



America's Premier Self Storage Brokers



Drexel Hill Storage Units & Conversion 752 Burmont Road Drexel Hill, PA 19026

Listing Broker:

Chuck Shields

Beacon Commercial Real Estate

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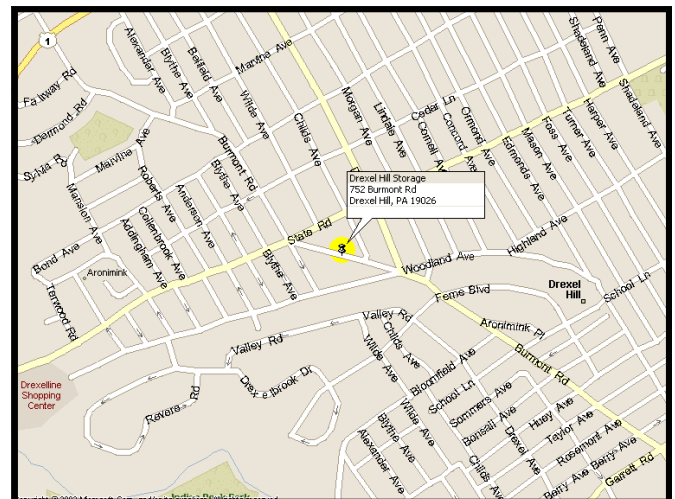


Proposed Conversion

SALIENT DATA

Price:	\$1,475,000
Proposed Cap Rate:	8%
Total Units (Existing):	63
Proposed Units (Phase I):	36
Unit Occupancy:	100%
Total Proposed and Existing:	99
Total Square Feet:	20,770
Rentable Square Feet:	18,160
Number of Buildings:	3
Total Land Area:	0.8 Acres

Stabilized Income (after Phase I conversion)	
Projected Gross Income:	\$157,800
Less Vacancy:	(\$3,500)
Effective Gross Income:	\$154,300
Total Operating Expenses:	<u>\$26,200</u>
Net Operating Income:	\$128,100



*Does not include Phase II conversion projects

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