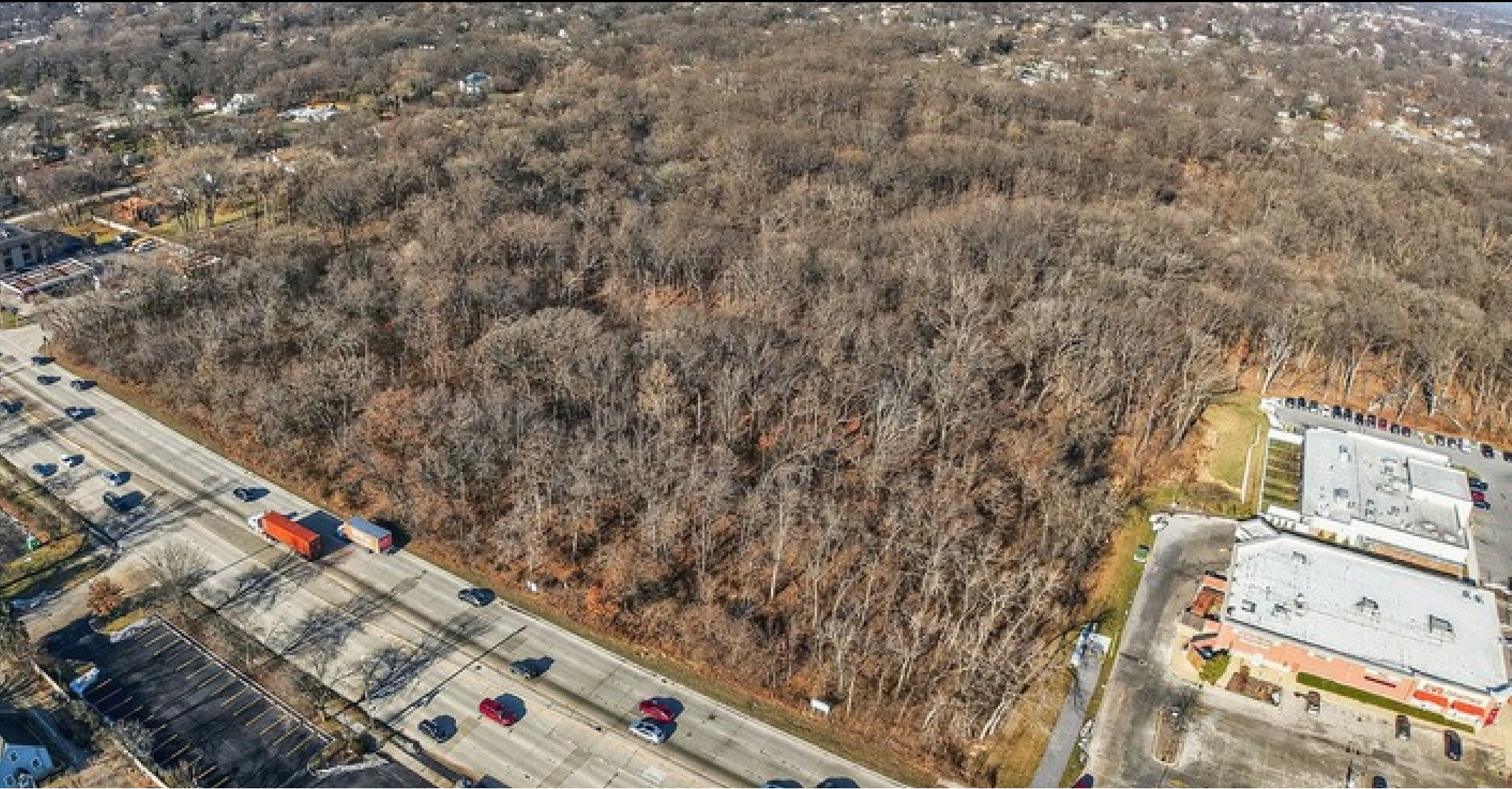


LAND INVESTMENT OPPORTUNITY

21000 OLYMPIAN WAY OLYMPIA FIELDS, IL 60461

SELF STORAGE
SALES.COM

SVN
WILSON COMMERCIAL GROUP, LLC



PRESENTED BY:

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SITE MAP



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

CHICAGO DEVELOPMENT SITE: 21000 OLYMPIAN WAY/LINCOLN HWY, OLYMPIA FIELDS, IL 60461



PROPERTY HIGHLIGHTS

- 3.5 acres are ideal for self-storage development
- 7.13-acre total included in offering in Cook County, Illinois
- Only 20 minutes south of Chicago, Illinois with 35,000 daily Drive-By Traffic
- Anticipate 3 story climate control approval with approximately 137,214 NRSF
- Additional Retail Out-lots listed separately
- **Owner Financing and Land Banking Available**

OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	3.5 Acres for Storage, 7.13 Acres Total
3 MILE AREA SUPPLY:	6.4 per person

PROPERTY DESCRIPTION

SVN is proud to present a 7.13-acre land offering located in prestigious Cook County, Illinois. The property consists of approximately 3.5 Acres for Storage Development with an additional 3.63 acres for creative use, access, drainage, or Boat and RV. Anticipated 3-story climate control approval with approximately 137,214 NRSF.

Situated within one of the most populous and economically diverse counties in the Midwest, the site benefits from proximity to dense residential and commercial populations that support sustained demand for self-storage. Cook County's established infrastructure, extensive transportation network, and strong employment base contribute to long-term market stability and consistent absorption across commercial real estate sectors.

This offering represents an opportunity to develop within a mature, supply-constrained market where barriers to entry and long-term fundamentals continue to support well-located self-storage assets. **Owner Financing and Land Banking Available**

3-MILE MARKET SUMMARY



6.4 SF / PERSON

Below-average square footage per capita
Supports strong demand and absorption



165,000 POPULATION

Established trade area
Balanced residential & commercial base



\$100,000+ HH INCOME

Affluent demographics
Supports premium pricing



\$12 RENT PSF

Competitive entry point
Upside through rent growth



25 MIN FROM CHICAGO

Major metro proximity
Workforce & economic access



35,000 VEHICLES / DAY

High drive-by traffic
Exceptional visibility

SUBURB OF CHICAGO DEVELOPMENT SITE: OLYMPIA PARK, ILLINOIS



COOK COUNTY, ILLINOIS

With approximately 5.2 million residents, about 41% of Illinois's

population, Cook County supports a diverse mix of residential, commercial, and industrial uses. Development patterns are strongly shaped by its role as a national transportation and logistics hub, with extensive highway, rail, and air infrastructure centered around Chicago and O'Hare International Airport. These assets influence density, land use, and feasibility along key corridors.

Cook County, Illinois, is one of the most complex and influential development environments in the Midwest. Anchored by Chicago and encompassing 134 suburban municipalities, the county features a diverse mix of dense and urban areas, transitional corridors, each with distinct zoning, infrastructure, and entitlement frameworks.

The county's economy is anchored by healthcare, education, finance, technology, and professional services, creating stable employment centers and long-term development activity. Projects operate within layered municipal, county, and regional regulatory structures, where tax policy, incentives, and approvals vary widely by location. While complex, this mature governance environment offers predictability for developers familiar with local processes.

The Development site is only about 20 minutes south of Chicago, Illinois. The site has over 165,000 people within 3 miles with household income over \$100,000. The 3 mile storage supply is only 6.4 per person and drive by traffic is 35,000 cars per day. Owner Financing and Land Banking Available.

OLYMPIA FIELDS STORAGE DEVELOPMENT OPPORTUNITY

SUMMARY NOTES:

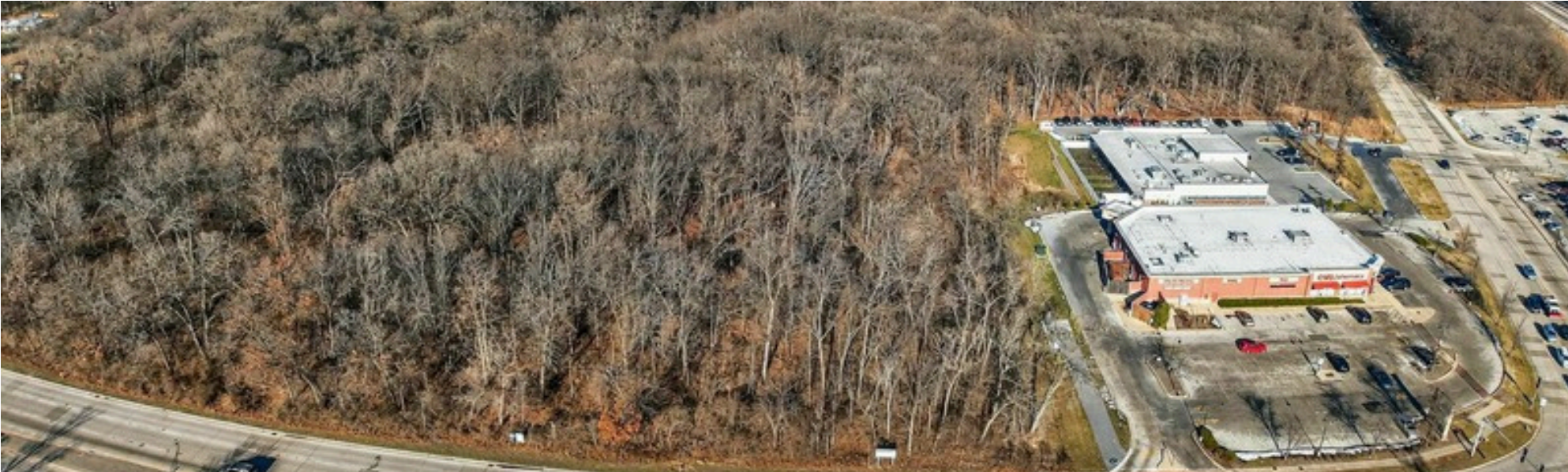
3.5 Acres Primary Site; 40% coverage; 3 story
 Assume 75% NRSF; 137,214 NRSF
 Available Retail Out-lots Listed Separately

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
OCCUPANCY		30%	60%	90%	5% Rate+	5% Rate+
NRSF	137,214	137,214	137,214	137,214	137,214	137,214
ACRES	3.5 Acres	3.5 Acres	3.5 Acres	3.5 Acres	3.5 Acres	3.5 Acres
GROSS POSSIBLE INCOME \$12/PSF/YR		\$ 1,646,568	\$ 1,646,568	\$ 1,646,568	\$ 1,728,896	\$ 1,811,225
GROSS INCOME AT OCCUPANCY		\$ 493,970	\$ 987,941	\$ 1,481,911	\$ 1,556,007	\$ 1,630,102
Other Income	2%	\$ 9,879	\$ 19,759	\$ 29,638	\$ 31,120	\$ 32,602
Less: write-offs/discounts	3%	-\$ 14,819	-\$ 29,638	-\$ 44,457	-\$ 46,680	-\$ 48,903
Income		\$ 489,031	\$ 978,061	\$ 1,467,092	\$ 1,540,447	\$ 1,613,801
EXPENSES						
Advertising & Promotion	2%	\$ 9879	\$ 19759	\$ 29638	\$ 31120	\$ 32,602
Insurance	2%	\$ 9879	\$ 19759	\$ 29638	\$ 31120	\$ 32,602
Management	6%	\$ 29638	\$ 59276	\$ 88915	\$ 93360	\$ 97,806
Miscellaneous & Other	2%	\$ 9879	\$ 19759	\$ 29638	\$ 31120	\$ 32,602
Office and Administrative	3%	\$ 14819	\$ 29638	\$ 44457	\$ 46680	\$ 48,903
Payroll & Burden	8%	\$ 39518	\$ 79035	\$ 118553	\$ 124481	\$ 130,408
Real Estate Taxes	7%	\$ 34578	\$ 69156	\$ 103734	\$ 108920	\$ 114,107
Repairs & Maintenance	2%	\$ 9879	\$ 19759	\$ 29638	\$ 31120	\$ 32,602
Utilities	4%	\$ 19759	\$ 39518	\$ 59276	\$ 62240	\$ 65,204
Total Expenses	36%	\$ 177,829	\$ 355,659	\$ 533,488	\$ 560,162	\$ 586,837
Net Income		\$ 311,201	\$ 622,403	\$ 933,604	\$ 980,284	\$ 1,026,964

6% CAP RATE PRICING

\$ 15,560,068 \$ 16,338,071 \$ 17,116,074

AERIAL PHOTOS



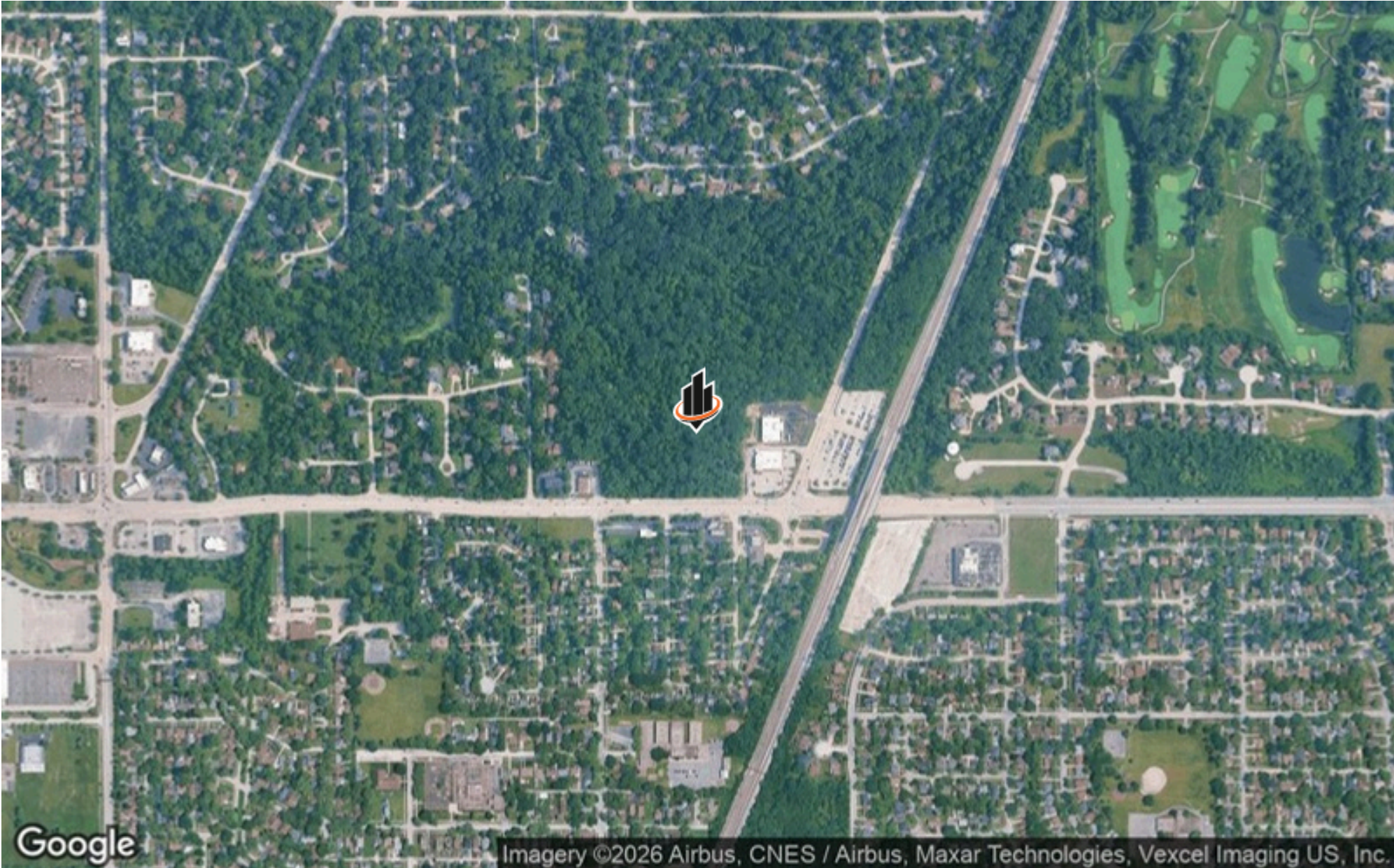
INTERSECTION



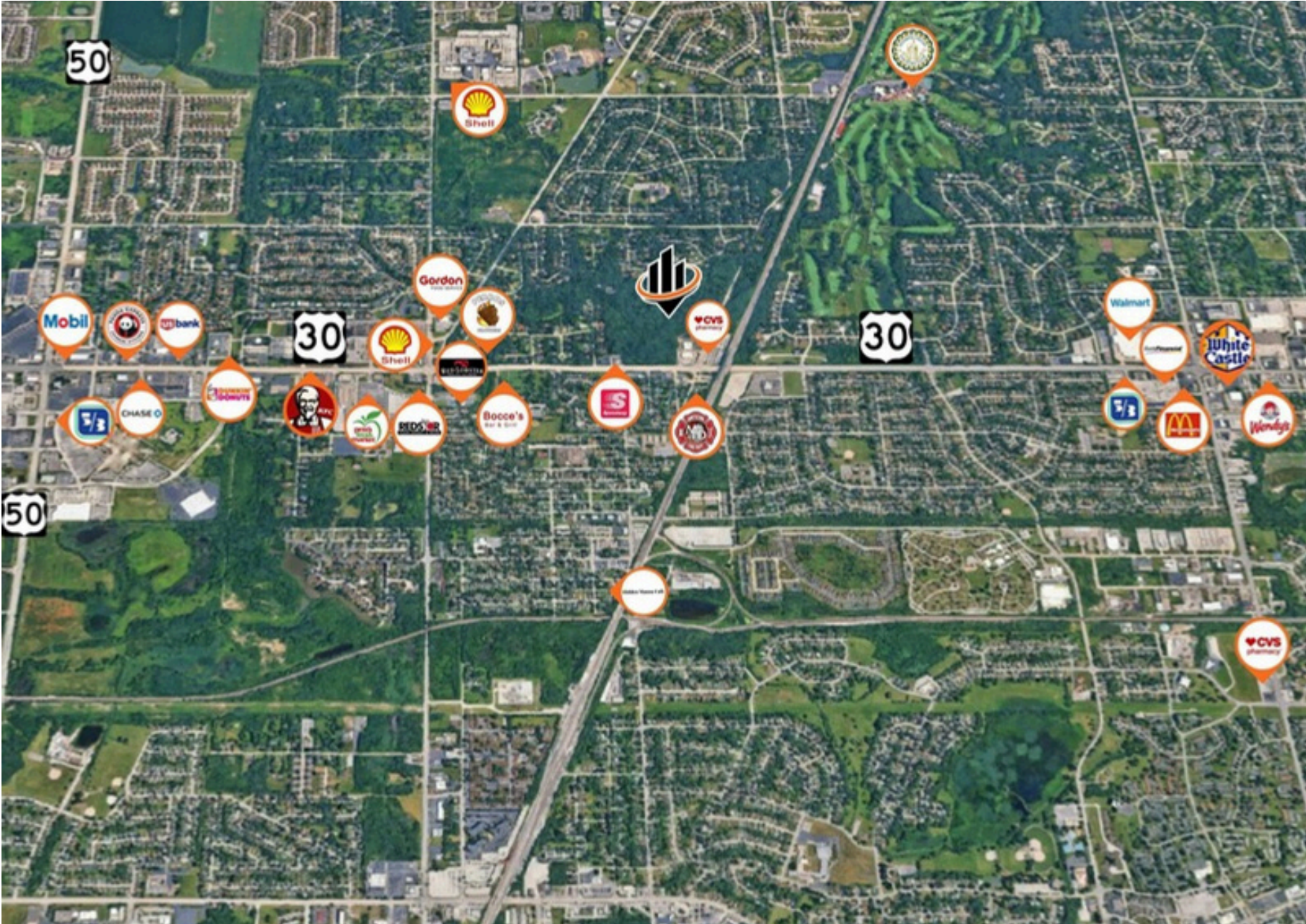
ADDITIONAL PHOTOS



AERIAL MAP



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES 5 MILES 7 MILES

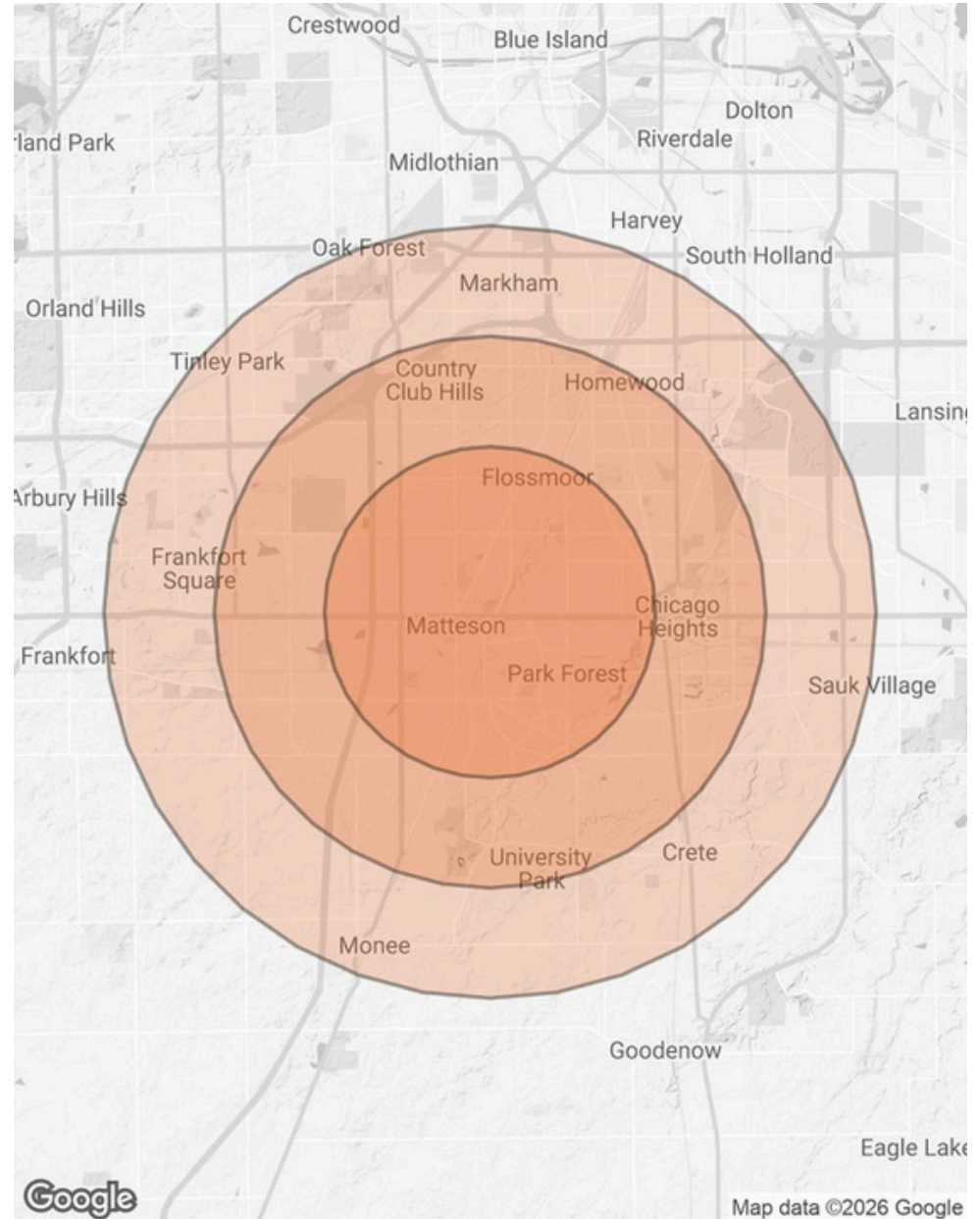
TOTAL POPULATION	3 MILES	5 MILES	7 MILES
	168,022	488,882	1,156,626
AVERAGE AGE	41	42	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME

3 MILES 5 MILES 7 MILES

TOTAL HOUSEHOLDS	3 MILES	5 MILES	7 MILES
	63,651	184,819	441,423
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$100,000	\$102,291	\$101,882
AVERAGE HOUSE VALUE	\$210,199	\$245,705	\$264,147

Demographics data derived from AlphaMap





MEREDITH M. MEARS

Senior Advisor/Council Co-Chair of Self Storage Properties

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MD #672907// DE #RS-0037916

PROFESSIONAL BACKGROUND

Meredith Mears serves as Co-Chair of the SVN National Self-Storage Product Council, and Senior Advisor for SVN Miller Commercial Real Estate & National Storage Partners. A recognized expert in the acquisition and sale of self-storage facilities, Mears works with a global client base that includes equity fund operators, Real Estate Investment Trusts (REITs), and private owners and investors. An active investor herself, Mears is well entrenched in the industry.

Known for successfully closing highly structured, multi-million-dollar acquisitions, dispositions, and joint venture partnerships, Mears brings a strong track record in brokering complex real estate transactions. Her experience spans single-property deals from \$100,000 to \$24 million, providing her clients with a unique advantage rooted in deep market insight and strategic deal execution.

Mears is an active member of the National Self Storage Association. Her commitment to leadership and community development is reflected in her past service as a Regent for the University System of Maryland and as a board member for several organizations, including Hudson Behavioral Health, the Maryland Economic Development Association, Maryland Capital Enterprises, and the Lower Shore Land Trust. In recognition of her contributions to business, community, and mentorship, she was named a Top 100 Woman in Maryland by The Daily Record in 2020.

EDUCATION

Salisbury University
B.S. in Business Administration
Concentration: Marketing
2001

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Salisbury, MD 21801
410.543.2440



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: **614.370.9077** | Cell: **614.370.9077**

OH #658012934

PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelor's Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but has specialized for many years in the sale of Self-Storage Properties nationwide.

Kristen Asman Product Council Chair of the SVN National Self Storage Team and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University
Hondros School of Real Estate

MEMBERSHIPS

SVN National Self Storage Team
National Self Storage Association
Board of Trustees Ohio Self Storage Association

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus, OH 43219
614.944.5140

ADVISOR BIO 3



REID BENNETT, CCIM

National Council Chair of Multifamily

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Direct: **312.960.6762** | Cell: **773.251.7342**

PROFESSIONAL BACKGROUND

Reid Bennett, CCIM serves as National Council Chair of Multifamily Properties for SVN International and a Senior Vice President for SVN - Chicago Commercial. As a licensed managing broker for more than 20 years, he focuses primarily on the sale of apartment communities across the Midwest and also teams up with members of his council to serve clients across the country in over 150 markets. Reid prides himself on understanding the nuances and analysis of multiple unit apartment dwellings & low-income Section 8 & Section 42 communities.

In 2016, 2018 & 2021 Reid received the Partners Circle Award from SVN where he was ranked in the top .02% among all 1,200+ SVN advisors in the world for the third time.

A graduate from the University of Iowa, Reid also has achieved the highly coveted designation of Certified Commercial Investment Member (CCIM).

Also active in his community, Reid chaired the Development Committee for River North Residents Association (RNRA) where he worked in conjunction with developers and area residents to foster responsible development in one of Chicago's most active and desirable neighborhoods.

Prior to merging with SVN, Reid worked with condominium converters as well as large apartment complex buyers & sellers. He procured numerous multi-million dollar deals across the Midwest. Embodying the spirit of SVN, Reid fully utilizes the national platform and collaborative efforts to best perform for his clients on a global level.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Designee

Real Estate Investment Association (REIA) - Member

National Association of Realtors (NAR) - Member

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