	Estimate	1.3%	\$0.10	\$2,500	\$2,500
CLEANING	Estimate	1.3%	\$0.10	\$2,500	\$2,500
REPAIRS & MAINTENANCE	Estimate	2.6%	\$0.20	\$5,000	\$5,000
MISC EXPENSE	Estimate	2.6%	\$0.20	\$5,000	\$5,000
MANAGEMENT FEE	5.0% / EGI	5.0%	\$0.31	\$7,735	\$9,619
TOTAL EXPENSES		36.4%	\$2.69	\$68,219	\$70,103

NET OPERATING INCOME				\$86,479	\$122,272
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PROPERTY DESCRIPTION

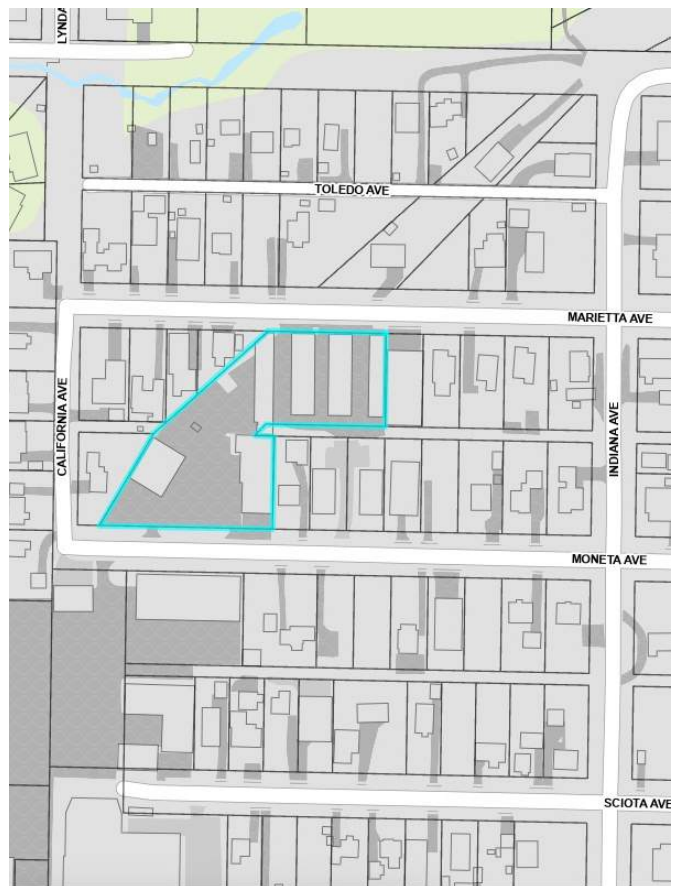
ADDRESS	421 E Moneta Avenue
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID	1421477046
ZONING / LAND USE	Comercial
LOT ACRES	1.27

BUILDING INFORMATION

PROPERTY TYPE	Self-Storage Facility + Office
STORIES	2
LAST RENOVATED	2024
TOTAL GROSS SF	25,350
NET RENTABLE SF	23,200
STORAGE UNITS	89
COMMERCIAL UNITS	6
TOTAL UNITS	95

TAX INFORMATION (2023)

TOTAL ASSESSMENT	\$117,000
ANNUAL PROPERTY TAX	\$10,484
TAX CLASS	207
TAX RATE	8.96057%



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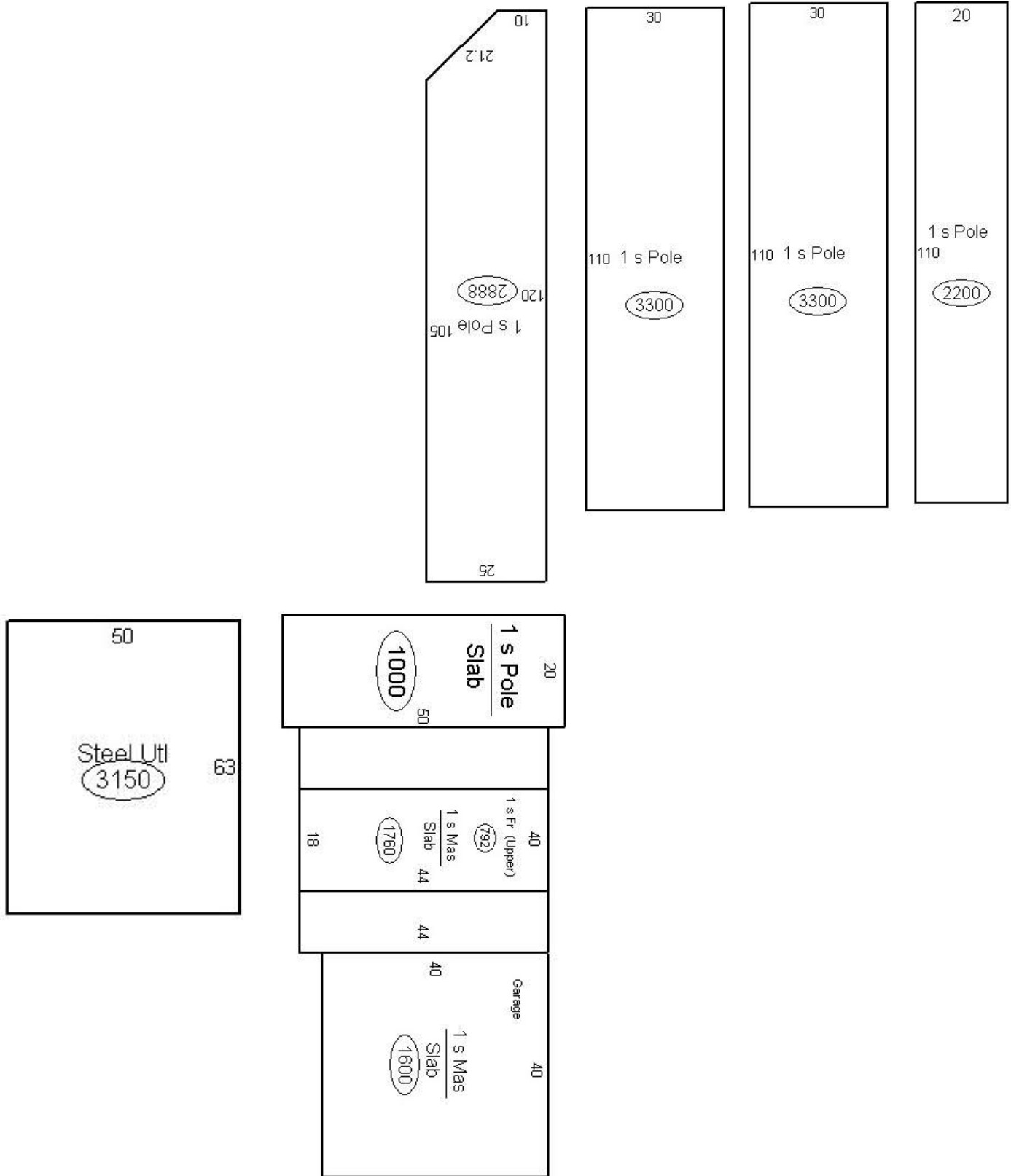
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GIS SKETCHES



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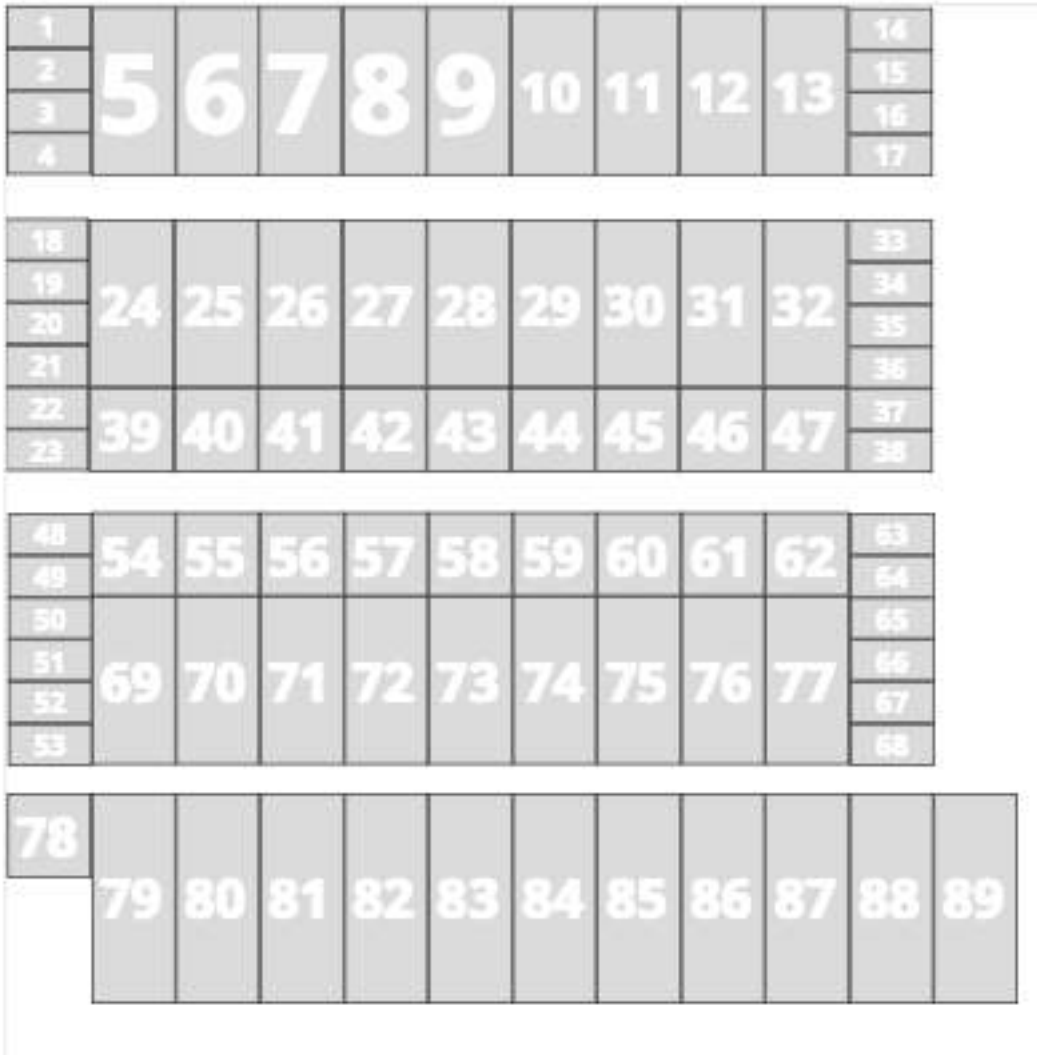
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SITE MAP (not including add. commercial storage)

E Marietta Ave

E Moneta Ave



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EXTERIOR PHOTOS



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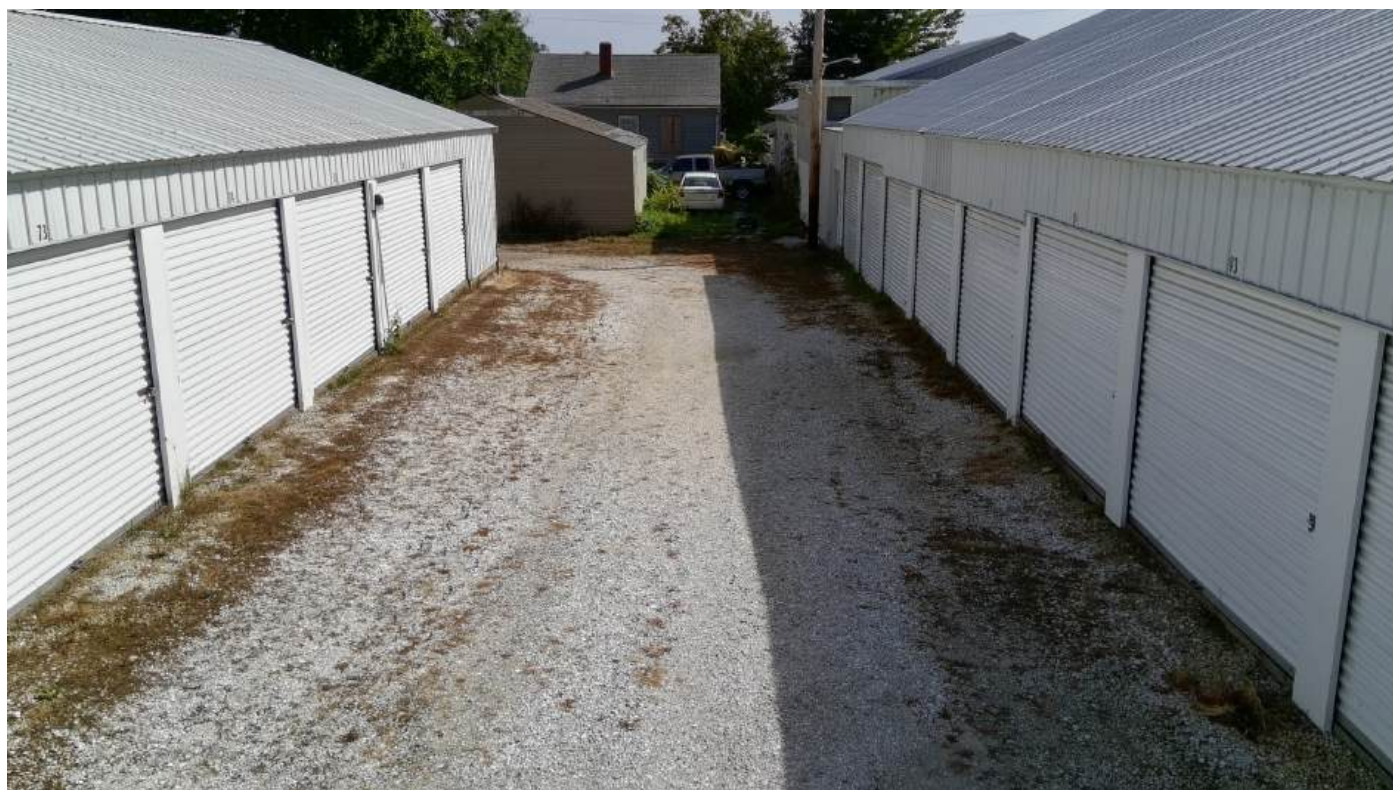
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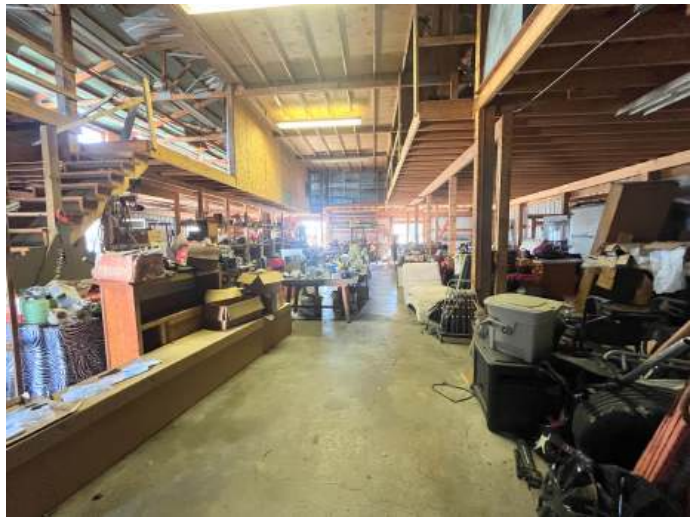
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INTERIOR PHOTOS



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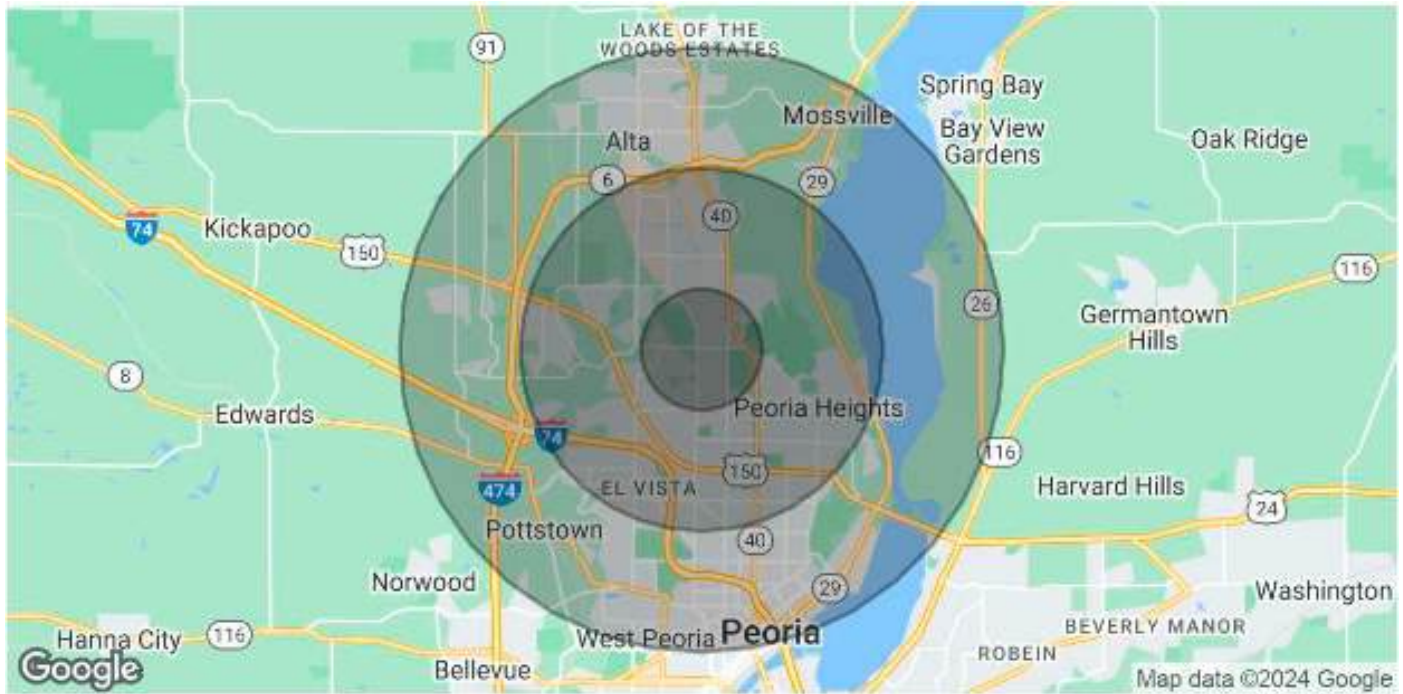
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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