



# MARQUETTE PROPERTIES, INC.

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## **FOR SALE**-*Investment Opportunity*

### **Self Storage & Outside Storage Facility**

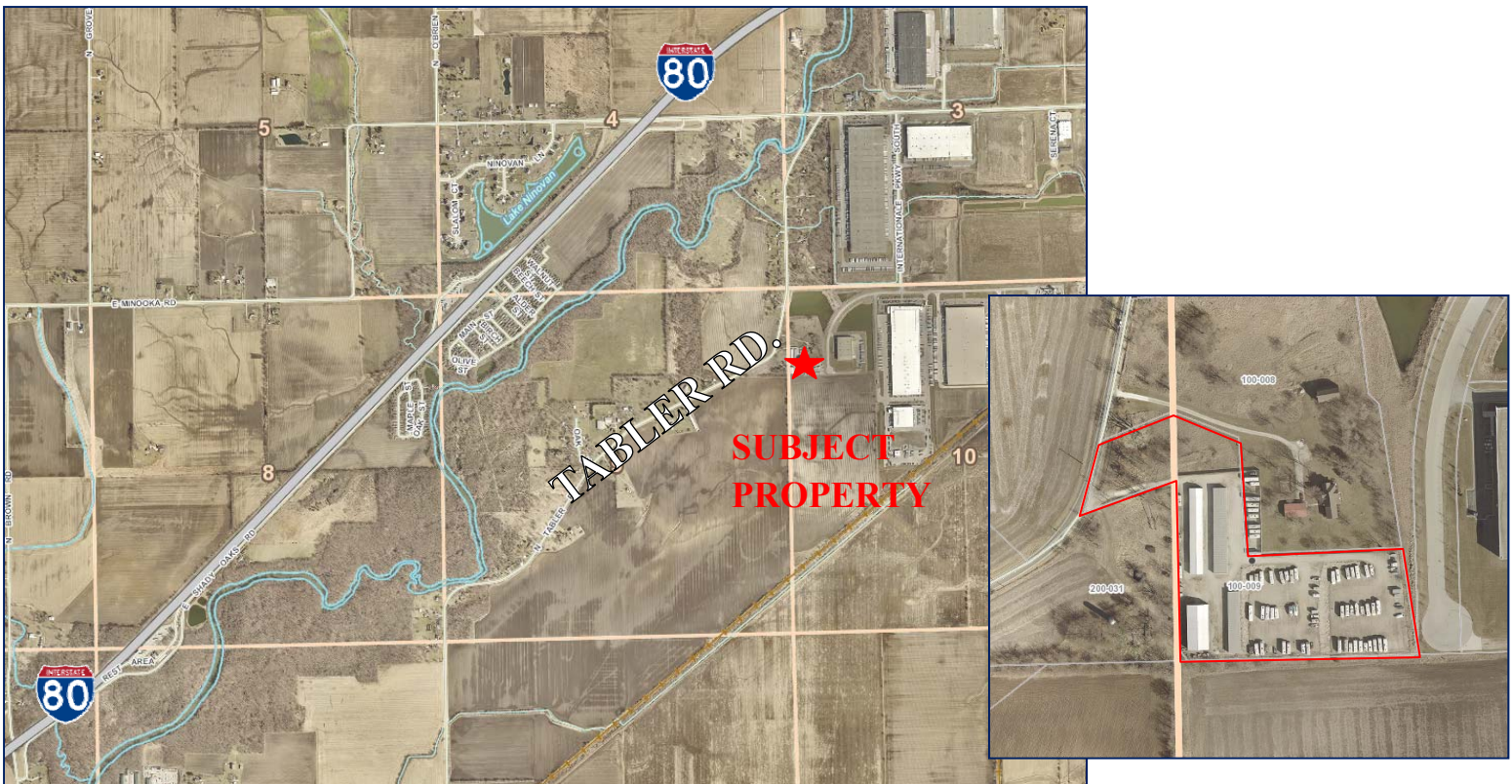
**Size:** 4.89 acres

**Location:** 10808 Tabler Rd. Morris, IL 60450 (Located just west of Minooka)

**Price:** \$1,499,000

**Taxes:** \$12,307.02 (2022)

**Comments:** Well established self-storage facility w/ additional outside storage. Fully fenced in on 4.89 acres. 3 buildings with 51 storage units plus 50' x100' building for additional storage. Hard pack gravel outside boat/RV storage. Located near I-80 in a thriving market!



7695 Ashley Rd.

Morris, IL 60450

[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)



Marquette Properties, Inc.  
(815) 941-0207  
www.marquetteproperties.com

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## Burns Storage

### *Profit and Loss Account*

All amounts in \$USD

**Year 2022**

#### **Income (storage rental)**

Inside Storage	5,435
Mini-Storage	79,290
Outside Storage	52,120
Misc. Fees	1,870
	<u>\$138,715</u>

#### **Expenses**

Utilities	1,705
Advertising	331
Auto/Travel	984
Cleaning & Maintenance	1,421
Taxes	11,716
Repairs	10,460
Miscellaneous	1,694.01
Insurance	3,051
Legal & Professional Fees	1,315
	<u>\$37,061.11</u>

**Annual Net Operating Income**

**\$101,654**

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Accrual Basis

Burns Storage  
Sales by Item Summary  
January through December 2022

	Jan - Dec '22		
	Qty	Amount	% of Sales
Service			
Deposits -Mini-Storage	10.00	1,100.00	0.8%
Inside Storage			
Boat-Inside Storage	35.00	2,900.00	2.1%
Camper-Inside Storage	15.00	1,735.00	1.2%
Motorhome-Inside Stor...	10.00	425.00	0.3%
Truck-Inside Storage	5.00	375.00	0.3%
Total Inside Storage		5,435.00	3.9%
Mini - Storage			
10x10 Mini - Unit	117.00	8,470.00	6.1%
10x15 Mini - Unit	44.00	3,020.00	2.2%
10x20 Mini - Unit	181.00	18,020.00	12.9%
10x30 Mini - Unit	116.00	13,660.00	9.8%
11x25 Mini - Unit	152.00	20,575.00	14.7%
11x30 Mini - Unit	109.00	15,545.00	11.1%
Total Mini - Storage		79,290.00	56.7%
Outside Storage			
Auto/Truck	17.00	750.00	0.5%
Boat	147.00	7,915.00	5.7%
Cargo Trailer	96.00	5,255.00	3.8%
Motorhome	163.00	9,355.00	6.7%
Travel Trailer	483.00	27,525.00	19.7%
5th Wheel Travel Trailer	24.00	1,320.00	0.9%
Total Outside Storage		52,120.00	37.3%
Total Service		137,945.00	98.7%
Other Charges			
Lock Out Fee	1.00	50.00	0.0%
Late Fee	97.00	1,820.00	1.3%
Total Other Charges		1,870.00	1.3%
TOTAL		139,815.00	100.0%

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Accrual Basis

Burns Storage  
Sales by Item Summary  
January through December 2022

	Jan - Dec '22
	Avg Price
Service	
Deposits -Mini-Storage	110.00
Inside Storage	
Boat-Inside Storage	82.86
Camper-Inside Storage	115.67
Motorhome-Inside Stor...	42.50
Truck-Inside Storage	75.00
Total Inside Storage	
Mini - Storage	
10x10 Mini - Unit	72.39
10x15 Mini - Unit	68.64
10x20 Mini - Unit	99.56
10x30 Mini - Unit	117.76
11x25 Mini - Unit	135.36
11x30 Mini - Unit	142.61
Total Mini - Storage	
Outside Storage	
Auto/Truck	44.12
Boat	53.84
Cargo Trailer	54.74
Motorhome	57.39
Travel Trailer	56.99
5th Wheel Travel Trailer	55.00
Total Outside Storage	
Total Service	
Other Charges	
Lock Out Fee	50.00
Late Fee	18.76
Total Other Charges	
TOTAL	