

FOR SALE

**OWNER WILL
FINANCE!**

1350 Dorothy Lane
Carlyle, Illinois

KUNKELCOMMERCIAL.COM ■ WWW.KUNKELCOMMERCIAL.COM ■ WWW.KUNKELCOMMERCIAL.COM ■



70 Self Storage Units

- Bldg 1 38 10' x 15' \$40/Mo
 - Bldg 2 32 11' x 25' \$75/Mo
- 3.5 Acres - Expandable
 - Located along Rt. 127- Close to Carlyle Lake Recreational Area
 - Sale Price: ~~\$500,000.00~~ ~~\$460,000.00~~
 - **New Sale Price: \$395,000.00**

EXPERIENCE... DEDICATION... RESULTS

For information, contact:

DAVE KUNKEL

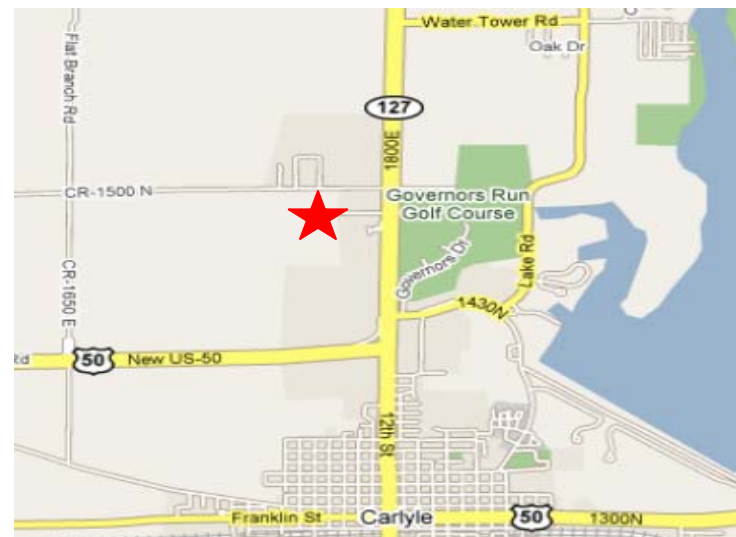
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784 WALL STREET, SUITE 100A
O'FALLON, IL 62269



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

JT'S Self Storage Layout - Carlyle

1350 Dorothy Lane
Carlyle, IL

68% Leased

1	10' x 15'	10' x 15'	2
3	10' x 15'	10' x 15'	4
5	10' x 15'	10' x 15'	6
7	10' x 15'	10' x 15'	8
9	10' x 15'	10' x 15'	10
11	10' x 15'	10' x 15'	12
13	10' x 15'	10' x 15'	14
15	10' x 15'	10' x 15'	16
17	10' x 15'	10' x 15'	18
19	10' x 15'	10' x 15'	20
21	10' x 15'	10' x 15'	22
23	10' x 15'	10' x 15'	24
25	10' x 15'	10' x 15'	26
27	10' x 15'	10' x 15'	28
29	10' x 15'	10' x 15'	30
31	10' x 15'	10' x 15'	32
33	10' x 15'	10' x 15'	34
35	10' x 15'	10' x 15'	36
37	10' x 15'	10' x 15'	38

**B
L
D
G**

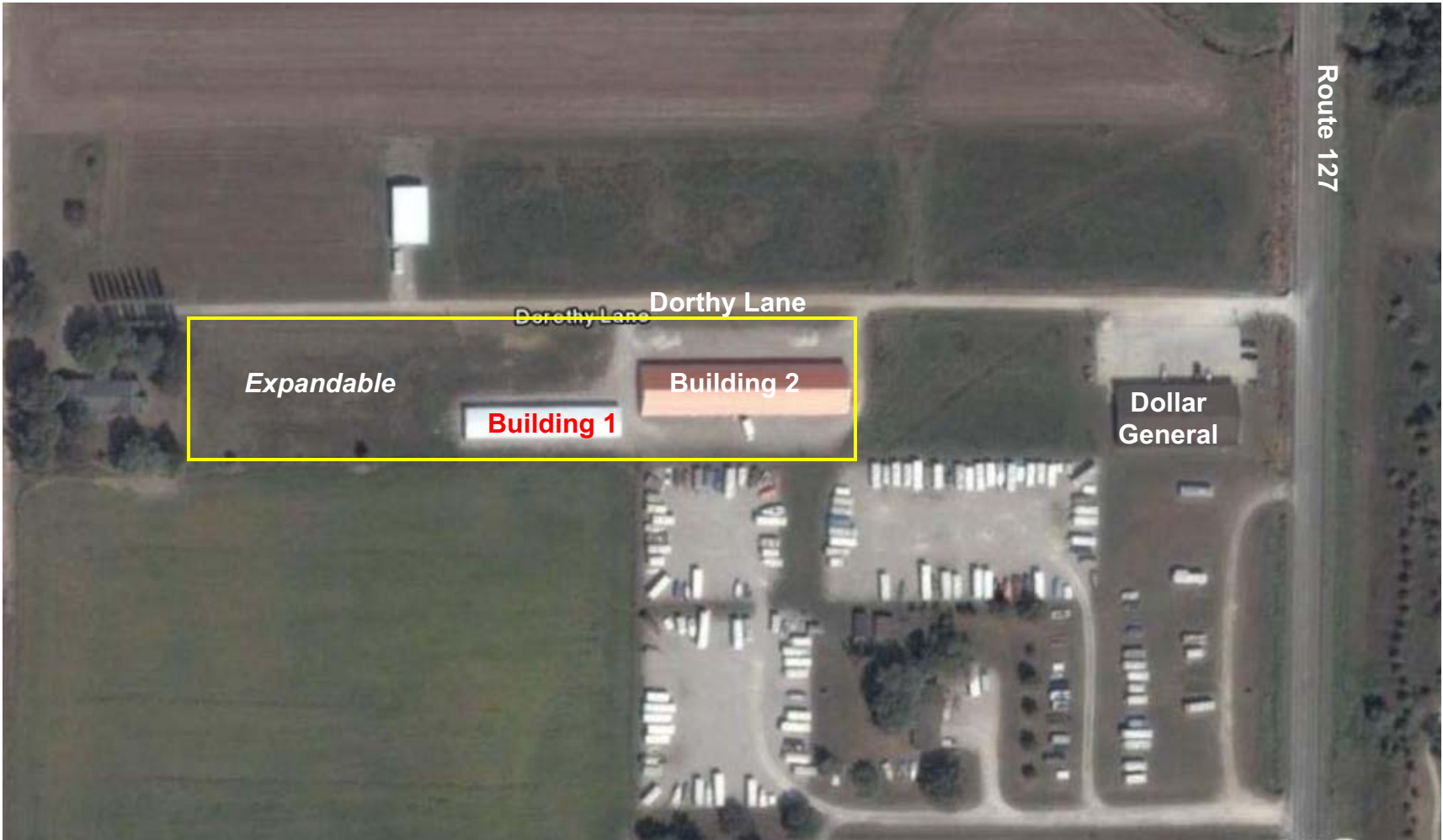
#1

39	11' x 25'	11' x 25'	40
41	11' x 25'	11' x 25'	42
43	11' x 25'	11' x 25'	44
45	11' x 25'	11' x 25'	46
47	11' x 25'	11' x 25'	48
49	11' x 25'	11' x 25'	50
51	11' x 25'	11' x 25'	52
53	11' x 25'	11' x 25'	54
55	11' x 25'	11' x 25'	56
57	11' x 25'	11' x 25'	58
59	11' x 25'	11' x 25'	60
61	11' x 25'	11' x 25'	62
63	11' x 25'	11' x 25'	64
65	11' x 25'	11' x 25'	66
67	11' x 25'	11' x 25'	68
69	11' x 25'	11' x 25'	70

**B
L
D
G**

2

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OCCUPANCY

Occupancy Levels as of June 2010

Storage Units **69%**

2009

Rental Income	\$22,296
Late Fees	\$175
Total Income	\$22,471

Advertising	\$510
Electric	\$540
Insurance	\$1,232
Maintenance Expense	\$600
Taxes	\$4,406
Management Fee (3%)	\$674
Total Expenses	\$7,962

Net Operating Income **\$14,509**

Cap Rate **3.67%**

Asking Price **\$395,000**

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COMMERCIAL BUILDING INFORMATION

Building Name: 70 Self Storage Units-Carlyle

Address: 1350 Dorothy Lane

City: Carlyle **State:** Illinois **Zip:** 62231 **County:** Clinton

Building Size: 15,250 SF

Useable/Rentable: _____ **Total Space Available Now:** _____

Year Built: 2004 **Last Major Rehab:** _____ **Number of Floors:** 1

Ceiling Height: _____ **Elevators:** No **Sprinklers:** No

Overhead Doors: _____

Lot Size: 3.5 Acres **Frontage:** _____ **Depth:** _____

Parking Spaces: N/A **Traffic Count:** 5,700

Zoning: _____ **By:** _____

Permanent Parcel #: 08-07-12-251-012

Taxes (Year): 2009/\$4,405.95 **Utilities:** Electric

Sale Price: _____ \$395,000

Lease/Sub-Lease Rate: _____

Lease Rate Includes: _____

Comments: East Building was existing when purchased. West Building built by seller in approx 2004.

Close to Carlye Lake

Room to expand on 3.5 acre lot.

Owner will Finance!

KUNKEL COMMERCIAL GROUP

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