

421 E Moneta Avenue

PEORIA HEIGHTS, IL 61616

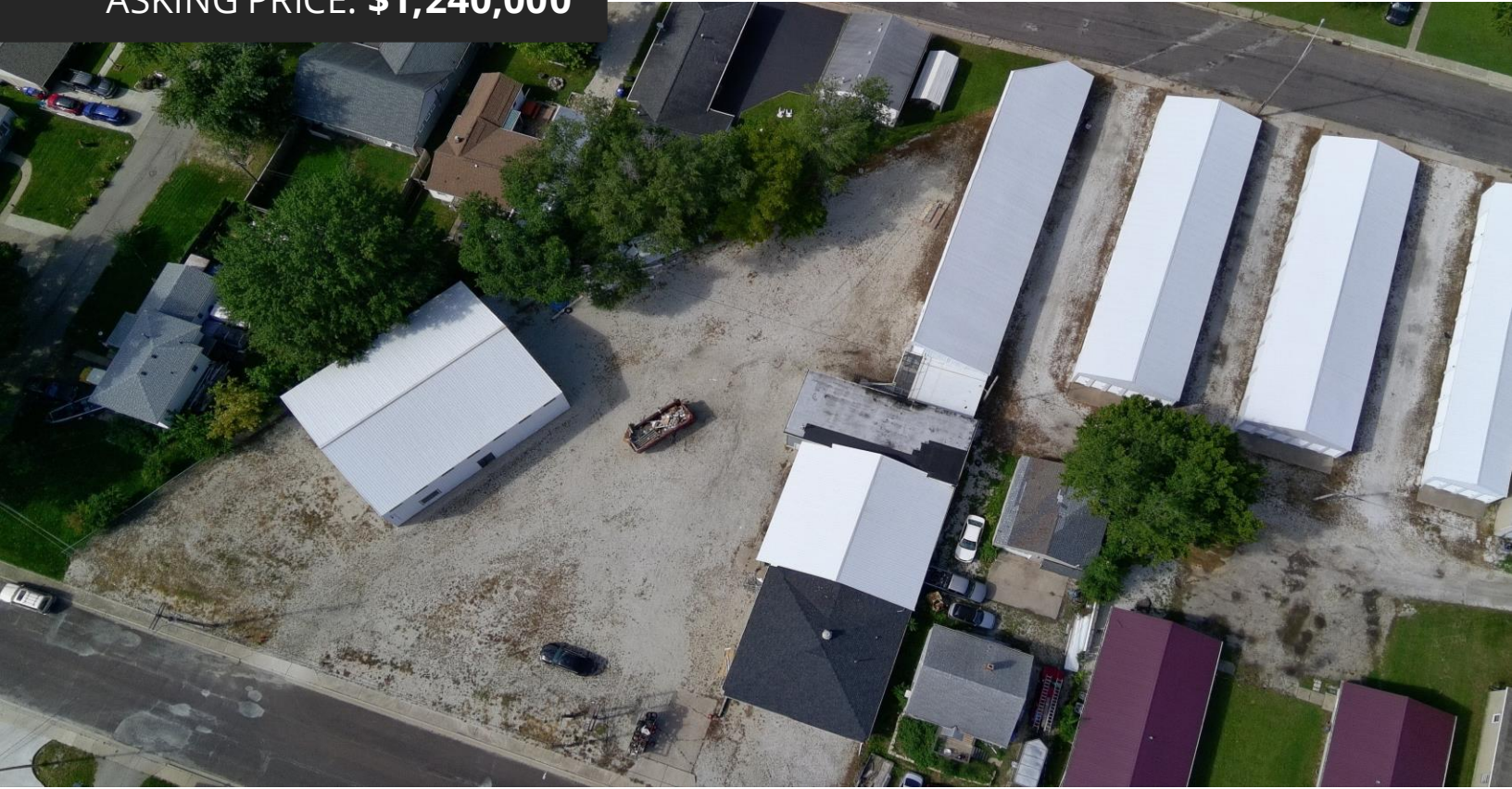


RE/MAX
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TRADERS UNLIMITED

FOR SALE | 421 E Moneta Ave

ASKING PRICE: \$1,240,000



EXECUTIVE SUMMARY

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.



25,350
TOTAL SF



\$54
PRICE /SF



95
UNITS



Industrial
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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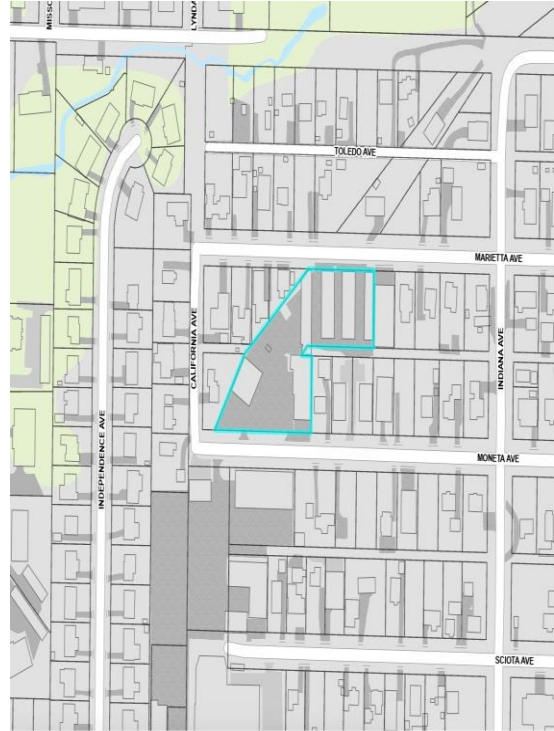
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PROPERTY INFORMATION

ADDRESS	421 E Moneta Avenue
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID(s)	14-21-477-046
PROPERTY TYPE	Self-Storage Facility + Office
ZONING	Commercial
TOTAL LOT ACRES	1.27



E Marietta Ave

1	5	6	7	8	9	10	11	12	13	14
2										15
3										16
4										17
18	24	25	26	27	28	29	30	31	32	33
19										34
20										35
21										36
22	39	40	41	42	43	44	45	46	47	37
23										38
48	54	55	56	57	58	59	60	61	62	63
49										64
50	69	70	71	72	73	74	75	76	77	65
51										66
52										67
53										68
78	79	80	81	82	83	84	85	86	87	88

E Moneta Ave

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FINANCIAL OVERVIEW

TAX INFORMATION (2023)

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

FOR SALE | 421 E Moneta Ave

RENT ROLL

Storage Revenue

UNIT	TYPE	SIZE (SF)	MOVE-IN	PAID TO	CURRENT		PROJECTED	
					MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
1	5 X 10 (10x5x10)	50	Aug-23	MTM	\$40	\$9.60	\$50	\$12.00
2	5 X 10 (10x5x10)	50	Mar-23	MTM	\$30	\$7.20	\$50	\$12.00
3	5 X 10 (10x5x10)	50	Oct-23	MTM	\$30	\$7.20	\$50	\$12.00
4	5 X 10 (10x5x10)	50	Mar-23	MTM	\$40	\$9.60	\$50	\$12.00
5	10 X 20	200	Apr-22	MTM	\$80	\$4.80	\$100	\$6.00
6	10 X 20	200	May-22	MTM	\$90	\$5.40	\$100	\$6.00
7	10 X 20	200	Oct-23	MTM	\$90	\$5.40	\$100	\$6.00
8	10 X 20	200	May-23	MTM	\$90	\$5.40	\$100	\$6.00
9	10 X 20	200	Jun-24	MTM	\$90	\$5.40	\$100	\$6.00
10	10 X 20	200	Nov-23	MTM	\$80	\$4.80	\$100	\$6.00
11	10 X 20	200	Aug-24	MTM	\$80	\$4.80	\$100	\$6.00
12	10 X 20	200	May-19	MTM	\$80	\$4.80	\$100	\$6.00
13	10 X 20	200	Jun-24	MTM	\$90	\$5.40	\$100	\$6.00
14	5 X 10 (10x5x10)	50	Jun-24	MTM	\$30	\$7.20	\$50	\$12.00
15	5 X 10 (10x5x10)	50	Apr-23	MTM	\$40	\$9.60	\$50	\$12.00
16	5 X 10 (10x5x10)	50	May-24	MTM	\$40	\$9.60	\$50	\$12.00
17	5 X 10 (10x5x10)	50	Jun-24	MTM	\$30	\$7.20	\$50	\$12.00
18	5 X 10 (10x5x10)	50	Nov-24	MTM	\$30	\$7.20	\$50	\$12.00
19	5 X 10 (10x5x10)	50	Oct-24	MTM	\$40	\$9.60	\$50	\$12.00
20	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
21	5 X 10 (10x5x10)	50	Jan-25	MTM	\$30	\$7.20	\$50	\$12.00
22	5 X 10 (10x5x10)	50	Sep-24	MTM	\$40	\$9.60	\$50	\$12.00
23	5 X 10 (10x5x10)	50	Mar-25	MTM	\$30	\$7.20	\$50	\$12.00
24	10 X 20	200	Mar-25	MTM	\$90	\$5.40	\$100	\$6.00
25	10 X 20	200	Oct-24	MTM	\$90	\$5.40	\$100	\$6.00
26	10 X 20	200	Nov-24	MTM	\$90	\$5.40	\$100	\$6.00
27	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
28	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
29	10 X 20	200	Sep-24	MTM	\$90	\$5.40	\$100	\$6.00
30	10 X 20	200	Dec-24	MTM	\$90	\$5.40	\$100	\$6.00
31	10 X 20	200	Sep-24	MTM	\$70	\$4.20	\$100	\$6.00
32	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
33	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
34	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
35	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
36	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
37	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
38	5 X 10 (10x5x10)	50	Feb-25	MTM	\$30	\$7.20	\$50	\$12.00
39	10 X 10	100	Aug-24	MTM	\$70	\$8.40	\$75	\$9.00
40	10 X 10	100	Oct-24	MTM	\$70	\$8.40	\$75	\$9.00

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RENT ROLL

Storage Revenue					CURRENT		PROJECTED	
UNIT	TYPE	SIZE (SF)	MOVE-IN	PAID TO	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
41	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
42	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
43	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
44	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
45	10 X 10	100	Oct-24	MTM	\$70	\$8.40	\$75	\$9.00
46	10 X 10	100	Sep-24	MTM	\$60	\$7.20	\$75	\$9.00
47	10 X 10	100	Aug-24	MTM	\$60	\$7.20	\$75	\$9.00
48	5 X 10 (10x5x10)	50	May-19	MTM	\$30	\$7.20	\$50	\$12.00
49	5 X 10 (10x5x10)	50	Apr-24	MTM	\$40	\$9.60	\$50	\$12.00
50	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
51	5 X 10 (10x5x10)	50	Jul-23	MTM	\$40	\$9.60	\$50	\$12.00
52	5 X 10 (10x5x10)	50	Sep-23	MTM	\$30	\$7.20	\$50	\$12.00
53	5 X 10 (10x5x10)	50	Feb-23	MTM	\$40	\$9.60	\$50	\$12.00
54	10 X 10	100	May-24	MTM	\$70	\$8.40	\$75	\$9.00
55	10 X 10	100	Apr-22	MTM	\$60	\$7.20	\$75	\$9.00
56	10 X 10	100	Jan-23	MTM	\$60	\$7.20	\$75	\$9.00
57	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
58	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
59	10 X 10	100	Dec-22	MTM	\$40	\$4.80	\$75	\$9.00
60	10 X 10	100	Jul-19	MTM	\$50	\$6.00	\$75	\$9.00
61	10 X 10	100	Jun-21	MTM	\$60	\$7.20	\$75	\$9.00
62	10 X 10	100	Aug-18	MTM	\$60	\$7.20	\$75	\$9.00
63	5 X 10 (10x5x10)	50	May-23	MTM	\$40	\$9.60	\$50	\$12.00
64	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
65	5 X 10 (10x5x10)	50	Jul-22	MTM	\$30	\$7.20	\$50	\$12.00
66	5 X 10 (10x5x10)	50	Feb-23	MTM	\$30	\$7.20	\$50	\$12.00
67	5 X 10 (10x5x10)	50	Apr-24	MTM	\$40	\$9.60	\$50	\$12.00
68	5 X 10 (10x5x10)	50	Jun-23	MTM	\$40	\$9.60	\$50	\$12.00
69	10 X 20	200	Jul-17	MTM	\$80	\$4.80	\$100	\$6.00
70	10 X 20	200	Jun-24	MTM	\$90	\$5.40	\$100	\$6.00
71	10 X 20	200	Jan-25	MTM	\$80	\$4.80	\$100	\$6.00
72	10 X 20	200	Jun-23	MTM	\$90	\$5.40	\$100	\$6.00
73	10 X 20	200	May-23	MTM	\$80	\$4.80	\$100	\$6.00
74	10 X 20	200	Jun-21	MTM	\$80	\$4.80	\$100	\$6.00
75	10 X 20	200	Mar-22	MTM	\$80	\$4.80	\$100	\$6.00
76	10 X 20	200	Nov-22	MTM	\$80	\$4.80	\$100	\$6.00
77	10 X 20	200	May-22	MTM	\$90	\$5.40	\$100	\$6.00
78	10 X 10	100	Aug-23	MTM	\$70	\$8.40	\$75	\$9.00
79	10 X 25	250	Apr-23	MTM	\$100	\$4.80	\$115	\$5.52
80	10 X 25	250	Sep-23	MTM	\$100	\$4.80	\$115	\$5.52

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RENT ROLL

Storage Revenue

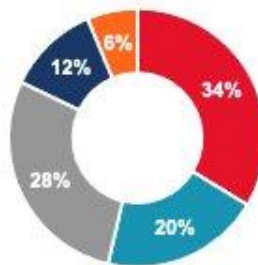
UNIT	TYPE	SIZE (SF)	MOVE-IN	PAID TO	CURRENT		PROJECTED	
					MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
81	10 X 25	250	Sep-22	MTM	\$80	\$3.84	\$115	\$5.52
82	10 X 25	250	Nov-23	MTM	\$80	\$3.84	\$115	\$5.52
83	10 X 25	250	Jun-24	MTM	\$100	\$4.80	\$115	\$5.52
84	10 X 25	250	Aug-23	MTM	\$100	\$4.80	\$115	\$5.52
85	10 X 25	250	Oct-23	MTM	\$80	\$3.84	\$115	\$5.52
86	10 X 25	250		Vacant	\$0	\$0.00	\$115	\$5.52
87	10 X 25	250	Jul-23	MTM	\$100	\$4.80	\$115	\$5.52
88	10 X 25	250		Vacant	\$0	\$0.00	\$115	\$5.52
89	10 X 25	250		Vacant	\$0	\$0.00	\$115	\$5.52
STORAGE MONTHLY		11,650			\$4,420	\$4.55	\$1,035	\$1.07
STORAGE ANNUALLY					\$53,040	\$4.55	\$12,420	\$1.07

Commercial Revenue

Unit	TYPE	SIZE (SF)	MOVE-IN	PAID TO	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
Bldg #2	Add. Storage	3,250		Vacant	\$0	\$0.00	\$2,000	\$7.38
Office Building w/ Garages		6,699	Mar-25	MTM	\$2,000	\$3.58	\$2,500	\$4.48
2nd Floor Unit	Add. Storage	1,600		Vacant	\$0	\$0.00	\$800	\$6.00
Commercial Monthly		17,049			\$2,000	\$1.41	\$5,300	\$3.73
Commercial Annual					\$24,000	\$1.41	\$63,600	\$3.73
Commercial Averages		3,250			\$667	\$1.19	\$1,767	\$5.95

TOTAL INCOME	\$77,040	\$76,020
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Unit Mix



- 5 X 10 (10x5x10) ■ 10 X 10 (10x10x10) ■ 10 X 20 (20x10x10)
- 10 X 25 (10x25x10) ■ Add. Storage

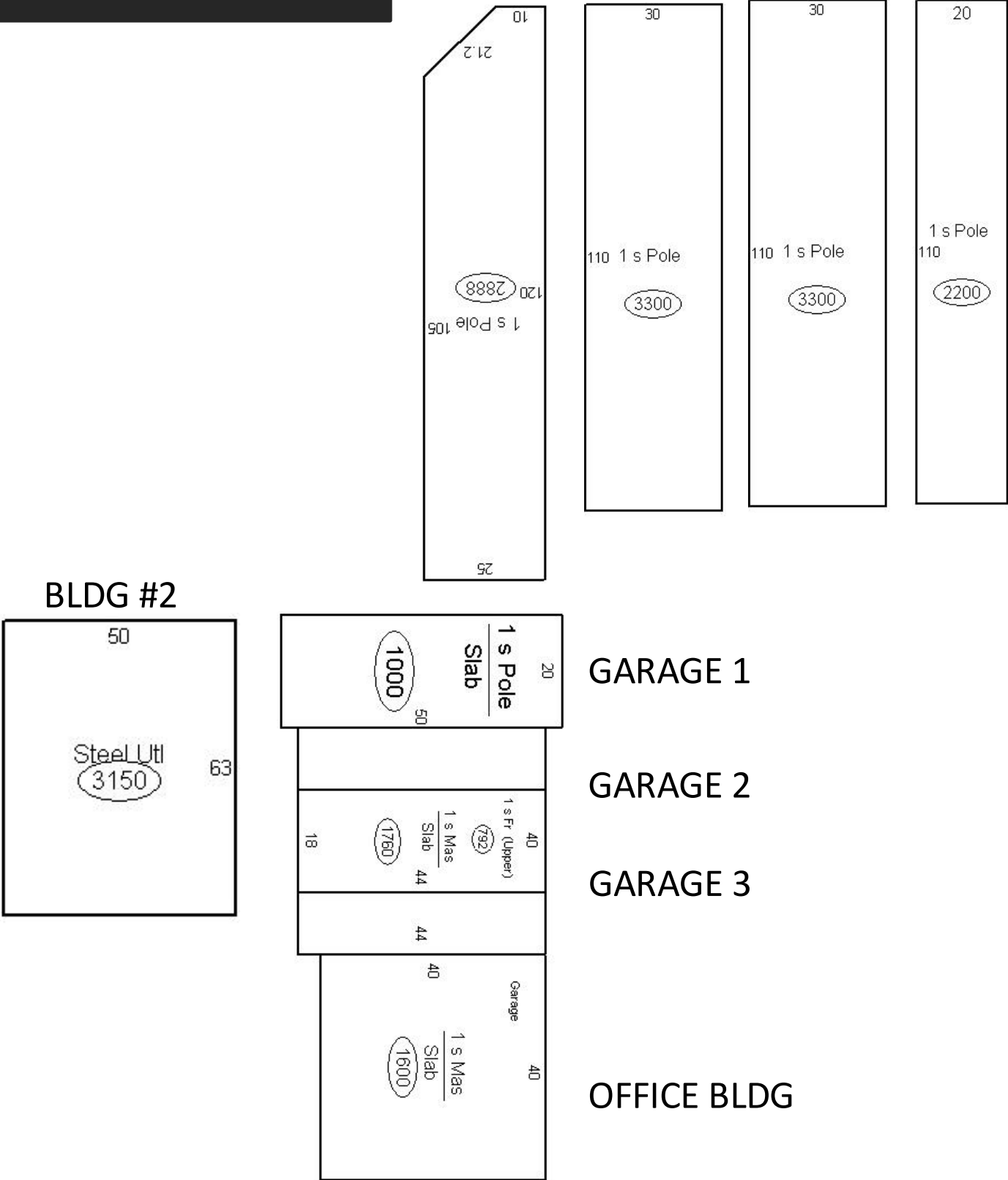
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GIS SKETCHES



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EXTERIOR PICTURES



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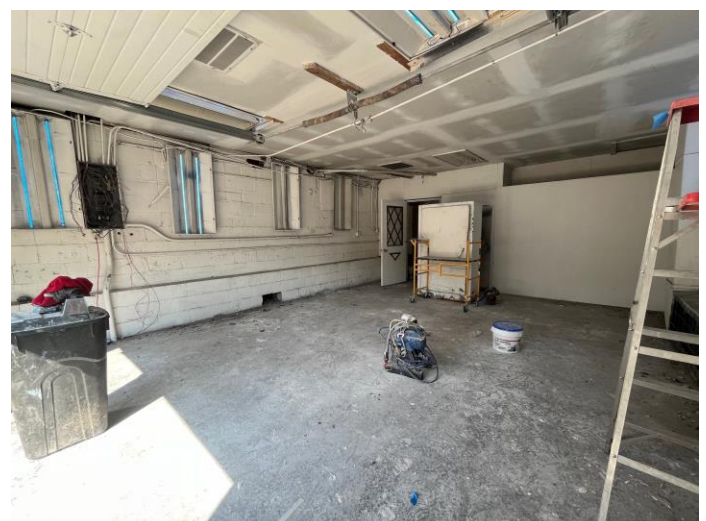
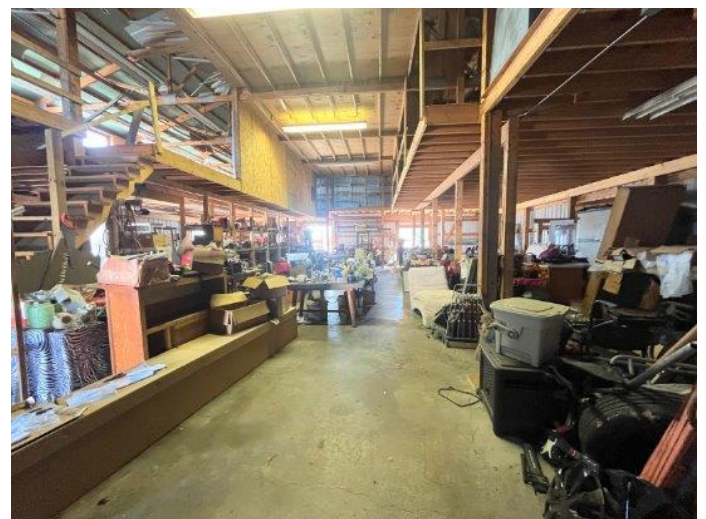
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INTERIOR PICTURES



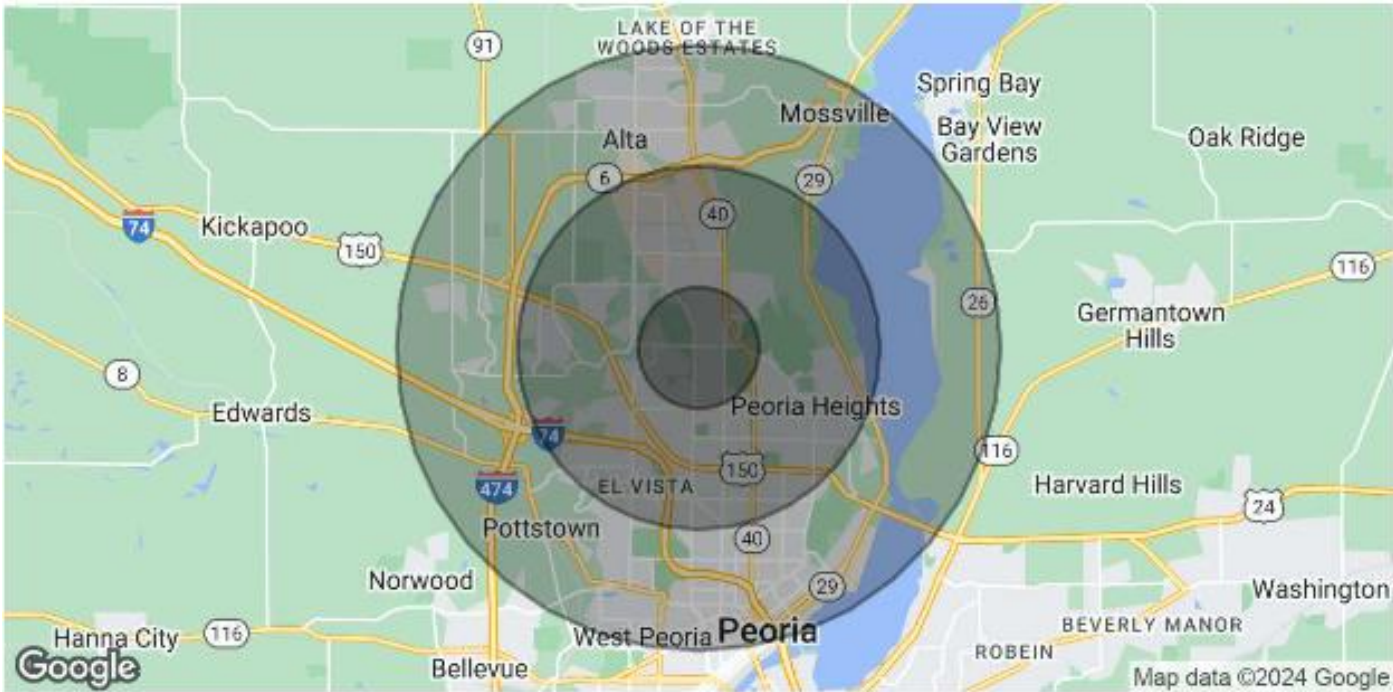
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PEORIA AREA DEMOGRAPHICS



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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Each office is independently owned and operated.
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