EAST GATE STORAGE

CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI MSA

BOAT & RV STORAGE INVESTMENT OPPORTUNITY

114,148 NRSF | 646 SPACES

EAST GATE STORAGE

Transaction Guidelines

The offering is being marketed exclusively by Jennifer Stein Real Estate, Inc. and SkyView Advisors, LLC. The Seller will entertain offers for the acquisition of 100% interest in the property. The Seller will select the Buyer based on their sole and absolute discretion. Factors included in the decision include, but not limited to:

- Offer Price
- Description of major assumptions reflected in the offer price
- The amount of earnest money deposited
- Source of purchaser's equity and debt capital
- Proposed due diligence period and subsequent closing period
- Level of due diligence completed on this offering
- List of any committee or third-party approvals required to close the transaction

Interested Buyers must address all communications, inquiries, site visit requests, and Letters of Intent to the JSRE/SVA team members shown to the right, as the representatives of the Seller. SkyView Advisors will notify prospective purchasers of the call for offers date.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. SkyView Advisors, LLC ®, is a service mark of SkyView Advisors, LLC ®,

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This Exclusive Agency Memorandum (“Memorandum”) was prepared by Jennifer Stein (“JSRE”) and SVA on behalf of (“Seller”) and is confidential and furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of JSRE. This Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/JSRE and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/JSRE and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions. This Memorandum was prepared on the basis of information available to the Seller and JSRE in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only. Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor JSRE guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an “as-is” basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or JSRE. Neither Seller nor JSRE nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller’s obligations thereunder have been fully satisfied or waived. The Seller is responsible for any commission due to SVA in connection with the sale of the Property.

No other party, including JSRE, is authorized to make any representation or agreement on behalf of the Seller.

This Memorandum remains the property of the Seller and JSRE and may be used only by parties approved by the Seller and JSRE.

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INVESTMENT OVERVIEW

Executive Summary

East Gate Storage is a Turn-Key Boat & RV facility located in Manhattan, IL. Built in 1970-1998 this property is currently sitting at 65% Physical Occupancy and 57% Economic Occupancy, encompassing a total NRSF of 114,148 with 646 spaces. This property is expected to be fully stabilized in year 2 while assuming a rental rate growth of 6.1% in that time to a stabilized rate of $0.62.

The trade area is affluent, with household income of approximately $160,000 within one mile and $143,000 within three miles. No future development is underway or planned in the five-mile radius, and competition is very limited in both product type and available alternatives nearby.

HIGHLIGHTS

Turn-Key & Cash-Flowing Asset With On-Site Management

Opportunity to acquire a turn-key stabilized cash flowing asset, with a manager that lives on-site

Favorable Supply Dynamics & High Barriers To Entry

No Future Development Underway or Planned in the Five-Mile Radius

Exceptional Local Demographics & High Household Incomes

Affluent trade area with household income of $160,000 in the one mile and $143,000 in the three mile

Dominant Market Position With Limited Competition

Very limited competition in terms of both product type and availability of alternative options in the nearby area

Prime Location With Superior Highway Accessibility

Proximity to Highway 52 allows for quick and easy retrieval of vehicle/equipment as customers head out of town

Property Name	**East Gate Storage**
Address	15325 W Baker Rd, Manhattan, IL 60442
County	Will
NRSF	114,148
Total Number of Units	646
Physical Occupancy % (Area)	65.0%
Physical Occupancy % (Units)	65.0%
Economic Occupancy	56.8%
Current Ask Rate	$0.58
Stable Ask Rate	$0.62
Rate Growth	6.1%
Enclosed Parking	646
Unit Sizes	176.7 SF
Onsite Managers House	Yes
# of Acres	11.00
# of Buildings	6 (including house)
Year Built	1970-1998
Zoning	A-1
Parcel Number(s)	14-12-08-200-007-0000
# of Stories	1
Foundation	Residence is a concrete and cinder block foundation. The buildings are built on stone pads with treated vertical wood columns/posts
Framing	The columns are treated lumber and the framing is wood.
Exterior	Metal
Roof Type	Metal
Fencing Type	N/A
# of Entries	N/A (valet service parking)
Type of Gate	N/A
Management Software	Owner Managed
Security System- # of cameras, keypads, alarms, DVD recording system, etc.)	20 cameras on property for monitoring and all powered overhead doors have keypads. No alarms.
Flood Zone	X
Signage	N/A


RENEGADE
SABRE
SABRE
RIVERSTONE
LEGACY


SURVEYOR
LEGEND


HIDEOUT
APEX
ULTRA LITE
Coachmen


n Ave
Eastern Ave
W Baker Rd
EAST GATE STORAGE
15325 WEST BAKER ROAD
MANHATTAN, IL

EAST GATE STORAGE

MARKET OVERVIEW

Market Summary

Manhattan, Illinois

- ***47,398 population within 5 miles, growing 0.94% annually through 2031***
  (U.S. Census Bureau / Esri Demographic Forecast 2024)
- ***$160,491 median HH income within 1 mile, +1.80%/yr through 2031***
  (U.S. Census Bureau / Esri Demographic Forecast 2024)
- ***Just 2.45 SF storage supply per capita within 3 miles***
  (Radius+ / Yardi Matrix 2024)
- ***Zero NRSF of Self-Storage or Boat & RV prospective, planned, or under construction***
  (Village of Manhattan Planning / Radius+ 2024)
- ***9.95% renter-occupied households within 5 miles***
  (U.S. Census Bureau / American Community Survey 2024)
- ***12,400 vehicles per day on US Route 52***
  (Illinois Department of Transportation 2024)

EAST GATE STORAGE

Market Summary
Economic Development

REGIONAL POPULATION GROWTH
Manhattan and the surrounding trade area are posting strong population gains that support future storage demand. The 5-mile population grew from 44,388 (2020) to 47,398 (2026) and is projected to reach 49,663 by 2031 — a 0.94% annual growth rate from 2026–2031, roughly 5× the 0.17% national rate.

RISING HOUSEHOLD INCOMES
Household incomes across the trade area are projected to rise meaningfully through 2031. Annual median household income growth is forecast at 1.8% (1-mile), 2.1% (3-mile), and 2.3% (5-mile) from 2026–2031, outpacing a declining national median and reinforcing the area's capacity to support Boat & RV absorption.

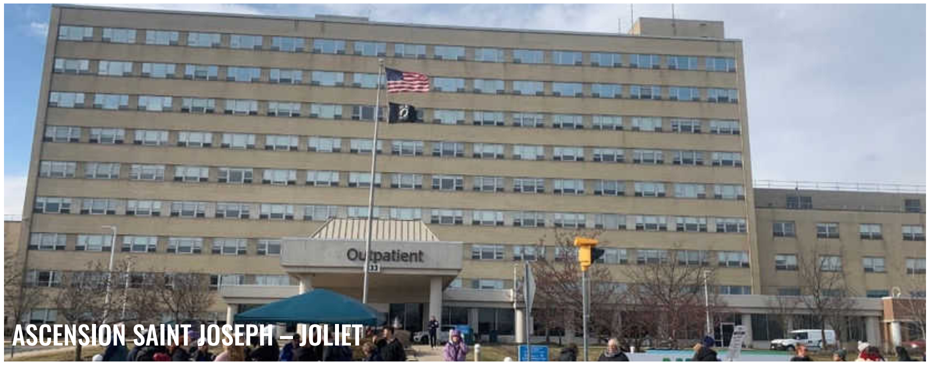
CHICAGO METRO WORKFORCE ACCESS
Will County is part of the Chicago metro region, giving businesses access to a workforce of more than 5 million people. This deep labor pool underpins continued commercial and industrial expansion throughout the Joliet–New Lenox–Manhattan corridor.

MAJOR EMPLOYMENT ANCHORS
Major regional employment anchors within ~15 miles include the CenterPoint Intermodal logistics hub in Joliet (Amazon Fulfillment ~3,500 jobs, IKEA and Home Depot distribution centers), Silver Cross Hospital in New Lenox (~2,500), Ascension Saint Joseph – Joliet (~2,500), and the ExxonMobil Joliet Refinery (~700) — a diversified job base that drives household formation and storage demand.

INFRASTRUCTURE & RESIDENTIAL PIPELINE
Proximity to Highway 52 plus local arterials (Manhattan Rd 7,600 VPD; West North Street 8,450 VPD) connects the trade area to the Joliet/New Lenox employment corridor. A residential pipeline of 538 estimated units under development within 3 miles and 1,351 within 10 miles will feed incremental storage demand as new households move in.


CENTERPOINT INTERMODAL CENTER

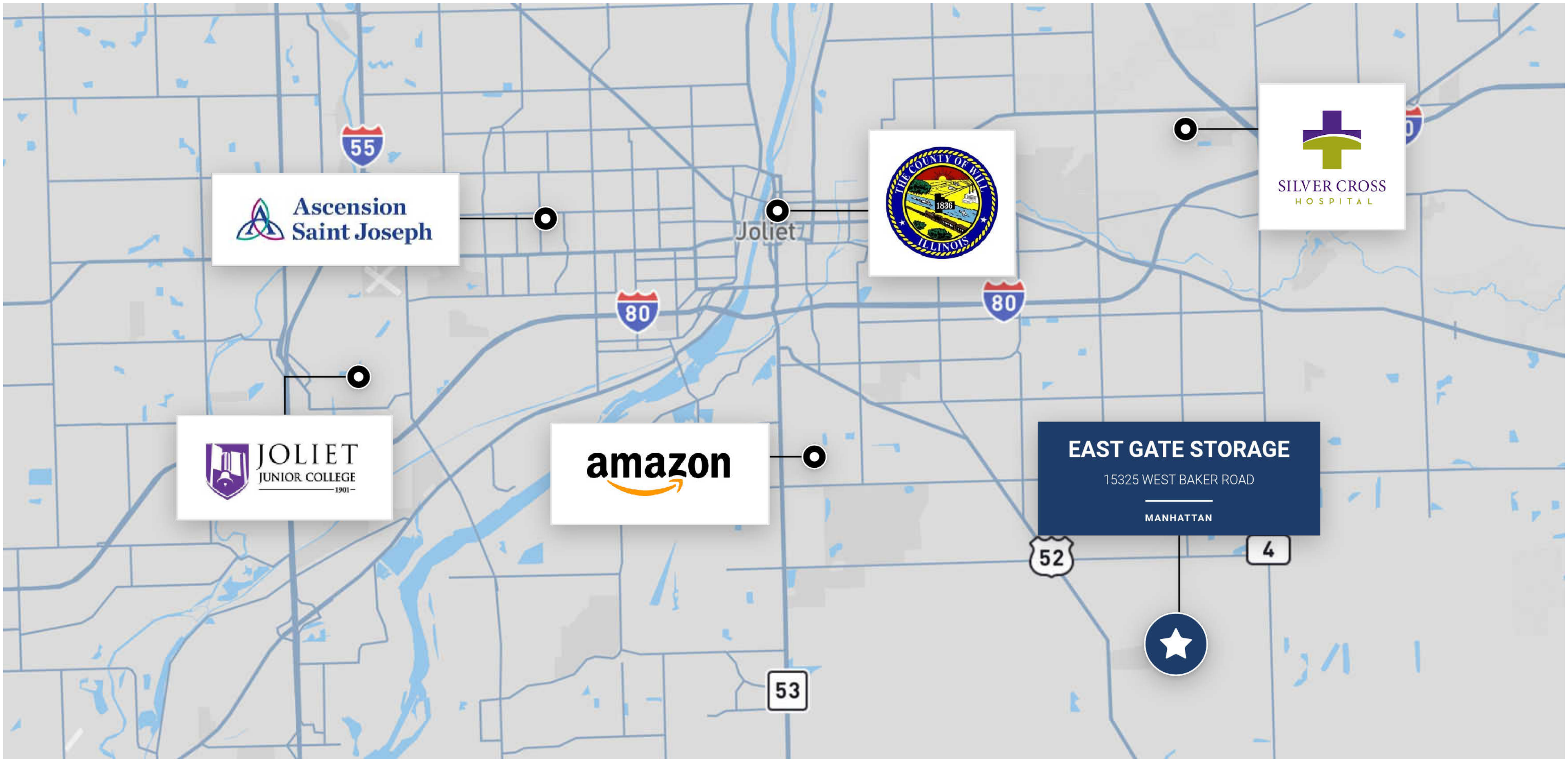

SILVER CROSS HOSPITAL



ASCENSION SAINT JOSEPH – JOLIET


EXXONMOBIL JOLIET REFINERY

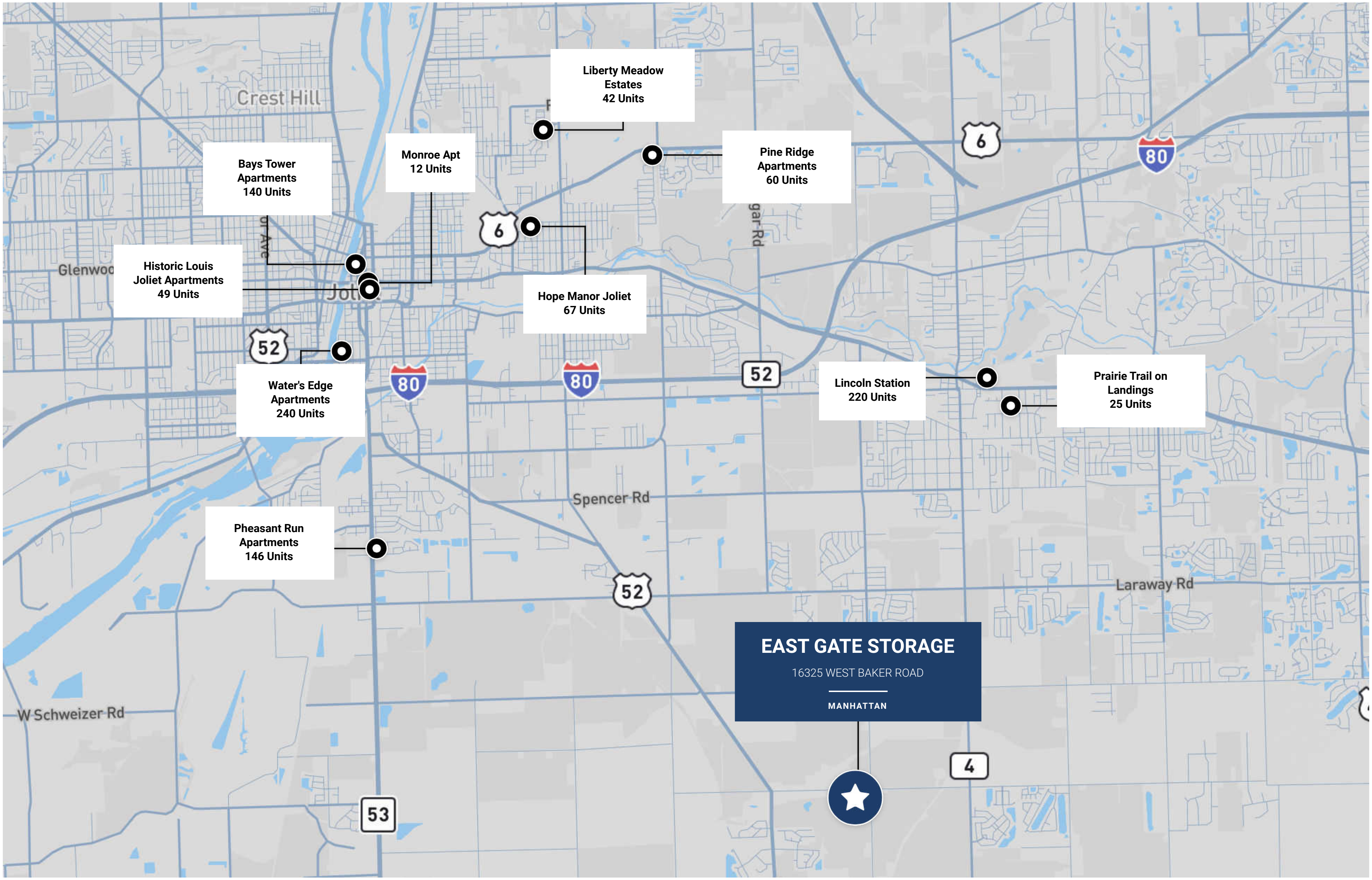
Major Employers



Employer	Industry	Employees	Distance
Amazon Fulfillment Center	Logistics & Distribution	3,500	5.0 mi
Silver Cross Hospital	Healthcare	2,500	6.4 mi
Ascension Saint Joseph – Joliet	Healthcare	2,500	9.4 mi
Will County Government	Government	2,300	7.3 mi
Joliet Junior College	Education	1,500	10.6 mi


EAST GATE STORAGE
15325 WEST BAKER ROAD
MANHATTAN
W Baker Rd
W North St
Smith Rd
W Spangler Rd
Cherry Hill
Arsenal Rd
Eastern Ave
Nelson Rd
Marion St
17
W Sweedler Rd
W Brown Rd
Manhattan
FIRST BANK OF MANHATTAN
MORTGAGE LENDING
BERKOT'S SUPER FOODS
SUBWAY
ROSATI'S
MyRosatis.com
DOLLAR GENERAL
DUNKIN'
SOKA
CHINA ONE
GALLAGHER'S PUB & GRILL
MIDTOWN
PIZZA FOR U
ACE Hardware
BANK OF THE WEST
BNP PARIBAS
BMO

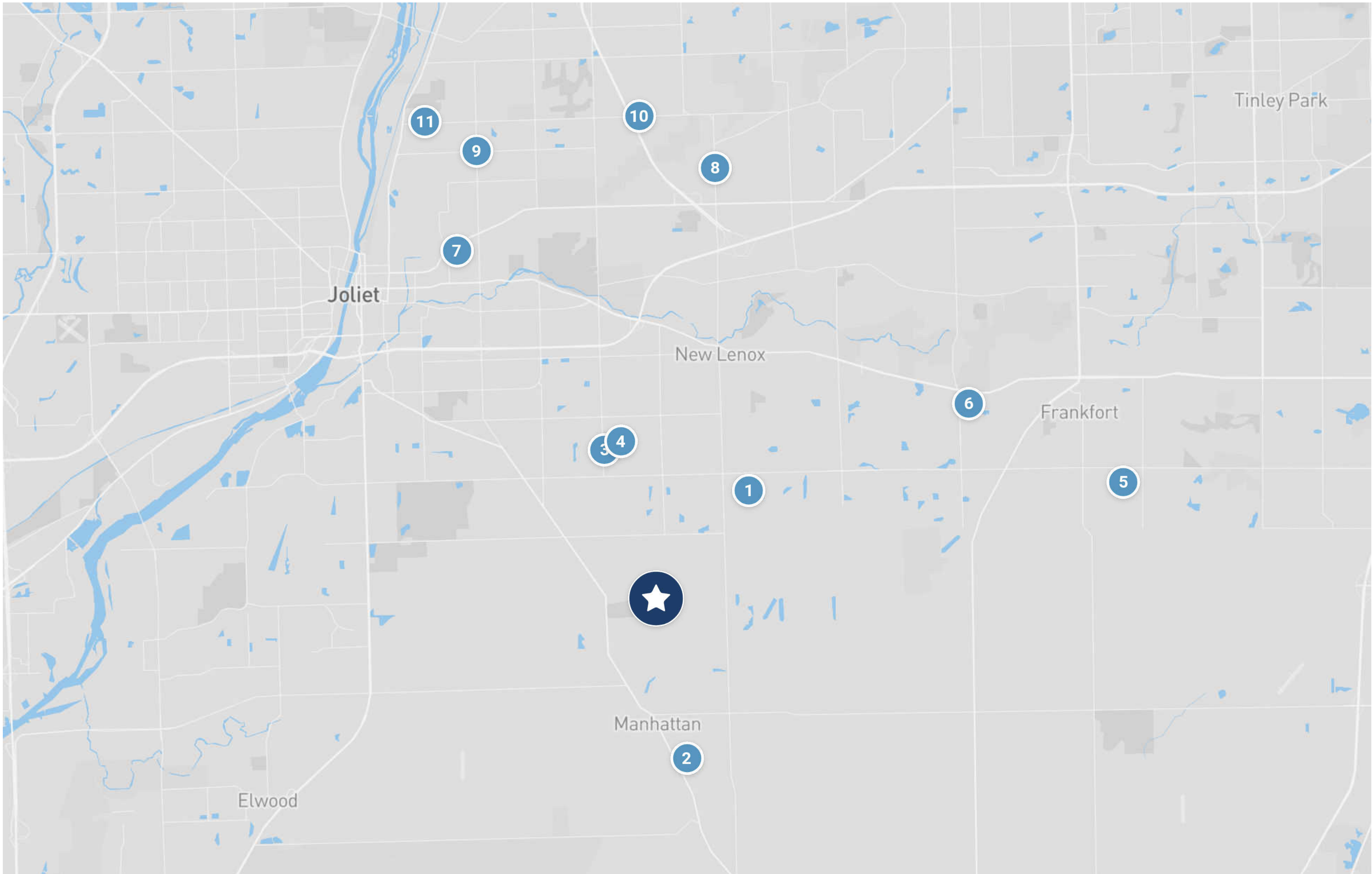
Apartments/SFH Communities Map



Residential Developments

				Estimated Units		
ID	Property Type	Property Address	Distance	1 Mile	3 Mile	10 Miles
1	Single Family	585 Caledonia, New Lenox, IL 60451	2.37		95	
2	Single Family	15011 W. Yorkshire Street, Manhattan, IL 60442	2.51		114	
3	Single Family	1639 Cobb St, New Lenox, IL 60451	2.61		170	
4	Single Family	1915 Aaron Dr, New Lenox, IL 60451	2.65		159	
5	Single Family	Frankfort, IL 60423	5.04			32
6	Multi Family	21507 Wolf Rd, Frankfort, IL 60423	6.09			32
7	Multi Family	1301 Copperfield Ave, Joliet, IL 60432	6.66			48
8	Single Family	155 Osage Lane, New Lenox, IL 60451	7.47			-
9	Multi Family	W Oak Ave & Briggs St, Lockport, IL 60441	8.03			181
10	Single Family	NE Corner Of Bruce Rd. and Shelbourne Drive, Lockport, IL 60441	8.08			260
11	Multi Family	Bruce Rd & I-355, Lockport, IL 60441	8.82			260
			Total Units	**0**	**538**	**1,351**

Residential Developments Map



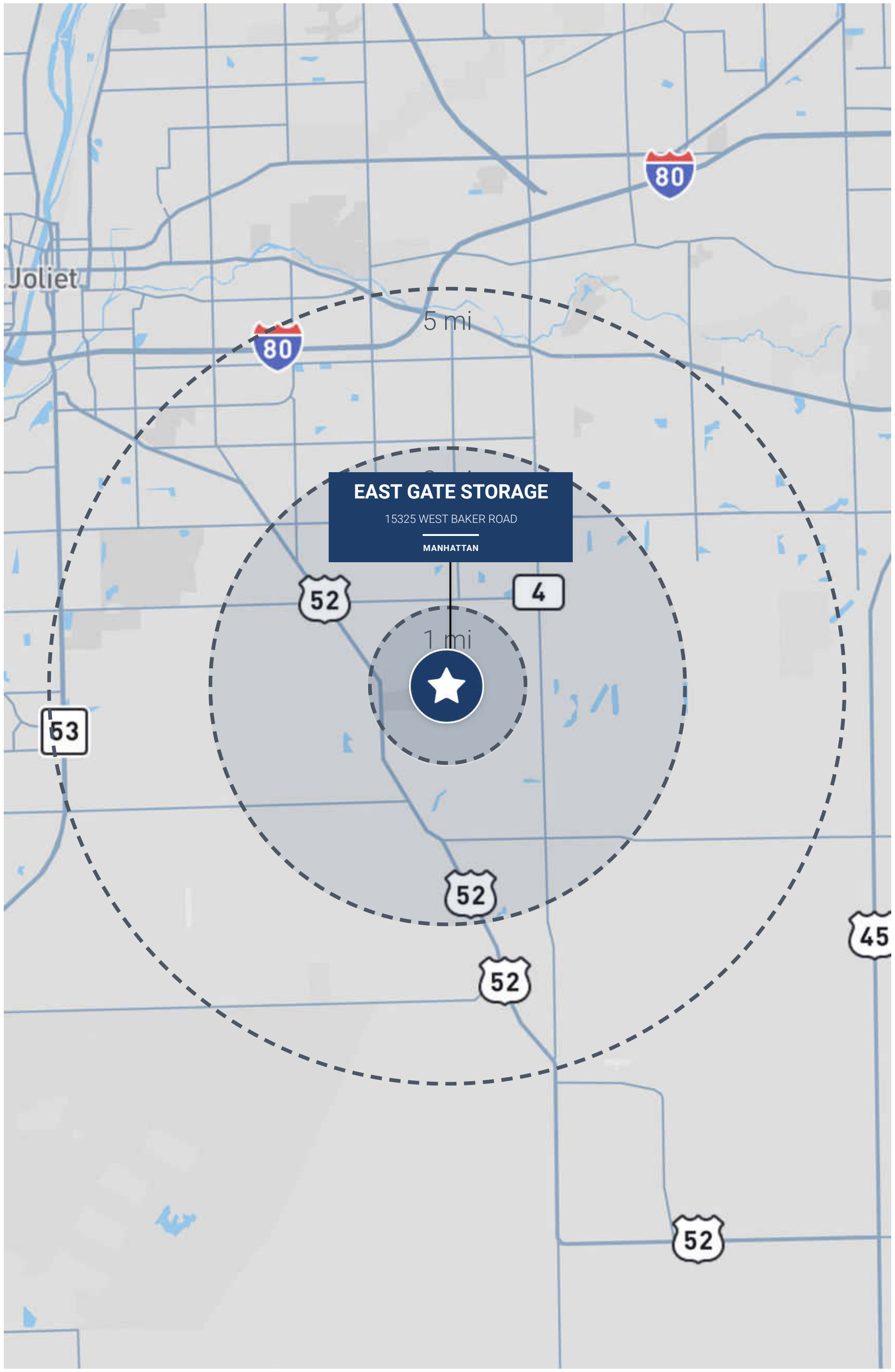
EAST GATE STORAGE

Demographics

POPULATION	1 Mile	3 Miles	5 Miles	NATIONAL
2020 Population	735	19,521	44,388	-
2026 Population	855	21,616	47,398	-
2031 Population	925	22,747	49,663	-
2010-2020 Annual Growth Rate	7.22%	1.72%	1.17%	0.74%
2020-2026 Annual Growth Rate	2.45%	1.64%	1.06%	0.59%
2026-2031 Annual Growth Rate	1.59%	1.03%	0.94%	0.17%
2026 Median Age	34.2	37.1	39.0	38.09

INCOME	1 Mile	3 Miles	5 Miles	NATIONAL
2026 Median Household Income	$160,491	$143,142	$136,431	$81,778
2026 Average Household Income	$180,634	$163,718	$156,883	$120,689
2026 Per Capita Income	$57,648	$57,002	$56,291	$47,101
2026-2031 Median Annual Growth Rate	1.80%	2.14%	2.30%	-0.08%
2026-2031 Average Annual Growth Rate	2.44%	2.27%	2.17%	-0.26%
2026-2031 Per Capita Annual Growth Rate	2.81%	2.69%	2.59%	-0.02%

HOUSING	1 Mile	3 Miles	5 Miles	NATIONAL
2026 Total Homes	242	7,644	17,342	-
2026 Owner Occupied Homes	228	6,742	15,153	-
2026 Renter Occupied Homes	8	704	1,726	-
2026 Vacant Homes	6	198	463	-
% of Owner Occupied Homes	94.21%	88.20%	87.38%	56.31%
% of Renter Occupied Homes	3.31%	9.21%	9.95%	33.70%
% of Vacant Homes	2.48%	2.59%	2.67%	10.00%

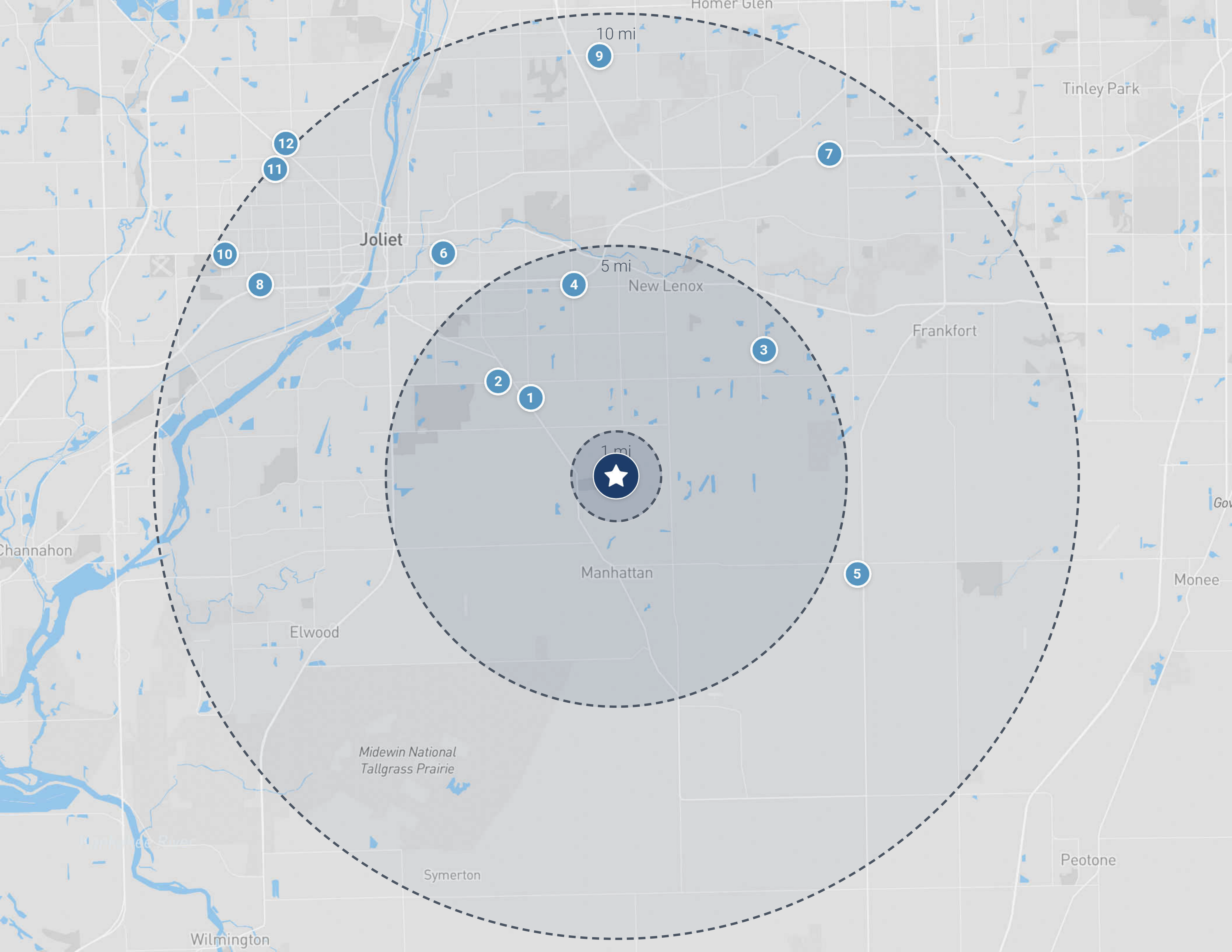


EAST GATE STORAGE

STORAGE MARKET OVERVIEW

Demand Analysis Parking

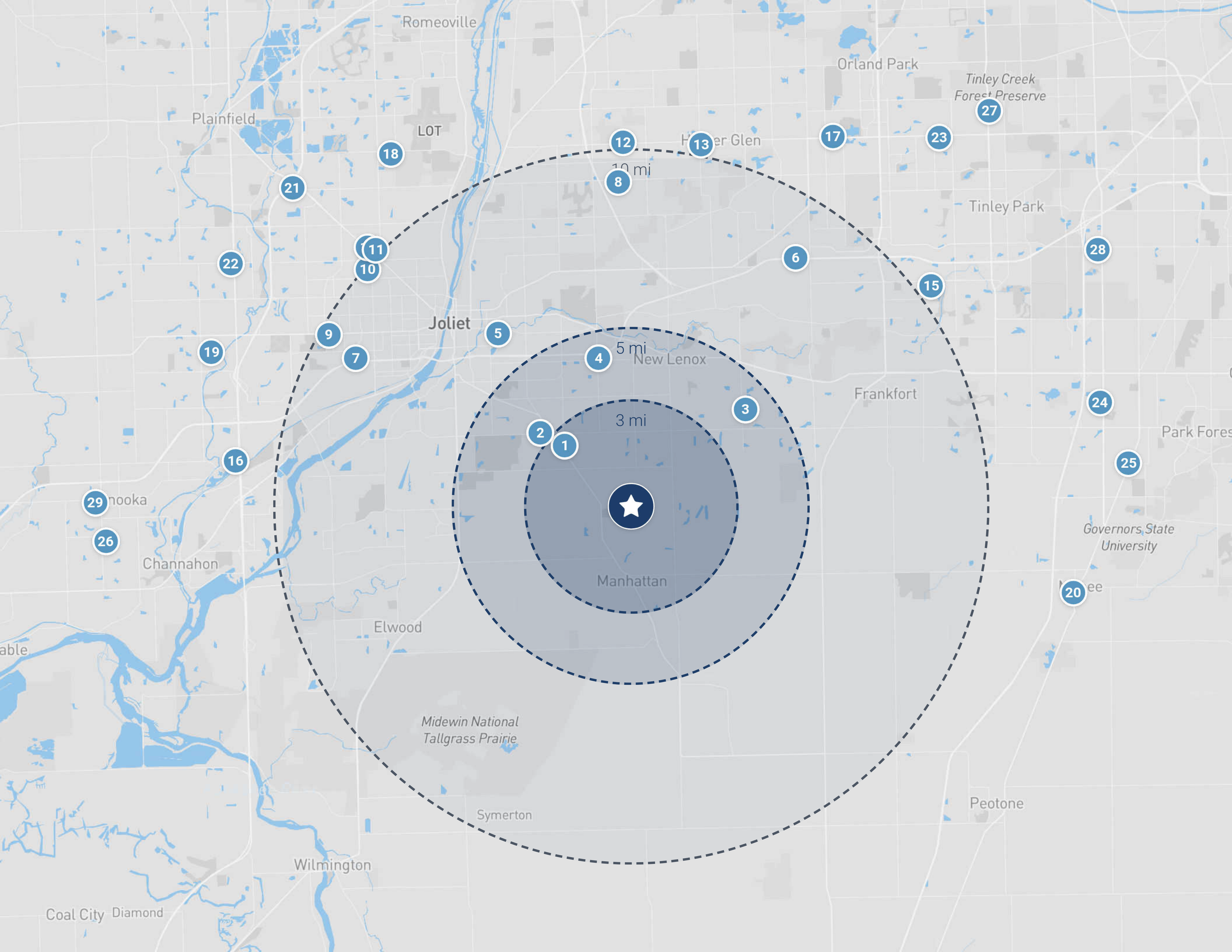
						Population		
						1 Mile	3 Miles	3 Miles
						2,112	9,061	31,032
					Storage NRSF			
ID	**Property Name**	**Property Address**	**Distance**	**Year Built**	**1 Mile**	**3 Miles**	**5 Miles**	**10 Mile**
*****	**East Gate Storage**	**15325 W Baker Rd, Manhattan, IL 60442**	**-**	**1970-1998**	**114,148**			
1	A1 Will County Self Storage	2660 S. Cherry Hill Rd, Joliet, IL 60433	2.48	N/A		33,750		
2	A1 Will County Storage	1711 E Laraway Rd, Joliet, IL 60433	3.28	1973			26,100	
3	Infinite Self Storage - New Lenox	21827 S Schoolhouse Rd, New Lenox, IL 60451	4.16	2000			7,200	
4	Extra Space	1991 W Haven Ave, New Lenox, IL 60451	4.18	2021			2,500	
5	Storage Squares	25660 South La Grange Road, Monee, IL 60449	5.63	2001				33,780
6	Joliet Storage	912 E Washington Street, Joliet, IL 60433	6.03	2008				8,462
7	Extra Space	11525 184th Pl, Orland Park, IL 60467	8.31	2007				3,534
8	CubeSmart Self Storage of Joliet	2114 Oak Leaf St, Joliet, IL 60436	8.68	1993				7,650
9	Access Mini Storage Inc	15425 W. 167th St., Lockport, IL 60441	9.00	2003				14,637
10	Public Storage	2626 W Jefferson Street, Joliet, IL 60435	9.66	1981				11,381
11	Infinite Self Storage - Joliet	1397 N Larkin Ave, Joliet, IL 60435	9.82	2009				2,250
12	Extra Space	1812 N Larkin Ave, Crest Hill, IL 60403	9.99	2003				3,465
			Total Existing Supply		**114,148**	**147,898**	**183,698**	**268,857**



Homer Glen
10 mi
9
Tinley Park
12
11
7
Joliet
6
10
5 mi
4
New Lenox
8
Frankfort
3
2
1
1 mi
Channahon
Manhattan
5
Monee
Elwood
Midewin National
Tallgrass Prairie
Symerton
Peotone
Wilmington

Rent Comparables Parking

					Uncovered Parking				Enclosed Parking			
ID	**Property Name**	**Property Address**	**Distance**	**Year Built**	**Small 150 to 240**	**Medium 241 to 420**	**Large 421 to 540**	**X-Large 541+**	**Small 150 to 240**	**Medium 241 to 420**	**Large 421 to 540**	**X-Large 541+**
★	**East Gate Storage**	**15325 W Baker Rd, Manhattan, IL 60442**	**-**	**1970-1998**	**-**	**-**	**-**	**-**	**$90**	**$225**	**$300**	**-**
1	A1 Will County Self Storage	2660 S. Cherry Hill Rd, Joliet, IL 60433	2.48	N/A	$100	$175	$140	$850	-	-	-	-
2	A1 Will County Storage	1711 E Laraway Rd, Joliet, IL 60433	3.28	1973	$100	$175	$140	$850	-	-	-	-
3	Infinite Self Storage - New Lenox	21827 S Schoolhouse Rd, New Lenox, IL 60451	4.16	2000	-	$116	-	-	-	-	-	-
4	Extra Space	1991 W Haven Ave, New Lenox, IL 60451	4.18	2021	-	-	-	-	-	$379	-	-
5	Joliet Storage	912 E Washington Street, Joliet, IL 60433	6.03	2008	-	-	-	$175	-	-	-	-
6	Extra Space	11525 184th Pl, Orland Park, IL 60467	8.31	2007	-	-	-	-	$280	$331	-	-
7	CubeSmart Self Storage of Joliet	2114 Oak Leaf St, Joliet, IL 60436	8.68	1993	$91	-	-	-	-	-	-	-
8	Access Mini Storage Inc	15425 W. 167th St., Lockport, IL 60441	9.00	2003	-	$95	$125	-	-	-	-	-
9	Public Storage	2626 W Jefferson Street, Joliet, IL 60435	9.66	1981	-	-	-	-	$171	-	-	-
10	Infinite Self Storage - Joliet	1397 N Larkin Ave, Joliet, IL 60435	9.82	2009	-	$168	-	-	-	-	-	-
11	Extra Space	1812 N Larkin Ave, Crest Hill, IL 60403	9.99	2003	-	-	-	-	$233	$319	-	-
12	Midwest Superstorage Inc	15306 W 159th St, Homer Glen, IL 60491	10.05	2025	$110	$130	-	-	-	-	-	-
13	Parker Self Storage	15935 S Parker Rd, Homer Glen, IL 60491	10.20	1993	$90	$113	$110	$110	-	-	-	-
14	Next Door Self Storage - Crest Hill	1906 Plainfield Road, Crest Hill, IL 60403	10.28	2000	$100	$130	$140	-	-	-	-	-
15	Extra Space	8531 W 191st St, Mokena, IL 60448	10.42	2008	-	-	-	-	$302	$454	-	-
16	Extra Space	24130 W Riverside Dr, Channahon, IL 60410	11.15	2004	-	$114	$143	$170	$182	-	-	-
17	Storage Mart	10700 W 159th St, Orland Park, IL 60467	11.71	1970	$176	$186	$195	-	-	-	-	-
18	Extra Space	15920 Borio Dr, Crest Hill, IL 60403	11.85	2026	-	-	-	-	$201	$276	-	-
19	Anchor Storage Shorewood	1009 Geneva St, Shorewood, IL 60404	12.45	1991	-	-	$80	-	-	-	-	-
20	Devon Self Storage - 9290 - Monee	25970 South Governors Hwy, Monee, IL 60449	12.57	N/A	$44	-	-	-	-	-	-	-
21	Extra Space	3481 Mall Loop Dr, Joliet, IL 60431	12.91	2000	-	-	-	-	$297	$399	-	-
22	Extra Space	24111 W Theodore St, Plainfield, IL 60586	13.04	1994	-	-	$186	-	$361	-	-	-
23	Extra Space	8251 W 159th St, Tinley Park, IL 60477	13.35	2007	-	-	-	-	$389	$498	-	-
24	Extra Space	21700 S Cicero Ave, Matteson, IL 60443	13.38	1970	$176	$142	-	-	-	-	-	-
25	Storage Rentals of America - Richton Parl	23150 Governors Highway, Richton Park, IL 60471	13.92	1992	$42	-	-	-	-	-	-	-
26	Extra Space	1000 S Ridge Rd, Minooka, IL 60447	14.68	2004	-	-	-	-	$226	$263	-	-
27	Public Storage	15359 S Harlem Ave, Orland Park, IL 60462	14.82	1990	-	-	-	-	$319	$451	-	-
28	Public Storage	18400 Cicero Ave, Country Club Hills, IL 60478	14.84	1999	$227	$260	-	-	-	-	-	-
29	Secure Storage of Minooka	530 W Mondamin St, Minooka, IL 60447	14.96	1983	-	-	-	-	-	-	-	$319
				Competitor Average:	**$114**	**$150**	**$140**	**$431**	**$269**	**$374**	**-**	**$319**
				Percentage Growth to Reach Market:	**0%**	**0%**	**0%**	**0%**	**199%**	**66%**	**-**	**-**



Romeoville
Orland Park
Tinley Creek Forest Preserve
Plainfield
LOT
10 mi
Tinley Park
Joliet
5 mi
New Lenox
Frankfort
3 mi
Channahon
Governors State University
Manhattan
Elwood
Midewin National Tallgrass Prairie
Symerton
Peotone
Wilmington
Coal City
Diamond

Heat Map

Summary of Tenants by Radius Band		
Radius Band	**# Tenants**	**% of Total**
Local (< 10 mi)	**290**	**50%**
Semi-Local (10–25 mi)	**93**	**16%**
Regional (25–100 mi)	**177**	**31%**
Long Distance (> 100 mi)	**17**	**3%**
Unknown	**1**	**0%**

City	State	# of Tenants	Distance (Miles)	Radius Band
Manhattan	IL	70	0.0	Local (< 10 mi)
New Lenox	IL	119	1.6	Local (< 10 mi)
Joliet	IL	5	2.5	Local (< 10 mi)
Joliet	IL	2	2.7	Local (< 10 mi)
Mokena	IL	27	4.8	Local (< 10 mi)
Joliet	IL	2	4.9	Local (< 10 mi)
Lockport	IL	12	5.0	Local (< 10 mi)
Frankfort	IL	32	5.1	Local (< 10 mi)
Joliet	IL	2	5.1	Local (< 10 mi)
Elwood	IL	6	6.7	Local (< 10 mi)
Crest Hill	IL	1	7.0	Local (< 10 mi)
Homer Glen	IL	10	8.3	Local (< 10 mi)
Joliet	IL	1	9.2	Local (< 10 mi)
Bolingbrook	IL	1	9.4	Local (< 10 mi)
Wilmington	IL	4	10.7	Semi-Local (10-25 mi)
Tinley Park	IL	16	10.9	Semi-Local (10-25 mi)
Romeoville	IL	1	11.3	Semi-Local (10-25 mi)
Monee	IL	4	11.4	Semi-Local (10-25 mi)
Shorewood	IL	5	11.5	Semi-Local (10-25 mi)
Channahan	IL	4	12.1	Semi-Local (10-25 mi)
Plainfield	IL	1	13.8	Semi-Local (10-25 mi)
Lemont	IL	5	14.9	Semi-Local (10-25 mi)
Plainfield	IL	2	15.2	Semi-Local (10-25 mi)
Bolingbrook	IL	2	15.4	Semi-Local (10-25 mi)
Plainfield	IL	3	16.6	Semi-Local (10-25 mi)
Woodridge	IL	3	17.2	Semi-Local (10-25 mi)
Darien	IL	1	17.4	Semi-Local (10-25 mi)
Naperville	IL	1	17.4	Semi-Local (10-25 mi)
Downers Grove	IL	7	18.1	Semi-Local (10-25 mi)
Naperville	IL	2	18.3	Semi-Local (10-25 mi)
Clarendon Hills	IL	1	19.5	Semi-Local (10-25 mi)
Beecher	IL	1	20.5	Semi-Local (10-25 mi)
Naperville	IL	6	20.5	Semi-Local (10-25 mi)
Downers Grove	IL	6	21.1	Semi-Local (10-25 mi)
Lisle	IL	2	21.4	Semi-Local (10-25 mi)

City	State	# of Tenants	Distance (Miles)	Radius Band
Naperville	IL	1	21.9	Semi-Local (10-25 mi)
Bourbonnais	IL	2	22.5	Semi-Local (10-25 mi)
Manteno	IL	1	22.6	Semi-Local (10-25 mi)
Minooka	IL	2	23.4	Semi-Local (10-25 mi)
Wheaton	IL	2	24.7	Semi-Local (10-25 mi)
Wheaton	IL	4	24.7	Semi-Local (10-25 mi)
Winfield	IL	1	24.7	Semi-Local (10-25 mi)
Willowbrook	IL	1	24.7	Semi-Local (10-25 mi)
Dyer	IN	2	25.0	Semi-Local (10-25 mi)
Morris	IL	1	25.7	Regional (25-100 mi)
Lombard	IL	1	26.1	Regional (25-100 mi)
Westchester	IL	1	26.8	Regional (25-100 mi)
Hillside	IL	1	26.8	Regional (25-100 mi)
Oak Park	IL	2	26.8	Regional (25-100 mi)
Oak Park	IL	1	26.8	Regional (25-100 mi)
River Forest	IL	2	26.8	Regional (25-100 mi)
Berwyn	IL	1	26.8	Regional (25-100 mi)
Blue Island	IL	1	26.8	Regional (25-100 mi)
Calumet City	IL	1	26.8	Regional (25-100 mi)
Chicago Heights	IL	3	26.8	Regional (25-100 mi)
Flossmoor	IL	1	26.8	Regional (25-100 mi)
Homewood	IL	2	26.8	Regional (25-100 mi)
Lansing	IL	1	26.8	Regional (25-100 mi)
Matteson	IL	3	26.8	Regional (25-100 mi)
Midlothian	IL	3	26.8	Regional (25-100 mi)
Oak Forest	IL	9	26.8	Regional (25-100 mi)
Oak Lawn	IL	1	26.8	Regional (25-100 mi)
Bridgeview	IL	1	26.8	Regional (25-100 mi)
Hickory Hills	IL	3	26.8	Regional (25-100 mi)
Burbank	IL	2	26.8	Regional (25-100 mi)
Olympia Fields	IL	3	26.8	Regional (25-100 mi)
Orland Park	IL	16	26.8	Regional (25-100 mi)
Palos Heights	IL	6	26.8	Regional (25-100 mi)
Palos Park	IL	2	26.8	Regional (25-100 mi)
Palos Hills	IL	4	26.8	Regional (25-100 mi)

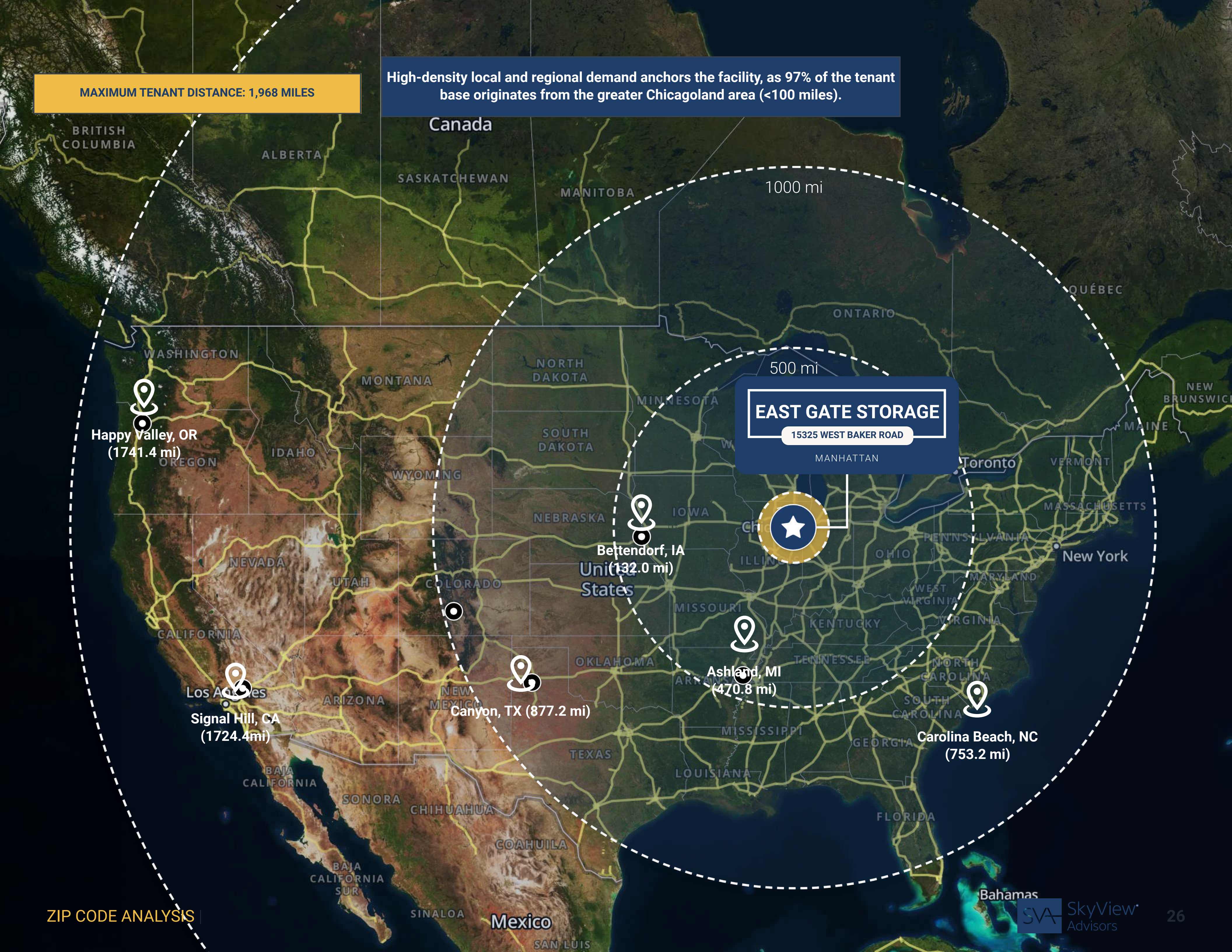
Heat Map

Summary of Tenants by Radius Band

	# Tenants	% of Total
Local (< 10 mi)	**235**	**41%**
Semi-Local (10-25 mi)	**181**	**31%**
Regional (25-100 mi)	**143**	**25%**
Long Distance (> 100 mi)	**17**	**3%**
Unknown	**2**	**0%**

City	State	# of Tenants	Distance (Miles)	Radius Band
Park Forest	IL	1	26.8	Regional (25-100 mi)
Orland Park	IL	10	26.8	Regional (25-100 mi)
Richton Park	IL	1	26.8	Regional (25-100 mi)
South Holland	IL	1	26.8	Regional (25-100 mi)
Willow Springs	IL	1	26.8	Regional (25-100 mi)
Worth	IL	1	26.8	Regional (25-100 mi)
Brookfield	IL	1	26.8	Regional (25-100 mi)
LaGrange	IL	6	26.8	Regional (25-100 mi)
New Lenox	IL	1	26.8	Regional (25-100 mi)
Riverdale	IL	2	26.8	Regional (25-100 mi)
Western Springs	IL	2	26.8	Regional (25-100 mi)
Chicago	IL	4	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	4	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	2	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	2	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Country Club Hills	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	3	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	7	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Chicago	IL	1	26.8	Regional (25-100 mi)
Norridge	IL	1	26.8	Regional (25-100 mi)
Alsip	IL	3	26.8	Regional (25-100 mi)
Evergreen Park	IL	2	26.8	Regional (25-100 mi)
St. John	IN	2	27.4	Regional (25-100 mi)
Addison	IL	1	27.4	Regional (25-100 mi)

City	State	# of Tenants	Distance (Miles)	Radius Band
Schererville	IN	1	27.8	Regional (25-100 mi)
Aurora	IL	1	30.6	Regional (25-100 mi)
Chicago	IL	2	31.4	Regional (25-100 mi)
Robbins	IL	1	32.3	Regional (25-100 mi)
Chicago	IL	1	33.8	Regional (25-100 mi)
Elburn	IL	1	34.7	Regional (25-100 mi)
Lake Village	IN	1	39.3	Regional (25-100 mi)
Palatine	IL	1	42.3	Regional (25-100 mi)
Sleepy Halow	IL	1	43.1	Regional (25-100 mi)
Tinley Park	IL	13	45.1	Regional (25-100 mi)
Valparaiso	IN	1	46.7	Regional (25-100 mi)
Valparaiso	IN	1	47.4	Regional (25-100 mi)
Long Grove	IL	1	50.3	Regional (25-100 mi)
South Barrington	IL	2	54.2	Regional (25-100 mi)
Chicago	IL	1	59.6	Regional (25-100 mi)
LaPorte	IN	1	64.3	Regional (25-100 mi)
Rochelle	IL	1	67.9	Regional (25-100 mi)
Peoria	IL	1	98.5	Regional (25-100 mi)
Milwaukee	WI	1	103.9	Long Distance (> 100 mi)
Bettendorf	IA	1	132.0	Long Distance (> 100 mi)
Gaastra	MI	1	315.2	Long Distance (> 100 mi)
Scott Depot	WV	1	384.4	Long Distance (> 100 mi)
Ashland	MS	1	470.8	Long Distance (> 100 mi)
Mechanicsburg	PA	1	579.7	Long Distance (> 100 mi)
Mebane	NC	1	597.5	Long Distance (> 100 mi)
Carolina Beach	NC	1	753.2	Long Distance (> 100 mi)
Montgomery	TX	1	876.1	Long Distance (> 100 mi)
Canyon	TX	1	877.2	Long Distance (> 100 mi)
Gillette	WY	1	905.9	Long Distance (> 100 mi)
Lakeworth	FL	1	1124.3	Long Distance (> 100 mi)
Butte	MT	1	1262.1	Long Distance (> 100 mi)
Chino Hills	CA	1	1580.4	Long Distance (> 100 mi)
Seattle	WA	1	1703.2	Long Distance (> 100 mi)
Signal Hill	CA	1	1724.4	Long Distance (> 100 mi)
Happy Valley	OR	1	1741.4	Long Distance (> 100 mi)
TOTAL		**578**		



MAXIMUM TENANT DISTANCE: 1,968 MILES
High-density local and regional demand anchors the facility, as 97% of the tenant base originates from the greater Chicagoland area (<100 miles).
1000 mi
500 mi
EAST GATE STORAGE
15325 WEST BAKER ROAD
MANHATTAN
Happy Valley, OR (1741.4 mi)
Bettendorf, IA (132.0 mi)
Ashland, MI (470.8 mi)
Carolina Beach, NC (753.2 mi)
Canyon, TX (877.2 mi)
Signal Hill, CA (1724.4mi)

EAST GATE STORAGE

FINANCIALS

Unit Mix

Unit Mix Summary

Unit Type	Total Units	Occ Units	NRSF	Occ NRSF	Occ % Units	Occ % SF	Avg Unit Size	Potential Monthly Rent	Potential Monthly Rent/SF	Potential Annual Rent	Potential Annual Rent/SF	Actual Monthly Rent	Actual Monthly Rent/Occ SF	Actual Annual Rent	Actual Annual Rent/Occ SF	% of Total SF
Enclosed Parking	646	420	114,148	74,214	65%	65%	176.7 Sqft	$66,350	$0.58	$796,204	$6.98	$43,138	$0.58	$517,656	$6.98	100%
Total	**646**	**420**	**114,148**	**74,214**	**65%**	**65%**	**176.7 Sqft**	**$66,350**	**$0.58**	**$796,204**	**$6.98**	**$43,138**	**$0.58**	**$517,656**	**$6.98**	

Unit Mix Individual

Unit Type	Unit Size	Unit SF	Total Units	Occ Units	NRSF	Occ NRSF	Asking Rate	Potential Monthly Rent	Potential Monthly Rent/SF	Potential Annual Rent	Potential Annual Rent/SF	Actual Monthly Rent	Actual Monthly Rent/Occ SF	Actual Annual Rent	Actual Annual Rent/Occ SF	% of Total SF
Enclosed Parking	176.7x1	176.7	646	420	114,148	74,214	$102.71	$66,350	$0.58	$796,204	$6.98	$43,138	$0.58	$517,656	$6.98	100.0%
Total			**646**	**420**	**114,148**	**74,214**		**$66,350**	**$0.58**	**$796,204**	**$6.98**	**$43,138**	**$0.58**	**$517,656**	**$6.98**	

Income & Expenses

Revenue	Current T-12 Revenue	Per SF	% GPR	Current T-12 Revenue	Per SF	% GPR	Yr 2 Pro Forma Revenue	Per SF	% GPR
Gross Potential Rent	$796,204	$6.98		$796,204	$6.98		$844,693	$7.40	
Retail Sales	$0	$0.00		$0	$0.00		$0	$0.00	
Admin Fees	$0	$0.00		$0	$0.00		$6,251	$0.05	
Truck Rental Income	$0	$0.00		$0	$0.00		$0	$0.00	
Late & NSF Fees	$0	$0.00		$0	$0.00		$6,251	$0.05	
Misc. Income	$0	$0.00		$0	$0.00		$0	$0.00	
Tenant Insurance Income	$0	$0.00		$0	$0.00		$0	$0.00	
Sales Tax Income	$0	$0.00		$0	$0.00		$0	$0.00	
Gross Potential Income	**$796,204**	**$6.98**	**100.0%**	**$796,204**	**$6.98**	**100.0%**	**$857,195**	**$7.51**	**101.5%**
Vacancy	($343,597)	($3.01)	-43.2%	($343,597)	($3.01)	-43.2%	($211,173)	($1.85)	-25.0%
Bad Debt	$0	$0.00	0.0%	$0	$0.00	0.0%	($4,223)	($0.04)	-0.5%
Rent Concessions	$0	$0.00	0.0%	$0	$0.00	0.0%	($4,223)	($0.04)	-0.5%
COGS	$0	$0.00	0.0%	$0	$0.00	0.0%	$0	$0.00	0.0%
Sales Tax Paid	$0	$0.00	0.0%	$0	$0.00	0.0%	$0	$0.00	0.0%
Net Rental Income	**$452,607**	**$3.97**	**56.8%**	**$452,607**	**$3.97**	**56.8%**	**$625,073**	**$5.48**	**74.0%**
Net Ancillary Income	**$0**	**$0.00**	**0.0%**	**$0**	**$0.00**	**0.0%**	**$12,501**	**$0.11**	**1.5%**
Effective Gross Income	$452,607	$3.97	56.8%	$452,607	$3.97	56.8%	$637,574	$5.59	75.5%
Monthly EGI	*$37,717*			*$37,717*			*$53,131*		
Operating Expenses	**Current Expense**	**Per SF**	**% EGI**	**Adjusted Expense**	**Per SF**	**% EGI**	**Yr 2 Pro Forma Expenses**	**Per SF**	**% EGI**
Onsite Payroll	$41,187	$0.36		$55,000	$0.48		$57,222	$0.50	
Repairs & Maintenance	$11,407	$0.10		$11,407	$0.10		$11,868	$0.10	
General & Administrative	$5,830	$0.05		$11,415	$0.10		$11,876	$0.10	
Advertising & Promotion	$7,274	$0.06		$15,000	$0.13		$15,606	$0.14	
Bank Charges	$2,996	$0.03		$5,658	$0.05		$7,970	$0.07	
Professional Fees	$1,675	$0.01		$2,500	$0.02		$2,601	$0.02	
Telephone/Internet	$1,352	$0.01		$2,400	$0.02		$2,497	$0.02	
Misc. Expenses	$0	$0.00		$0	$0.00		$0	$0.00	
Total Controllable Expenses	**$71,721**	**$0.63**	**15.8%**	**$103,380**	**$0.91**	**22.8%**	**$109,640**	**$0.96**	**17.2%**
Non Controllable Expenses									
Management Fees	$0	$0.00		$22,630	$0.20	5.0%	$31,879	$0.28	5.0%
Real Estate Taxes	$22,750	$0.20		$22,750	$0.20		$23,669	$0.21	
Utilities	$5,048	$0.04		$5,048	$0.04		$5,252	$0.05	
Insurance	$38,204	$0.33		$38,204	$0.33		$39,747	$0.35	
Total Non-Controllable Expenses	**$66,002**	**$0.58**	**14.6%**	**$88,632**	**$0.78**	**19.6%**	**$100,547**	**$0.88**	**15.8%**
Total Expenses	**$137,723**	**$1.21**	**30.4%**	**$192,012**	**$1.68**	**42.4%**	**$210,187**	**$1.84**	**33.0%**
Net Operating Income	**$314,884**	**$2.76**	**69.6%**	**$260,595**	**$2.28**	**57.6%**	**$427,388**	**$3.74**	**67.0%**
Cap Ex Reserves	$0	$0.00		$11,415	$0.10		$11,415	$0.10	
NOI After Cap Ex	$314,884	$2.76	69.6%	$249,180	$2.18	55.1%	$415,973	$3.64	65.2%

EAST GATE STORAGE

10-Year Cash Flow Model

	Year 1	Stable Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GPR Growth	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
GPR/SF	$7.18	$7.40	$7.62	$7.85	$8.09	$8.33	$8.58	$8.84	$9.10	$9.37
Gross Potential Rent	$820,090	$844,693	$870,034	$896,135	$923,019	$950,709	$979,231	$1,008,608	$1,038,866	$1,070,032
Admin Fees	$5,331	$6,251	$6,438	$6,631	$6,830	$7,035	$7,246	$7,464	$7,688	$7,918
Late Fees	$5,331	$6,251	$6,438	$6,631	$6,830	$7,035	$7,246	$7,464	$7,688	$7,918
Gross Potential Income	**$830,752**	**$857,195**	**$882,910**	**$909,398**	**$936,680**	**$964,780**	**$993,723**	**$1,023,535**	**$1,054,241**	**$1,085,868**
Vacancy	34.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Bad Debt	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Rent Concessions	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Vacancy	-$278,831	-$211,173	-$217,508	-$224,034	-$230,755	-$237,677	-$244,808	-$252,152	-$259,716	-$267,508
Bad Debt	-$4,100	-$4,223	-$4,350	-$4,481	-$4,615	-$4,754	-$4,896	-$5,043	-$5,194	-$5,350
Rent Concessions	-$4,100	-$4,223	-$4,350	-$4,481	-$4,615	-$4,754	-$4,896	-$5,043	-$5,194	-$5,350
Net Rental Income	**$533,059**	**$625,073**	**$643,825**	**$663,140**	**$683,034**	**$703,525**	**$724,631**	**$746,370**	**$768,761**	**$791,824**
Net Ancillary Income	**$10,661**	**$12,501**	**$12,877**	**$13,263**	**$13,661**	**$14,071**	**$14,493**	**$14,927**	**$15,375**	**$15,836**
Effective Gross Income	**$543,720**	**$637,574**	**$656,702**	**$676,403**	**$696,695**	**$717,596**	**$739,123**	**$761,297**	**$784,136**	**$807,660**
Expense Growth	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
On-Site Payroll	$56,100	$57,222	$58,366	$59,534	$60,724	$61,939	$63,178	$64,441	$65,730	$67,045
Repairs & Maintenance	$11,635	$11,868	$12,106	$12,348	$12,595	$12,847	$13,103	$13,366	$13,633	$13,905
General & Administrative	$11,643	$11,876	$12,113	$12,356	$12,603	$12,855	$13,112	$13,374	$13,642	$13,915
Advertising & Promotion	$15,300	$15,606	$15,918	$16,236	$16,561	$16,892	$17,230	$17,575	$17,926	$18,285
Bank Charges	$6,796	$7,970	$8,209	$8,455	$8,709	$8,970	$9,239	$9,516	$9,802	$10,096
Professional Fees	$2,550	$2,601	$2,653	$2,706	$2,760	$2,815	$2,872	$2,929	$2,988	$3,047
Telephone/Internet	$2,448	$2,497	$2,547	$2,598	$2,650	$2,703	$2,757	$2,812	$2,868	$2,926
Management Fee	$27,186	$31,879	$32,835	$33,820	$34,835	$35,880	$36,956	$38,065	$39,207	$40,383
Real Estate Taxes	$23,205	$23,669	$24,142	$24,625	$25,118	$25,620	$26,133	$26,655	$27,188	$27,732
Utilities	$5,149	$5,252	$5,357	$5,464	$5,573	$5,685	$5,798	$5,914	$6,033	$6,153
Insurance	$38,968	$39,747	$40,542	$41,353	$42,180	$43,024	$43,884	$44,762	$45,657	$46,570
Total Operating Expenses	**$200,981**	**$210,187**	**$214,789**	**$219,495**	**$224,308**	**$229,229**	**$234,263**	**$239,410**	**$244,674**	**$250,057**
Expense Ratio	*37.0%*	*33.0%*	*32.7%*	*32.5%*	*32.2%*	*31.9%*	*31.7%*	*31.4%*	*31.2%*	*31.0%*
NOI	**$342,739**	**$427,388**	**$441,913**	**$456,907**	**$472,387**	**$488,366**	**$504,861**	**$521,887**	**$539,462**	**$557,603**
CapEx Reserves	$11,415	$11,415	$11,415	$11,415	$11,415	$11,415	$11,415	$11,415	$11,415	$11,415
NOI After Cap Ex	**$331,324**	**$415,973**	**$430,498**	**$445,493**	**$460,972**	**$476,951**	**$493,446**	**$510,473**	**$528,047**	**$546,188**

Notes

Revenue	
Gross Potential Rent	Gross potential rent reflects a 6% increase by stabilization at a rate of $7.40.
Admin Fees	Admin Fees are based on 1.0% of net rental income.
Late & NSF Fees	Late & NSF Fees are based on 1.0% of net rental income.
Vacancy	Economic vacancy is based on 34%, 25% and 25%, of GPR in years 1, 2 and 3, respectively.
Bad Debt	Bad debt is based on 0.5% of GPR.
Rent Concessions	Rent concessions is based on 0.5% of GPR.
Effective Gross Income	Current EGI is based on trailing 12 months as of 12/31/2025.
Controllable Expenses	
Onsite Payroll	Payroll has been normalized to market standards and assuming discount for on site apartment rent.
General & Administrative	General and administrative has been normalized to market standards.
Advertising & Promotion	Advertising and promotion has been normalized to market standards.
Bank Charges	Bank charges are 1.25% of the EGI.
Professional Fees	Professional fees have been normalized to market standards.
Telephone/Internet	Telephone/Internet has been normalized to market standards.
Non-Controllable Expenses	
Management Fees	Management fees are 5% of EGI.
10 Year Cash Flow	
Gross Potential Rent	GPR reflects $7.40/SF in Year 2
Gross Potential Rent Increase	GPR increase of 6% by year 2, 3% thereafter
Expenses	Expenses grow by 2% each year.
Cap Ex Reserve	Cap Ex reserve is set to $.10 per SF.
Additional Notes	
Staff Breakdown	Property manager on site.
Admin Fee	None
Late Fee Policy	None
Reassessment Information	Will County reassesses every 4 years

EAST GATE STORAGE

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