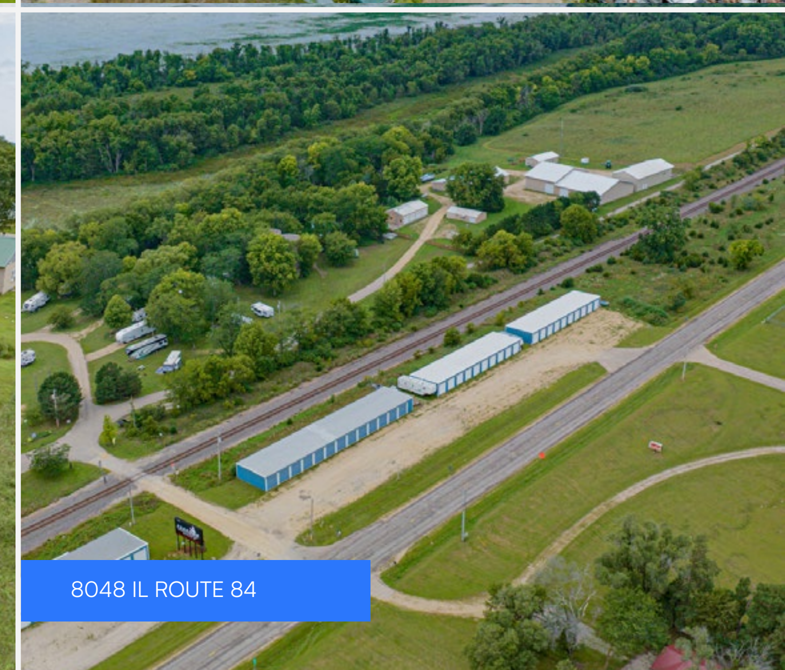
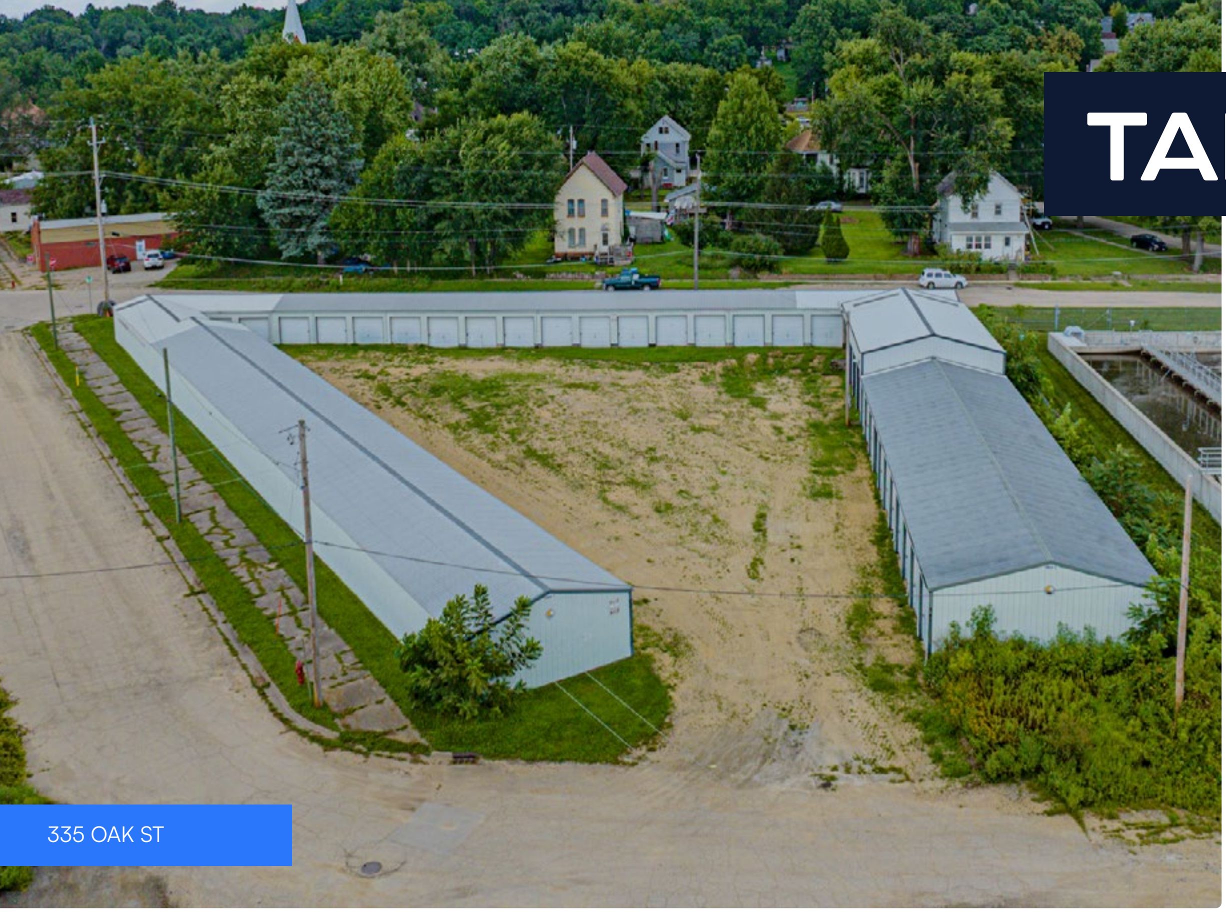
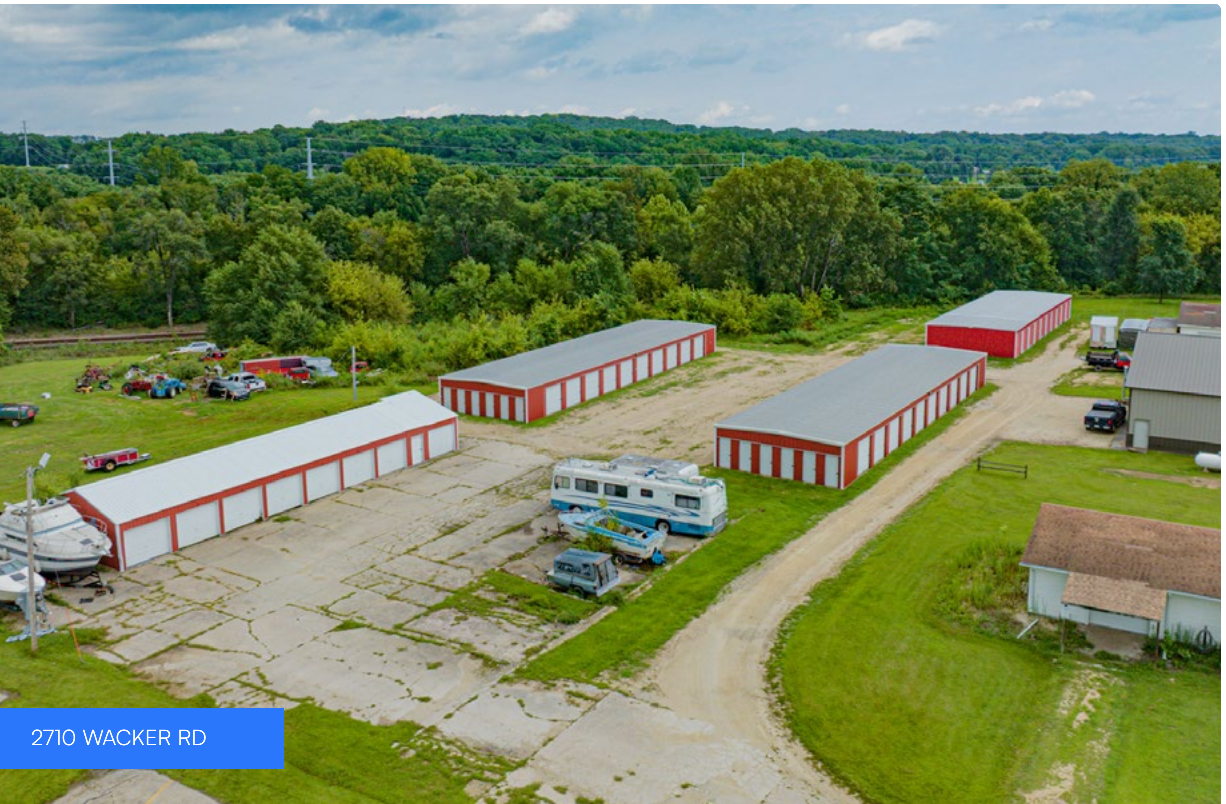


RIVERSIDE STORAGE PORTFOLIO

6 PROPERTIES | SAVANNA, IL | OFFERING MEMORANDUM





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BROKER OF RECORD
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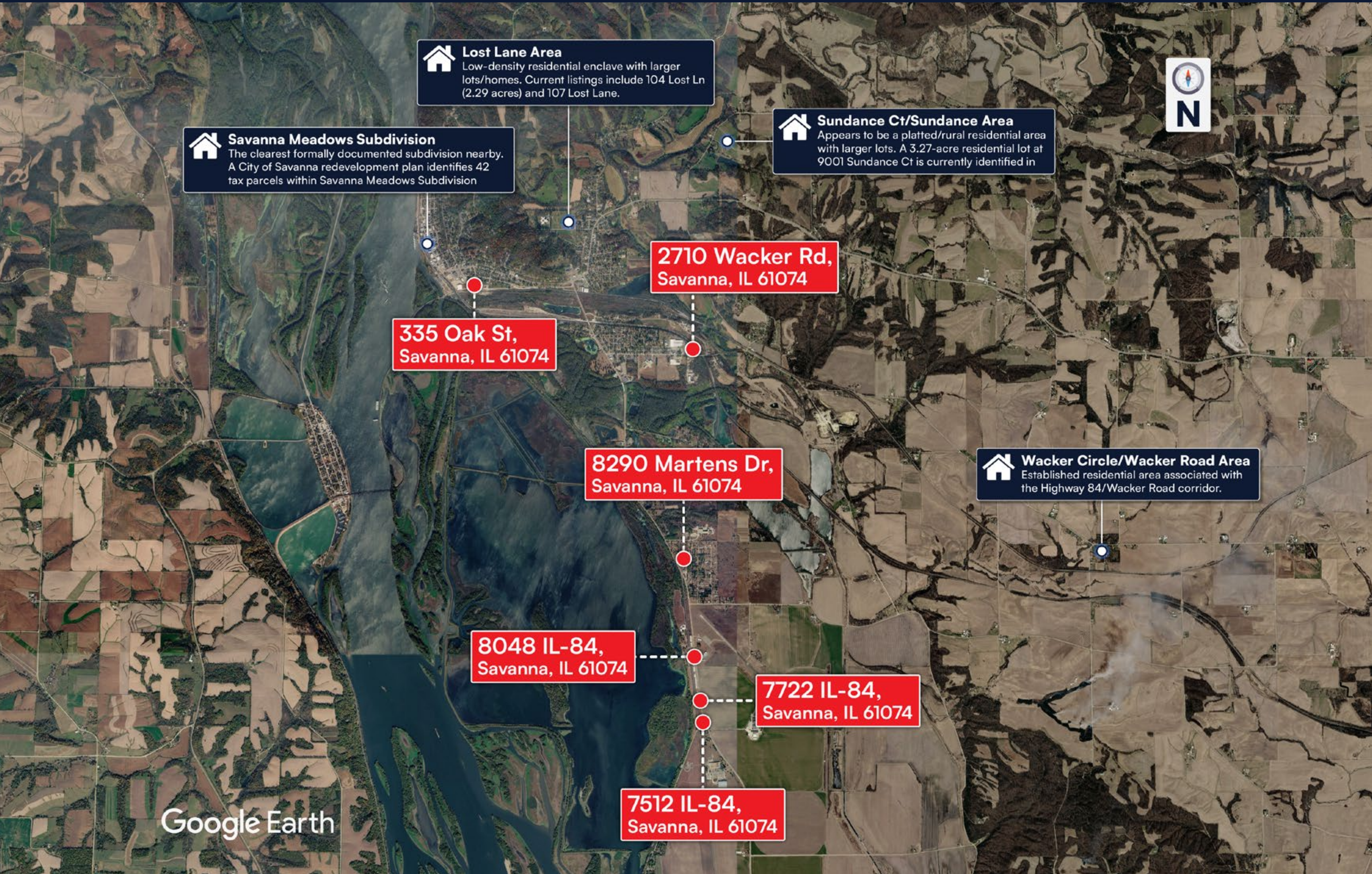
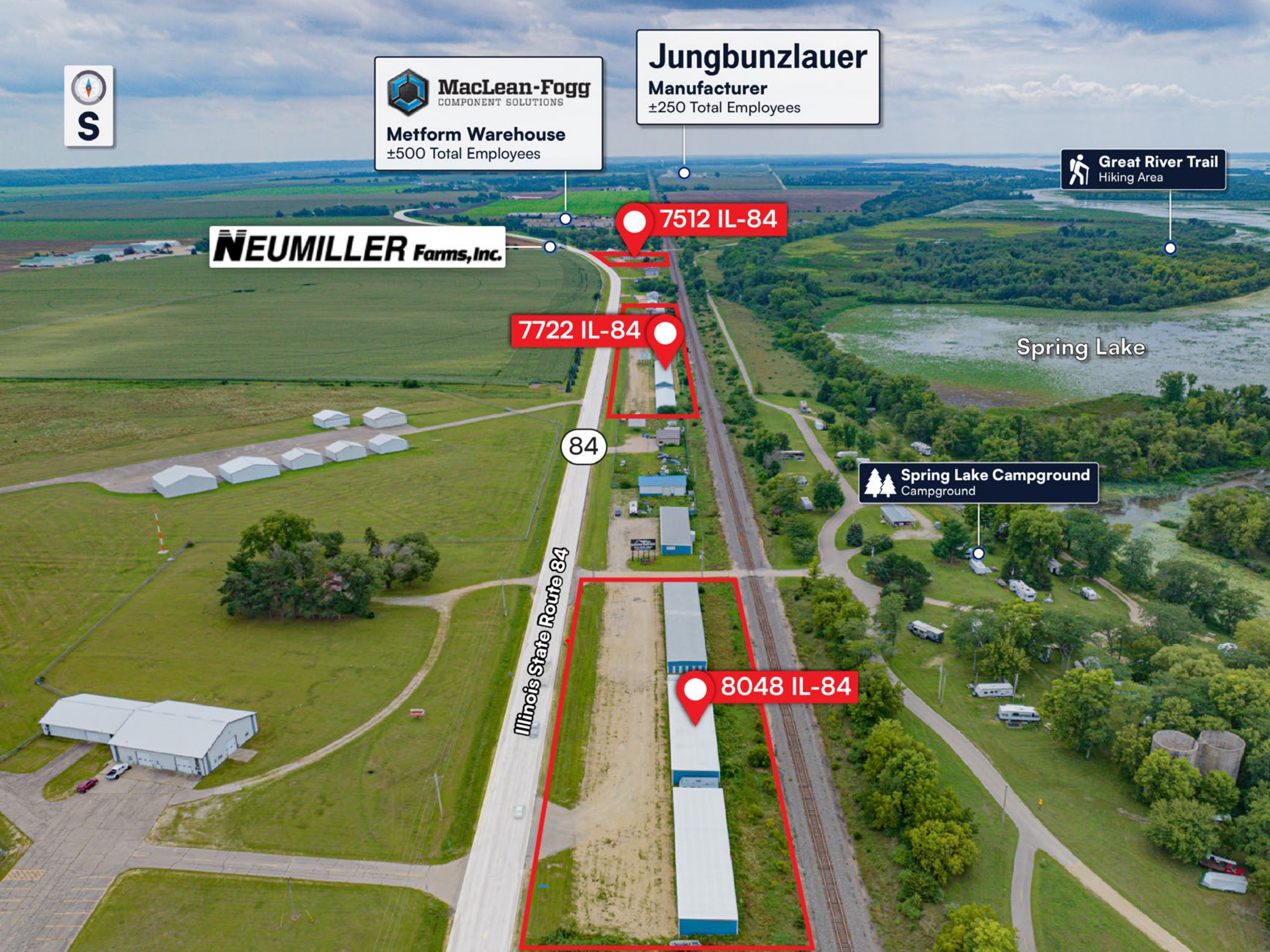
Firm Lic. No.: 478027547 (IL)

Portfolio Overview



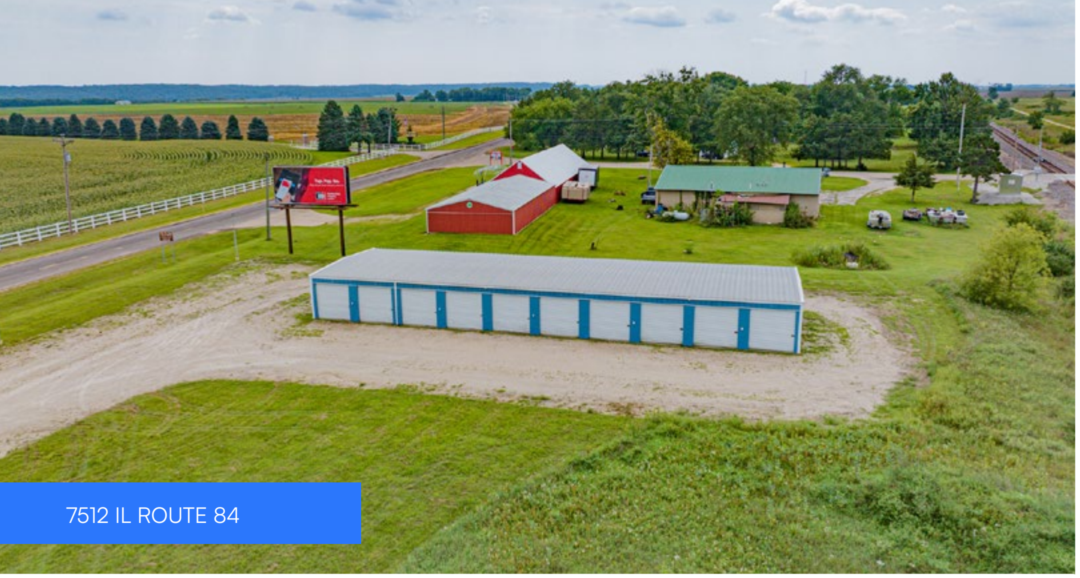
NW
North Savanna Residential
±400 Homes
Downtown
Savanna
Mississippi River
ACE Hardware
SUBWAY
NAPA
RUSTIC RIVER CABINS
52
Chicago Ave
SULLIVANS FOODS
DOLLAR GENERAL
335 Oak St


NW
BNSF Railway Co
Railroad Company
SUPERIOR AUTO
"CONSIDER IT DONE"
Casey's
Big Elm
±500 Residents | ±240 Households
West Carroll Middle
±162 Students
LABELMILL
print+apply
zurn • elkay
WATER SOLUTIONS
Manufacturer
±200 Total Employees
City Public Works Garage
Public Works Department
Heartland Pet Welfare
2720 WACKER RD SAVANNA, IL 61074
HEARTLANDPETWELFAREINC@GMAIL.COM
815.273.0556
MacLean-Fogg
COMPONENT SOLUTIONS
Extrusion Sciences Building
±400 Total Employees
Wacker Rd
2710 Wacker Rd

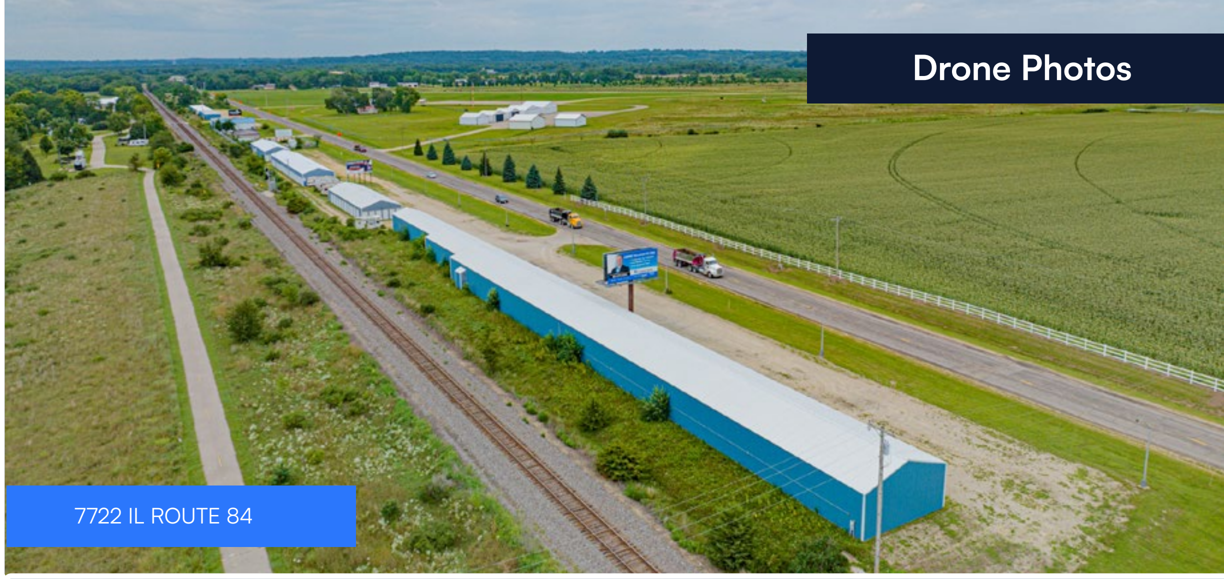

S
MacLean-Fogg
COMPONENT SOLUTIONS
Metform Warehouse
±500 Total Employees
Jungbunzlauer
Manufacturer
±250 Total Employees
Great River Trail
Hiking Area
NEUMILLER Farms, Inc.
7512 IL-84
7722 IL-84
Spring Lake
84
Spring Lake Campground
Campground
Illinois State Route 84
8048 IL-84

S
Jungbunzlauer
Manufacturer
±250 Total Employees
Great River Trail
Hiking Area
7512 IL-84
8048 IL-84
Spring Lake
Savanna Tri-Township Airport (SFY)
Airport
Spring Lake Campground
Campground
MacLean-Fogg
COMPONENT SOLUTIONS
Metform Warehouse
±500 Total Employees
84
Illinois State Route 84
T&T Iron & Metals, Inc.
RECYCLING FOR OUR FUTURE
2710 Wacker Rd

Drone Photos

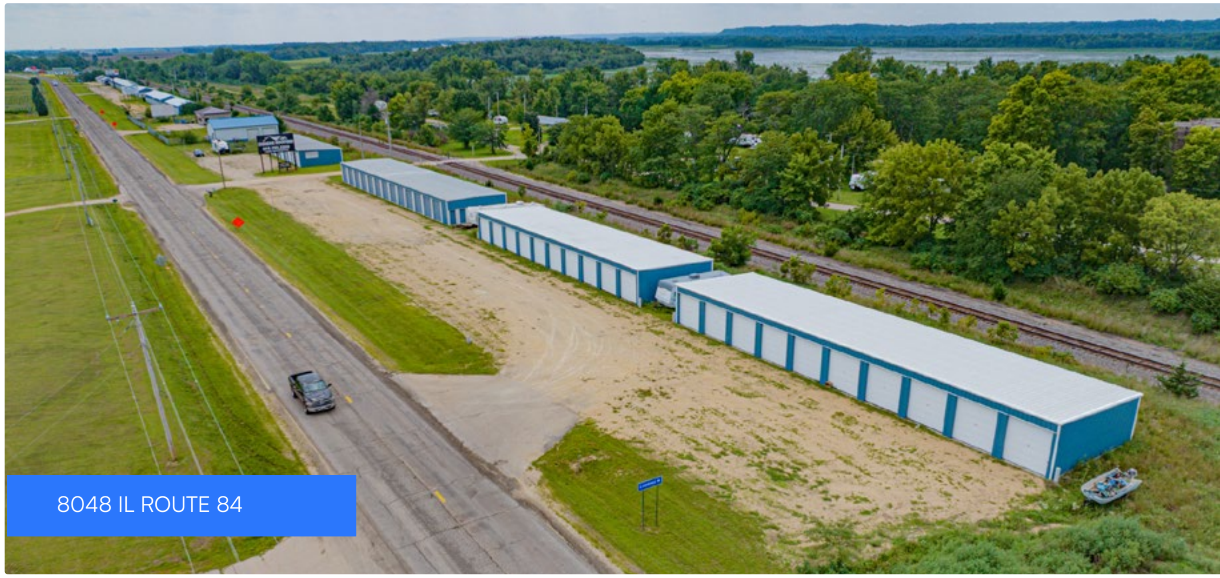


7512 IL ROUTE 84



7722 IL ROUTE 84

8290 MARTENS DR



8048 IL ROUTE 84

2710 WACKER RD

335 OAK ST

01 PORTFOLIO DETAILS

PORTFOLIO OVERVIEW

Facility Name	Riverside Storage
Addresses	7722 IL-84, 7512 IL-84, 335 Oak St, 2710 Wacker Rd, 8290 Martens Dr
City, State	Savanna, IL
County	Carroll County
Parcel Numbers	08-07-26-200-002, 08-07-25-300-001, 08-07-25-300-003, 08-07-10-116-081, 08-07-12-303-001, 08-07-23-402-005
Lot Size (Acres)	±18.58
Year Built	1987-2010
Number of Buildings	19
Number of Stories	1
Net Rentable SF	±93,054
Total Units	441
Climate Controlled Units	0
Non-Climate Controlled Units	441
Parking Spaces	0
Unit Occupancy	80%
Square Foot Occupancy	82%
Economic Occupancy	79%
Management	Owner-Operated
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	None
Parking Surface	Gravel
Entry	Open Access
Traffic Counts	±4,350 VPD
Flood Zone	No
On-Site Apartment	No

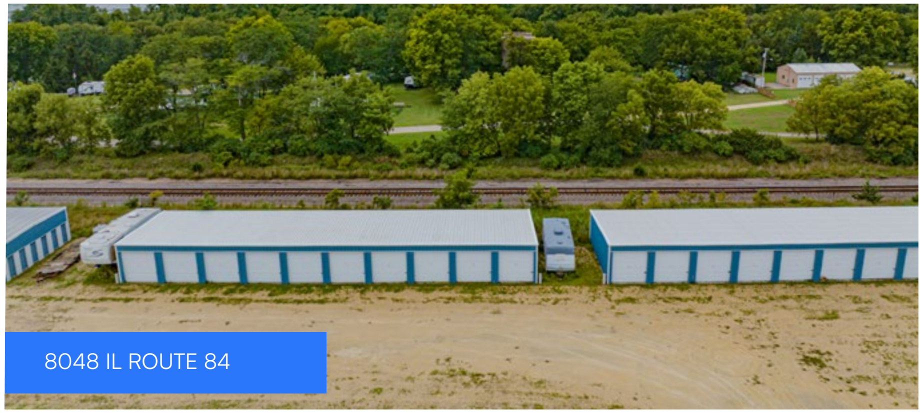
INVESTMENT HIGHLIGHTS

- Seller Financing available with very attractive debt terms for qualified investors
- Extremely low basis - being offered at only $27 per square foot, which is far below replacement cost
- Zero competition - with closest competitors over 8 miles away, there are no competitors for this property within the city of Savanna
- Mom & Pop Operated - currently owner-operated which offers immediate upside through website implementation, online advertising, and improved occupancy
- Very attractive projected cash-on-cash returns at stabilization

LISTING DETAILS

$2,600,000
List Price

$169,486 Current NOI	**$206,215** Year 2 NOI	**$228,188** Year 4 NOI
6.53% Current Cap Rate	**7.93%** Year 2 Cap Rate	**8.78%** Year 4 Cap Rate
441 Total Units	**18.58 AC** Lot Size	**93,054** Net Rentable SF
80% Unit Occupancy	**82%** SF Occupancy	**79%** Economic Occupancy



UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
10 X 10	100	69	60	9	6,900	$58	$4,002	$48,024
10 X 15	150	30	20	10	4,500	$62	$1,860	$22,320
10 X 18	180	2	2	0	360	$65	$130	$1,560
10 X 20	200	108	94	14	21,600	$70	$7,560	$90,720
10 X 24	240	27	26	1	6,480	$72	$1,944	$23,328
10 X 25	250	36	33	3	9,000	$75	$2,700	$32,400
10 X 30	300	26	19	7	7,800	$80	$2,080	$24,960
11 X 30	330	4	4	0	1,320	$50	$200	$2,400
12 X 30	360	73	67	6	26,280	$95	$6,935	$83,220
16 X 30	480	7	2	5	3,360	$100	$700	$8,400
30 X 40	1,200	1	1	1	1,200	$400	$400	$4,800
36 X 54	1,944	1	0	1	1,944	$100	$100	$1,200
5 X 10	50	1	0	1	50	$45	$45	$540
5 X 12	60	1	0	1	60	$40	$40	$480
5 X 8	40	55	27	28	2,200	$45	$2,475	$29,700
Facility Totals	**-**	**441**	**355**	**87**	**93,054**	**-**	**$31,171**	**$374,052**

FINANCIAL OVERVIEW

		T-12			Year 1			Year 2			Year 3			Year 4	
		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF
Income															
Gross Potential Rent		$374,052	$4.02		$374,052	$4.02		$392,755	$4.22		$404,537	$4.35		$416,673	$4.48
Billboard & Parking Income		$24,000	$0.26		$24,720	$0.27		$25,462	$0.27		$26,225	$0.28		$27,012	$0.29
Merchandise Sales		$0.00	$0.00		$0.00	$0.00		$0.00	$0.00		$0.00	$0.00		$0.00	$0.00
Tenant Insurance (Net)		$0.00	$0.00		$6,880	$0.07		$13,759	$0.15		$20,639	$0.22		$21,258	$0.23
Admin Fees		$0.00	$0.00		$4,320	$0.05		$4,450	$0.05		$4,583	$0.05		$4,721	$0.05
Late Fees		$0.00	$0.00		$3,184	$0.03		$3,280	$0.04		$3,378	$0.04		$3,479	$0.04
Economic Vacancy	-21.3%	($79,646)	($0.86)	-15.0%	($56,108)	($0.60)	-12.0%	($47,131)	($0.51)	-12.0%	($48,544)	($0.52)	-12.0%	($50,001)	($0.54)
Effective Gross Income		**$318,406**	**$3.42**		**$357,048**	**$3.84**		**$392,574**	**$4.22**		**$410,818**	**$4.41**		**$423,143**	**$4.55**
Expenses															
Real Estate Taxes		$32,446	$0.35		$53,544	$0.58		$54,615	$0.59		$55,707	$0.60		$56,822	$0.61
Insurance		$23,503	$0.25		$23,973	$0.26		$24,453	$0.26		$24,942	$0.27		$25,440	$0.27
Utilities & Trash		$17,871	$0.19		$18,228	$0.20		$18,593	$0.20		$18,965	$0.20		$19,344	$0.21
*On-Site Payroll		$30,000	$0.32		$30,600	$0.33		$31,212	$0.34		$31,836	$0.34		$32,473	$0.35
*Management Fees		$15,920	$0.17		$17,852	$0.19		$19,629	$0.21		$20,541	$0.22		$21,157	$0.23
*Bank and Credit Card Fees		$7,164	$0.08		$8,034	$0.09		$8,833	$0.09		$9,243	$0.10		$9,521	$0.10
Advertising & Marketing		$0.00	$0.00		$6,000	$0.06		$6,120	$0.07		$6,242	$0.07		$6,367	$0.07
*Office & Administrative		$5,323	$0.06		$5,429	$0.06		$5,538	$0.06		$5,649	$0.06		$5,762	$0.06
*Telephone & Internet		$3,200	$0.03		$3,264	$0.04		$3,329	$0.04		$3,396	$0.04		$3,464	$0.04
*Repairs & Maintenance		$13,493	$0.15		$13,763	$0.15		$14,038	$0.15		$14,319	$0.15		$14,605	$0.16
Total Operating Expenses		**$148,920**	**$1.60**		**$180,688**	**$1.94**		**$186,359**	**$2.00**		**$190,840**	**$2.05**		**$194,955**	**$2.10**
Operating Expense Ratio		*46.8%*	-		*50.6%*	-		*47.5%*	-		*46.5%*	-		*46.1%*	-
Net Operating Income		**$169,486**	**$1.82**		**$176,360**	**$1.90**		**$206,215**	**$2.22**		**$219,978**	**$2.36**		**$228,188**	**$2.45**

***Expenses not incurred by seller**

ASSUMPTIONS:

- Gross Potential Rent - Unchanged in Year 1, 5% increase in Year 2, and 3% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 20% penetration x $6.50 (Profit) x 12 months in Year 1, 40% penetration in Year 2, 60% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - $24 per move-in x 15 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% 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 - $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	$374,052	$392,755	$404,537	$416,673	$429,174	$442,049	$455,310	$468,970	$483,039	$497,530
Billboard & Parking Income	$24,720	$25,462	$26,225	$27,012	$27,823	$28,657	$29,517	$30,402	$31,315	$32,254
Merchandise Sales	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Tenant Insurance (Net)	$6,880	$13,759	$20,639	$21,258	$21,896	$22,553	$23,229	$23,926	$24,644	$25,383
Admin Fees	$4,320	$4,450	$4,583	$4,721	$4,862	$5,008	$5,158	$5,313	$5,472	$5,637
Late Fees	$3,184	$3,280	$3,378	$3,479	$3,584	$3,691	$3,802	$3,916	$4,033	$4,154
Economic Vacancy	($56,108)	($47,131)	($48,544)	($50,001)	($51,501)	($53,046)	($54,637)	($56,276)	($57,965)	($59,704)
Effective Gross Income	**$357,048**	**$392,574**	**$410,818**	**$423,143**	**$435,837**	**$448,912**	**$462,379**	**$476,251**	**$490,538**	**$505,254**
Expenses										
Real Estate Taxes	$53,544	$54,615	$55,707	$56,822	$57,958	$59,117	$60,299	$61,505	$62,736	$63,990
Insurance	$23,973	$24,453	$24,942	$25,440	$25,949	$26,468	$26,998	$27,538	$28,088	$28,650
Utilities & Trash	$18,228	$18,593	$18,965	$19,344	$19,731	$20,126	$20,528	$20,939	$21,357	$21,785
On-Site Payroll	$30,600	$31,212	$31,836	$32,473	$33,122	$33,785	$34,461	$35,150	$35,853	$36,570
Management Fees	$17,852	$19,629	$20,541	$21,157	$21,792	$22,446	$23,119	$23,813	$24,527	$25,263
Bank and Credit Card Fees	$8,034	$8,833	$9,243	$9,521	$9,806	$10,101	$10,404	$10,716	$11,037	$11,368
Advertising & Marketing	$6,000	$6,120	$6,242	$6,367	$6,495	$6,624	$6,757	$6,892	$7,030	$7,171
Office & Administrative	$5,429	$5,538	$5,649	$5,762	$5,877	$5,995	$6,114	$6,237	$6,361	$6,489
Telephone & Internet	$3,264	$3,329	$3,396	$3,464	$3,533	$3,604	$3,676	$3,749	$3,824	$3,901
Repairs & Maintenance	$13,763	$14,038	$14,319	$14,605	$14,897	$15,195	$15,499	$15,809	$16,125	$16,448
Total Operating Expenses	**$180,688**	**$186,359**	**$190,840**	**$194,955**	**$199,161**	**$203,460**	**$207,854**	**$212,347**	**$216,939**	**$221,633**
Operating Expense Ratio	*50.6%*	*47.5%*	*46.5%*	*46.1%*	*45.7%*	*45.3%*	*45.0%*	*44.6%*	*44.2%*	*43.9%*
Net Operating Income	**$176,360**	**$206,215**	**$219,978**	**$228,188**	**$236,676**	**$245,452**	**$254,525**	**$263,904**	**$273,599**	**$283,621**

02

MARKET OVERVIEW

DEMOGRAPHIC ANALYSIS

POPULATION

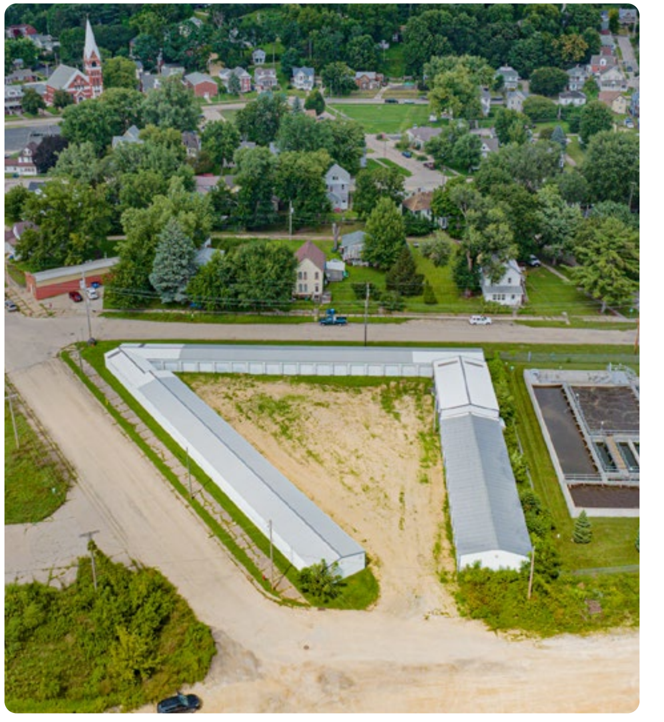
	3 MILES	5 MILES	10 MILES
2020 Population	1,078	5,105	10,129
2025 Population	1,061	5,073	9,906
2030 Population Projection	1,046	5,021	9,766
Median Age	49.2	47.9	48.1

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2020 Households	423	2,219	4,390
2025 Households	413	2,199	4,277
2030 Household Projection	406	2,175	4,211
Owner Occupied Households	351	1,675	3,238
Renter Occupied Households	55	500	973

INCOME

	3 MILES	5 MILES	10 MILES
Avg Household Income	$69,590	$67,290	$70,364
Median Household Income	$64,330	$53,087	$55,976
< $25,000	67	410	800
$25,000 - 50,000	93	643	1,136
$50,000 - 75,000	115	451	868
$75,000 - 100,000	53	258	546
$100,000 - 125,000	41	185	352
$125,000 - 150,000	20	128	273
$150,000 - 200,000	18	66	189
$200,000+	5	57	112



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2. You will hold it and treat it in the strictest of confidence; and
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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.

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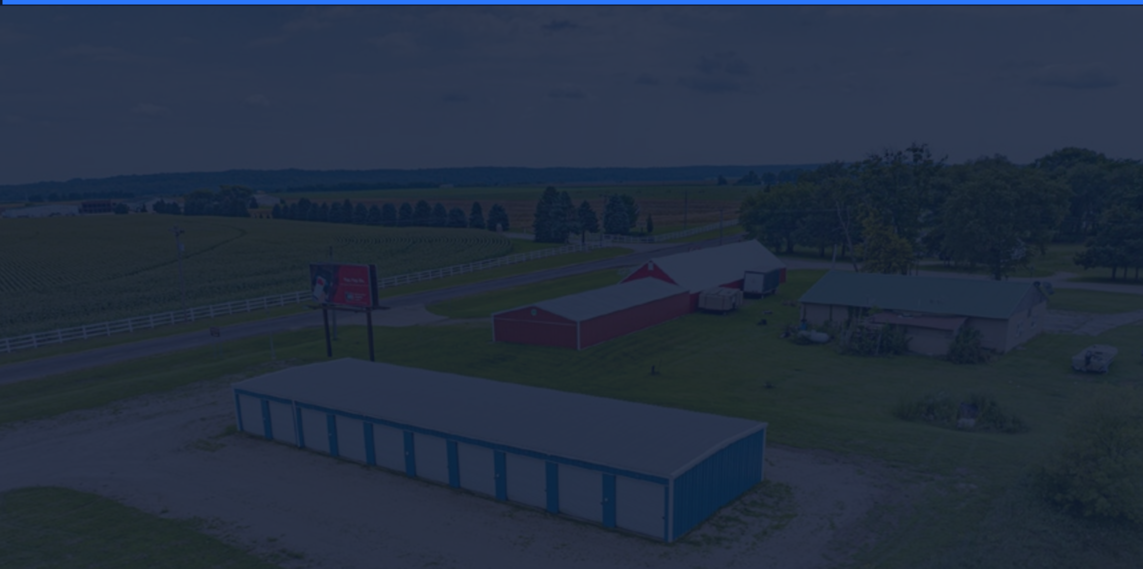
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

OFFERING MEMORANDUM

RIVERSIDE STORAGE PORTFOLIO

6 PROPERTIES | SAVANNA, IL | OFFERING MEMORANDUM



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