



653 CARLYLE AVE, BELLEVILLE, IL



19 ASHLAND AVE, FAIRVIEW HEIGHTS, IL

ASHLAND STORAGE CENTERS (ST. LOUIS MSA)

653 CARLYLE AVE, BELLEVILLE, IL & 19 ASHLAND AVE, FAIRVIEW HEIGHTS, IL

TABLE OF CONTENTS

06 | Portfolio Overview

09 | Financial Overview

24 | Market Overview

EXCLUSIVELY LISTED BY:

CAMPBELL WATKINS

Senior Associate

Self-Storage

Direct +1 (404) 446-3534

Mobile +1 (678) 735-1386

campbell.watkins@matthews.com

License No. 430010 (GA)

HUNTER REYNOLDS

Associate Vice President

Self-Storage

Direct +1 (404) 380-1196

Mobile +1 (865) 216-7034

hunter.reynolds@matthews.com

License No. 414787 (GA)

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Matt Fitzgerald

License No. 471021676 (IL)

Firm No. 478027547 (IL)

19 ASHLAND AVE, FAIRVIEW HEIGHTS, IL

653 Carlyle Ave, Belleville, IL



Room For Expansion

NRSF - ±42,946 SF

19 Ashland Ave, Fairview Heights, IL



Total Wine & More ALDI five BELOW Marshalls SHOE DEPT. ROSS DRESS FOR LESS OLD NAVY

NOTHING BUT CAKES FIREHOUSE SUBS FOUNDED BY FIREMEN Pizza Hut

carter's OSHKOSH GameStop

NRSF - ±34,650 SF



± 77,700 VPD



Subject Property
19 Ashland Ave
Fairview Heights, IL

± 20,400 VPD



HSHS St. Elizabeth's Hospital
± 144 Beds

Memorial Hospital Shiloh
± 94 Beds

± 16,200 VPD

Villas At Crystal Lake
± 216 Units

Parkway Lakeside
± 232 Units

Memorial Hospital Belleville
± 222 Beds



Subject Property
653 Carlyle Ave
Belleville, IL



Whispering Oaks Apartments
± 216 Units



SWIC Southwestern Illinois College
± 8,492 Students

± 23,100 VPD

Belleville Township East High
± 2,580 Students

± 5.7 Miles



01

PORTFOLIO DETAILS



INVESTMENT HIGHLIGHTS

- Extremely strong occupancy of 96%, despite mom-and-pop ownership and management
- Rental Rates are 20%+ below market, presenting immediate revenue upside upon acquisition
- Upside in Economic Occupancy as well, as it lags 21% behind square footage occupancy
- Room for expansion in the parking lot of the Belleville location
- Affluent sub-markets both with over \$90k in average household income in a 3-mile radius
- Strong historical occupancy of 90%+ leading to multiple expansions over the years
- Located in the St. Louis MSA - the 20th largest MSA in the country



LISTING DETAILS

MARKET BID

Call for Offers on July 1st

\$577,338

T-4 NOI

\$809,817

Year 2 NOI

\$868,785

Year 4 NOI

96%

Unit Occupancy

99%

Square Foot Occupancy

78%

Economic Occupancy

370

Climate Controlled Units

277

Non-Climate Controlled Units

±77,596

NRSF



653 CARLYLE AVE, BELLEVILLE, IL

FINANCIAL OVERVIEW

	T-4		Year 1		Year 2		Year 3		Year 4						
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF					
Income															
Gross Potential Rent	\$1,145,524	\$14.76	\$1,317,352	\$16.98	\$1,383,220	\$17.83	\$1,424,717	\$18.36	\$1,467,458	\$18.91					
Office Income	\$11,220	\$0.14	\$11,557	\$0.15	\$11,903	\$0.15	\$12,260	\$0.16	\$12,628	\$0.16					
U-Haul Income	\$24,637	\$0.32	\$25,376	\$0.33	\$26,137	\$0.34	\$26,921	\$0.35	\$27,729	\$0.36					
Merchandise Sales	\$941	\$0.01	\$2,429	\$0.03	\$2,502	\$0.03	\$2,577	\$0.03	\$2,655	\$0.03					
Tenant Insurance (Net)	\$27,983	\$0.36	\$37,850	\$0.49	\$40,373	\$0.52	\$42,896	\$0.55	\$44,183	\$0.57					
Fee Income	\$15,652	\$0.20	\$16,121	\$0.21	\$16,605	\$0.21	\$17,103	\$0.22	\$17,616	\$0.23					
Economic Vacancy	-22.2%	(\$254,168)	(\$3.28)	-12.0%	(\$158,082)	(\$2.04)	-12.0%	(\$165,986)	(\$2.14)	-12.0%	(\$170,966)	(\$2.20)	-12.0%	(\$176,095)	(\$2.27)
Effective Gross Income	\$971,788	\$12.52	\$1,252,603	\$16.14	\$1,314,754	\$16.94	\$1,355,509	\$17.47	\$1,396,174	\$17.99					
Expenses															
Real Estate Taxes	\$135,429	\$1.75	\$198,394	\$2.56	\$202,362	\$2.61	\$206,409	\$2.66	\$210,537	\$2.71					
Insurance	\$33,124	\$0.43	\$33,787	\$0.44	\$34,462	\$0.44	\$35,152	\$0.45	\$35,855	\$0.46					
Utilities & Trash	\$31,479	\$0.41	\$32,109	\$0.41	\$32,751	\$0.42	\$33,406	\$0.43	\$34,074	\$0.44					
On-Site Payroll	\$92,063	\$1.19	\$93,904	\$1.21	\$95,782	\$1.23	\$97,698	\$1.26	\$99,652	\$1.28					
Management Fees	\$48,589	\$0.63	\$62,630	\$0.81	\$65,738	\$0.85	\$67,775	\$0.87	\$69,809	\$0.90					
Bank and Credit Card Fees	\$21,865	\$0.28	\$28,184	\$0.36	\$29,582	\$0.38	\$30,499	\$0.39	\$31,414	\$0.40					
Advertising & Marketing	\$7,006	\$0.09	\$18,000	\$0.23	\$18,360	\$0.24	\$18,727	\$0.24	\$19,102	\$0.25					
Office & Administrative	\$10,127	\$0.13	\$10,330	\$0.13	\$10,536	\$0.14	\$10,747	\$0.14	\$10,962	\$0.14					
Telephone & Internet	\$3,200	\$0.04	\$3,264	\$0.04	\$3,329	\$0.04	\$3,396	\$0.04	\$3,464	\$0.04					
Repairs & Maintenance	\$11,567	\$0.15	\$11,799	\$0.15	\$12,035	\$0.16	\$12,276	\$0.16	\$12,521	\$0.16					
Total Operating Expenses	\$394,451	\$5.08	\$492,400	\$6.35	\$504,937	\$6.51	\$516,085	\$6.65	\$527,389	\$6.80					
<i>Operating Expense Ratio</i>	40.6%	-	39.3%	-	38.4%	-	38.1%	-	37.8%	-					
Net Operating Income	\$577,338	\$7.44	\$760,203	\$9.80	\$809,817	\$10.44	\$839,425	\$10.82	\$868,785	\$11.20					

ASSUMPTIONS:

- Gross Potential Rent - 15% increase in Year 1, 5% increase in Year 2, and 3% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 75% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 35% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - \$1,500 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$1,317,352	\$1,383,220	\$1,424,717	\$1,467,458	\$1,511,482	\$1,556,826	\$1,603,531	\$1,651,637	\$1,701,186	\$1,752,222
Office Income	\$11,557	\$11,903	\$12,260	\$12,628	\$13,007	\$13,397	\$13,799	\$14,213	\$14,640	\$15,079
U-Haul Income	\$25,376	\$26,137	\$26,921	\$27,729	\$28,284	\$28,849	\$29,426	\$30,015	\$30,615	\$31,227
Merchandise Sales	\$2,429	\$2,502	\$2,577	\$2,655	\$2,734	\$2,816	\$2,901	\$2,988	\$3,078	\$3,170
Tenant Insurance (Net)	\$37,850	\$40,373	\$42,896	\$44,183	\$45,508	\$46,874	\$48,280	\$49,728	\$51,220	\$52,757
Fee Income	\$16,121	\$16,605	\$17,103	\$17,616	\$18,145	\$18,689	\$19,250	\$19,827	\$20,422	\$21,035
Economic Vacancy	(\$158,082)	(\$165,986)	(\$170,966)	(\$176,095)	(\$181,378)	(\$186,819)	(\$192,424)	(\$198,196)	(\$204,142)	(\$210,267)
Effective Gross Income	\$1,252,603	\$1,314,754	\$1,355,509	\$1,396,174	\$1,437,782	\$1,480,633	\$1,524,763	\$1,570,212	\$1,617,018	\$1,665,223
Expenses										
Real Estate Taxes	\$198,394	\$202,362	\$206,409	\$210,537	\$214,748	\$219,043	\$223,424	\$227,892	\$232,450	\$237,099
Insurance	\$33,787	\$34,462	\$35,152	\$35,855	\$36,572	\$37,303	\$38,049	\$38,810	\$39,586	\$40,378
Utilities & Trash	\$32,109	\$32,751	\$33,406	\$34,074	\$34,756	\$35,451	\$36,160	\$36,883	\$37,621	\$38,373
On-Site Payroll	\$93,904	\$95,782	\$97,698	\$99,652	\$101,645	\$103,678	\$105,752	\$107,867	\$110,024	\$112,224
Management Fees	\$62,630	\$65,738	\$67,775	\$69,809	\$71,889	\$74,032	\$76,238	\$78,511	\$80,851	\$83,261
Bank and Credit Card Fees	\$28,184	\$29,582	\$30,499	\$31,414	\$32,350	\$33,314	\$34,307	\$35,330	\$36,383	\$37,468
Advertising & Marketing	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484	\$19,873	\$20,271	\$20,676	\$21,090	\$21,512
Office & Administrative	\$10,330	\$10,536	\$10,747	\$10,962	\$11,181	\$11,405	\$11,633	\$11,865	\$12,103	\$12,345
Telephone & Internet	\$3,264	\$3,329	\$3,396	\$3,464	\$3,533	\$3,604	\$3,676	\$3,749	\$3,824	\$3,901
Repairs & Maintenance	\$11,799	\$12,035	\$12,276	\$12,521	\$12,771	\$13,027	\$13,287	\$13,553	\$13,824	\$14,101
Total Operating Expenses	\$492,400	\$504,937	\$516,085	\$527,389	\$538,929	\$550,729	\$562,796	\$575,137	\$587,756	\$600,661
<i>Operating Expense Ratio</i>	39.3%	38.4%	38.1%	37.8%	37.5%	37.2%	36.9%	36.6%	36.3%	36.1%
Net Operating Income	\$760,203	\$809,817	\$839,425	\$868,785	\$898,853	\$929,904	\$961,967	\$995,076	\$1,029,262	\$1,064,561

653 CARLYLE AVE



Facility Name	Ashland Storage Centers East
Address	653 Carlyle Ave
City, State	Belleville, IL
County	St. Clair County
Parcel Number	08-23-0-305-020
Lot Size (Acres)	±4.13
Year Built	1977
Year Converted	2019
Year Expanded	2024
Number of Buildings	3
Number of Stories	1
Net Rentable SF	±42,946
Total Units	396
Climate Controlled Units	288
Non-Climate Controlled Units	46
Parking Spaces	61
Unit Occupancy	94%
Square Foot Occupancy	99%
3-Mile SF/Capita	14.46
5-Mile SF/Capita	11.50
Management	Owner-Operated w/ Employees
Foundation	Concrete
Framing	Steel
Roof	TPO, Metal
Fencing	Wrought Iron
Parking Surface	Asphalt
Entry	Electronic Gate, Keypad Entry
Security	61 Cameras
Traffic Counts	±17,761 VPD
Flood Zone	No
On-Site Apartment	No





BELLEVILLE UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	3	3	0	75	\$67	\$201	\$2,416
6 X 5.6	33.6	1	1	0	34	\$80	\$80	\$964
8 X 5	40	1	0	1	40	\$80	\$80	\$964
5 X 9	45	3	2	1	135	\$89	\$267	\$3,208
5 X 10	50	76	72	4	3,800	\$104	\$7,904	\$94,848
10 X 5.6	56	1	1	0	56	\$121	\$121	\$1,452
10 X 6.8	68	1	1	0	68	\$116	\$116	\$1,386
7 X 10	70	3	3	0	210	\$116	\$347	\$4,158
10 X 10	100	112	110	2	11,200	\$143	\$16,016	\$192,192
10 X 14	140	1	1	0	140	\$165	\$165	\$1,980
10 X 15	150	52	51	1	7,800	\$182	\$9,438	\$113,256
10 X 19	190	12	12	0	2,280	\$213	\$2,561	\$30,730
10 X 20	200	21	21	0	4,200	\$231	\$4,851	\$58,212
15 X 18	270	1	1	0	270	\$284	\$284	\$3,406
Totals	-	288	279	9	30,308	-	\$42,431	\$509,170

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	1	1	0	50	\$60	\$60	\$720
9 X 12	108	2	2	0	216	\$91	\$182	\$2,184
10 X 12	120	21	21	0	2,520	\$110	\$2,310	\$27,720
14 X 25	350	14	14	0	4,900	\$286	\$4,004	\$48,048
14 X 25	350	2	2	0	700	\$333	\$667	\$7,998
14 X 45	630	6	6	0	3,780	\$400	\$2,400	\$28,800
Totals	-	46	46	0	12,166	-	\$10,585	\$127,024

*New rates effective July 1st shown

BELLEVILLE UNIT MIX CONTINUED

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
10 X 20	0	18	11	7	-	\$56	\$1,012	\$12,139
12 X 20	0	22	17	5	-	\$67	\$1,476	\$17,714
12 X 30	0	9	9	0	-	\$77	\$693	\$8,316
10 X 40	0	2	2	0	-	\$113	\$227	\$2,719
13 X 35	0	9	8	1	-	\$99	\$891	\$10,692
13 X 45	0	1	1	0	-	\$126	\$126	\$1,512
Totals	-	61	48	13	-	-	\$4,424	\$53,093

Office

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
15.5 X 30.5	472.75	1	1	0	473	\$935	\$935	\$11,220
Totals	-	1	1	0	473	-	\$935	\$11,220

Facility Totals	-	396	374	22	42,946	-	\$58,376	\$700,506
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*New rates effective July 1st shown



19 ASHLAND AVE



Facility Name	Ashland Storage Centers
Address	19 Ashland Ave
City, State	Fairview Heights, IL
County	St. Clair County
Parcel Number	03-27-0-300-064
Lot Size (Acres)	±2.62
Year Built	2017
Number of Buildings	7
Number of Stories	1
Net Rentable SF	±34,650
Total Units	313
Climate Controlled Units	82
Non-Climate Controlled Units	231
Parking Spaces	0
Unit Occupancy	98%
Square Foot Occupancy	99%
3-Mile SF/Capita	8.13
5-Mile SF/Capita	9.07
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Cinder Block
Roof	Metal Shingle
Fencing	Wrought Iron
Parking Surface	Paved
Entry	Keypad Access
Security	20 Cameras
Traffic Counts	±8,221 VPD
Flood Zone	No
On-Site Apartment	No





FAIRVIEW HEIGHTS UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	18	18	0	900	\$66	\$1,188	\$14,256
10 X 10	100	100	98	2	10,000	\$104	\$10,400	\$124,800
10 X 10	100	5	5	0	500	\$116	\$580	\$6,960
10 X 15	150	95	94	1	14,250	\$137	\$13,015	\$156,180
10 X 20	200	13	13	0	2,600	\$194	\$2,517	\$30,202
Totals	-	231	228	3	28,250	-	\$27,700	\$332,398

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	40	38	2	2,000	\$104	\$4,160	\$49,920
10 X 10	100	38	38	0	3,800	\$143	\$5,434	\$65,208
10 X 15	150	4	4	0	600	\$182	\$726	\$8,712
Totals	-	82	80	2	6,400	-	\$10,320	\$123,840

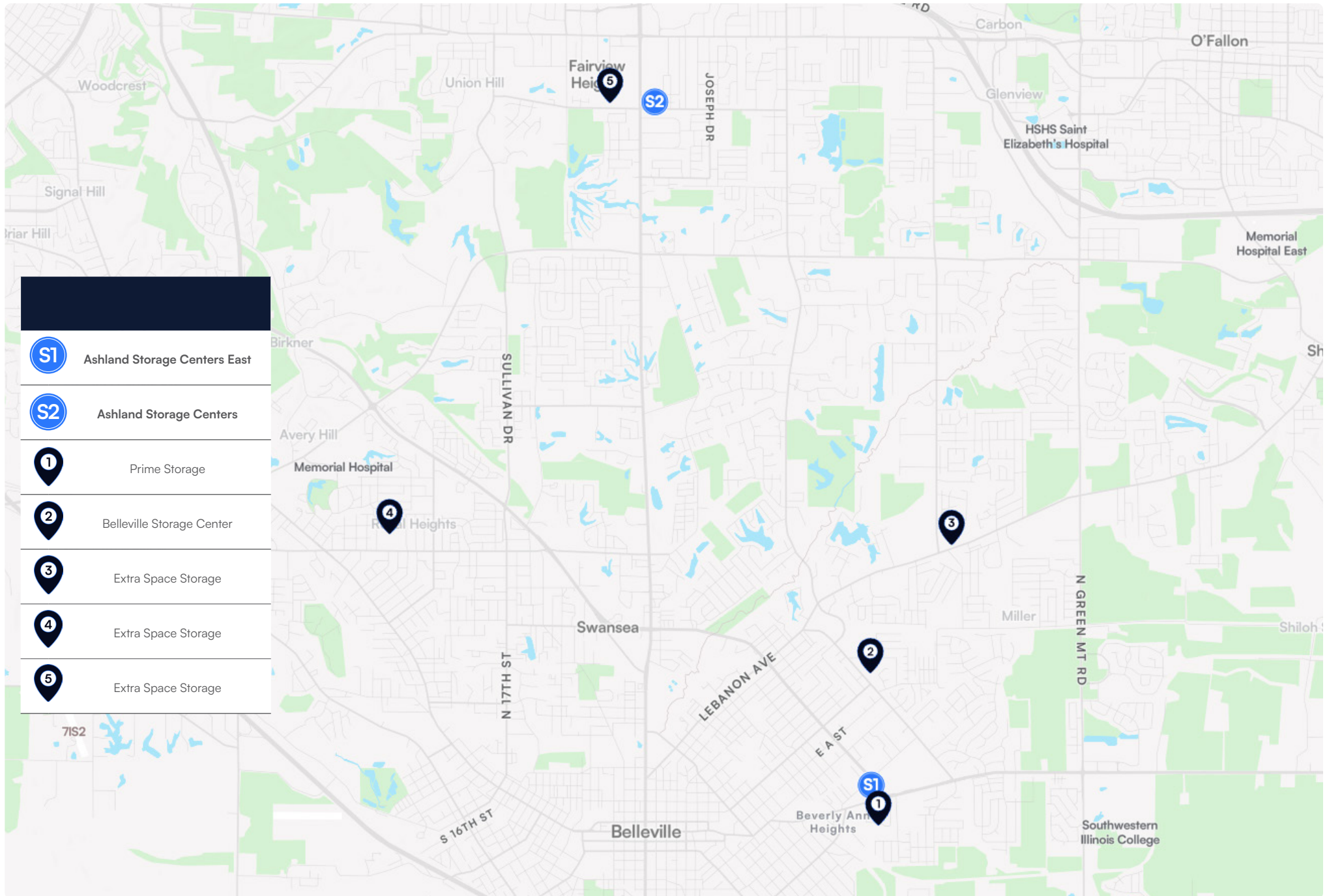
Facility Totals	-	313	308	5	34,650	-	\$38,020	\$456,238
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*New rates effective July 1st shown

CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		10x20 CC	
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate
 Subject Properties	653 Carlyle Ave, Belleville, IL & 19 Ashland Ave, Fairview Heights, IL	\$67.10	-	\$104.00	-	\$143.00	-	\$181.50	-	\$231.00	-
 Prime Storage	120 Carlyle Plaza Dr, Belleville, IL	\$79.00	\$67.00	\$159.00	\$103.00	\$194.00	\$157.00	\$232.00	\$216.00	\$368.00	\$334.00
 Belleville Storage Center	1500 West Blvd, Belleville, IL	\$50.00	-	\$68.00	-	\$103.00	-	\$146.00	-	\$176.00	-
 Extra Space Storage	2215 Lebanon Ave, Belleville, IL	-	-	\$175.00	\$120.00	\$263.00	\$166.00	\$344.00	\$234.00	\$438.00	\$319.00
 Extra Space Storage	4201 N Belt W, Belleville, IL	-	-	\$106.00	\$87.00	\$163.00	\$134.00	\$209.00	\$172.00	\$242.00	\$198.00
 Extra Space Storage	25 Longacre Dr, Fairview Heights, IL	-	-	-	-	\$245.00	\$201.00	-	-	-	-
Averages		\$64.50	\$67.00	\$127.00	\$103.33	\$193.60	\$164.50	\$232.75	\$207.33	\$306.00	\$283.67
Average Rent Per SF		\$2.58	\$2.68	\$2.54	\$2.07	\$1.94	\$1.65	\$1.55	\$1.38	\$1.53	\$1.42

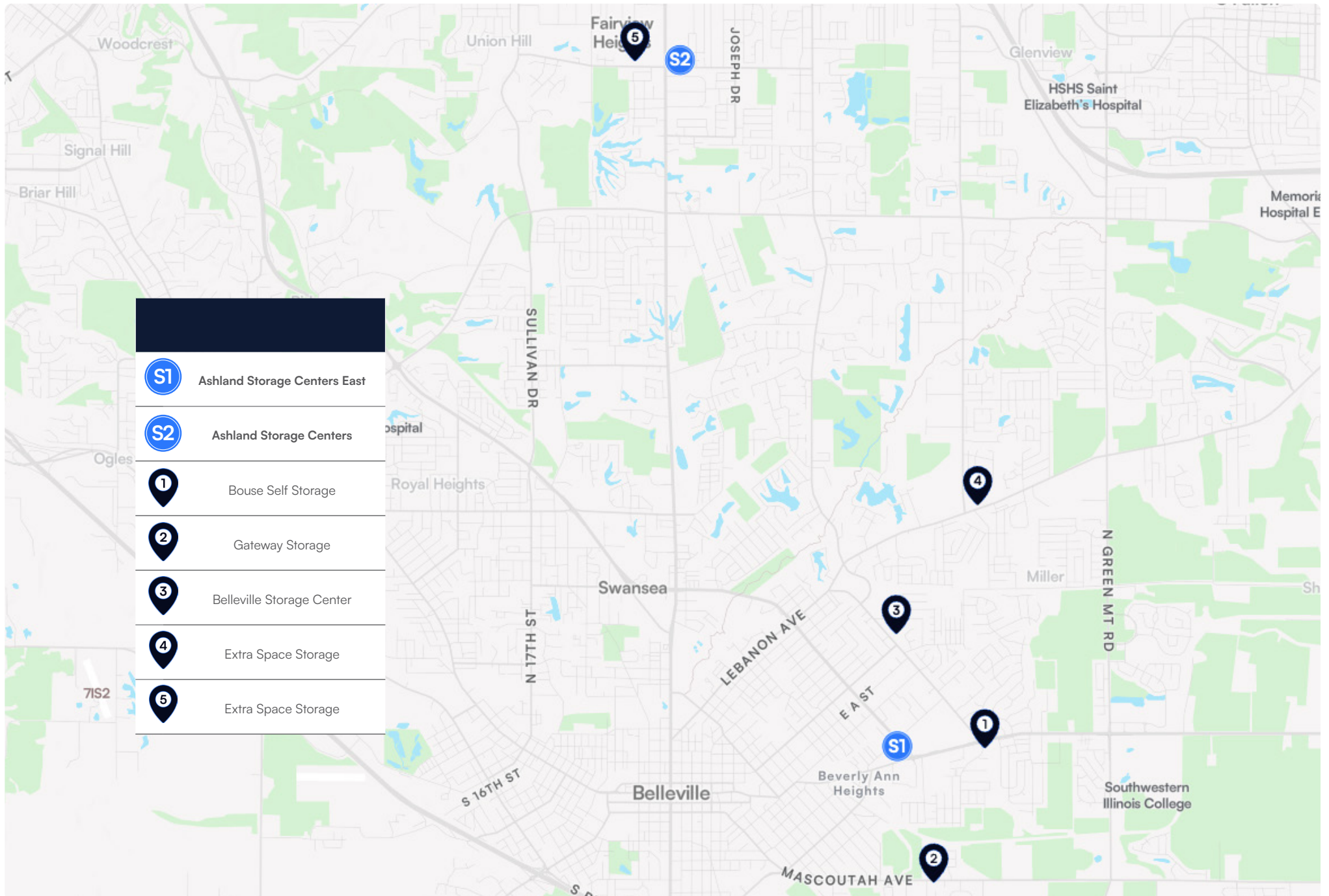
CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x15 NC		10x20 NC	
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate
 Subject Property	653 Carlyle Ave, Belleville, IL & 19 Ashland Ave, Fairview Heights, IL	\$66.00	-	\$104.00	-	\$137.00	-	\$193.60	-
 Bouse Self Storage	22 Lawndale Dr, Belleville, IL	-	-	\$99.00	-	\$124.00	-	\$225.00	-
 Gateway Storage	2003 Mascoutah Ave, Belleville, IL	\$62.00	-	\$99.00	\$49.50	\$148.00	-	\$206.00	-
 Belleville Storage Center	1500 West Blvd, Belleville, IL	\$68.00	-	\$93.00	-	\$131.00	-	\$146.00	-
 Extra Space Storage	2215 Lebanon Ave, Belleville, IL	\$129.00	\$96.00	\$193.00	\$131.00	\$251.00	\$172.00	\$323.00	\$241.00
 Extra Space Storage	25 Longacre Dr, Fairview Heights, IL	-	-	\$166.00	\$136.00	-	-	\$259.00	\$208.00
Averages		\$86.33	\$96.00	\$130.00	\$105.50	\$163.50	\$172.00	\$231.80	\$224.50
Average Rent Per SF		\$1.73	\$1.92	\$1.30	\$1.06	\$1.09	\$1.15	\$1.16	\$1.12

NON-CLIMATE CONTROLLED RENT COMPARABLES MAP





02

MARKET
OVERVIEW

ST. CLAIR COUNTY, ILLINOIS DEMOGRAPHIC ANALYSIS

38.6

Median Age

69,023

Owner Occupied
Households

31,823

Renter Occupied
Households

\$73,854

Median Household
Income



251,149

TOTAL
POPULATION

\$4.59B

CONSUMER
SPENDING

740

FUTURE RESIDENTIAL
DEVELOPMENTS

\$96,049

AVERAGE
HOUSEHOLD INCOME



ST. LOUIS, MO

A photograph of the St. Louis skyline at sunset. The Gateway Arch is the central focus, curving from the foreground towards the background. To the left, the Missouri State Capitol building is visible. The sky is a mix of orange, pink, and blue, and the city lights are beginning to glow. The foreground shows a body of water with light trails from a boat.

LOCAL MARKET OVERVIEW

The St. Louis metropolitan area is one of the Midwest's largest and most strategically positioned economic centers, serving as a critical hub for transportation, healthcare, manufacturing, financial services, and logistics. Anchored by a diverse employment base and a population exceeding 2.8 million residents across Missouri and Illinois, the region benefits from exceptional connectivity through Interstate corridors, six Class I railroads, the Mississippi River freight network, and St. Louis Lambert International Airport. Major institutions including BJC HealthCare, Washington University, Boeing, Edward Jones, and Anheuser-Busch contribute to long-term economic stability and workforce depth. The metro's affordability relative to other major U.S. markets continues to attract businesses and residents seeking lower operating and housing costs while maintaining access to a large labor pool and extensive infrastructure.

St. Louis also maintains strong demographic and consumer fundamentals that support ongoing commercial real estate demand across industrial, retail, multifamily, office, and self-storage sectors. Population density throughout St. Louis County, St. Charles County, and the Illinois Metro East region supports sustained residential and business activity, while continued investment in advanced manufacturing, biosciences, distribution, and aviation strengthens regional economic diversification. The market benefits from a central geographic location within the United States, allowing companies to efficiently reach a significant portion of the national population within a one-day drive. Combined with stable housing costs, established suburban communities, and expanding logistics infrastructure, the St. Louis metro continues to position itself as a reliable long-term market for investment and development activity.

ST. LOUIS: A LEADING MIDWEST GROWTH MARKET

#3 nationally for job growth

— U.S. Bureau of Labor Statistics

Top 20 Fastest-Growing Regional Economies

— Missouri Partnership

Top 10 U.S. Market for Tech Talent

— Missouri Partnership

Largest inland port and freight networks

— St. Louis Regional Freightway

45,000 residents over the past decade

— U.S. Census Bureau

One of the fastest-growing counties in Missouri

— Missouri Census Data Center

The St. Louis metropolitan economy is one of the most diversified and infrastructure-driven economies in the Midwest, anchored by advanced manufacturing, healthcare, aerospace, bioscience, financial services, logistics, and defense-related industries. With a regional GDP exceeding \$209 billion, the metro continues to leverage its central U.S. location, multimodal transportation network, and highly skilled labor force to attract business investment and industrial expansion. Major employers including Boeing, BJC HealthCare, Bayer, Edward Jones, Enterprise Mobility,

and Washington University in St. Louis contribute to long-term economic stability and innovation across the region. St. Louis also benefits from its position as one of the nation's largest inland freight and rail hubs, supported by six Class I railroads, extensive interstate connectivity, and access to the Mississippi River system. Continued investment in advanced manufacturing, geospatial intelligence, aerospace technology, and logistics infrastructure has strengthened the metro's competitiveness while maintaining operating costs below many peer markets.

FAIRVIEW HEIGHTS DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	7,027	38,661	126,563
2025 Population	6,021	35,468	118,340
2030 Population Projection	5,740	34,450	115,505
Median Age	41.5	42.1	41.5

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	3,114	16,074	52,727
2025 Households	2,663	14,728	49,240
2030 Household Projection	2,537	14,297	48,040
Owner Occupied Households	1,536	10,085	31,463
Renter Occupied Households	1,001	4,212	16,578

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$78,584	\$115,368	\$100,908
Median Household Income	\$71,093	\$89,941	\$76,055
< \$25,000	347	1,433	7,102
\$25,000 - 50,000	645	2,685	10,426
\$50,000 - 75,000	414	1,939	6,822
\$75,000 - 100,000	649	2,186	6,397
\$100,000 - 125,000	256	1,681	4,889
\$125,000 - 150,000	143	1,193	3,667
\$150,000 - 200,000	127	1,586	4,903
\$200,000+	81	2,024	5,034

BELLEVILLE, IL DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	10,150	51,061	98,834
2025 Population	9,400	48,219	93,158
2030 Population Projection	9,154	47,182	91,110
Median Age	41.6	40	40

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	4,501	21,075	41,286
2025 Households	4,177	19,911	38,811
2030 Household Projection	4,069	19,485	37,930
Owner Occupied Households	2,504	11,707	22,439
Renter Occupied Households	1,565	7,778	15,491

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$75,020	\$90,572	\$95,435
Median Household Income	\$61,250	\$69,950	\$74,194
< \$25,000	829	3,263	5,577
\$25,000 - 50,000	1,099	4,524	8,805
\$50,000 - 75,000	546	2,751	5,199
\$75,000 - 100,000	551	2,511	5,364
\$100,000 - 125,000	468	2,205	3,979
\$125,000 - 150,000	344	1,498	2,923
\$150,000 - 200,000	230	1,820	3,875
\$200,000+	111	1,340	3,090

Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **653 Carlyle Ave, Belleville, IL 62221 & 19 Ashland Ave, Fairview Heights, IL 62208** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

OFFERING MEMORANDUM

ASHLAND STORAGE CENTERS (ST. LOUIS MSA)

653 CARLYLE AVE, BELLEVILLE, IL 62221 & 19 ASHLAND AVE, FAIRVIEW HEIGHTS, IL 62208

EXCLUSIVELY LISTED BY:

CAMPBELL WATKINS

Senior Associate

Self-Storage

Direct +1 (404) 446-3534

Mobile +1 (678) 735-1386

campbell.watkins@matthews.com

License No. 430010 (GA)

HUNTER REYNOLDS

Associate Vice President

Self-Storage

Direct +1 (404) 380-1196

Mobile +1 (865) 216-7034

hunter.reynolds@matthews.com

License No. 414787 (GA)

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Matt Fitzgerald

License No. 471021676 (IL)

Firm No. 478027547 (IL)

