



28900 Schoolcraft Rd. Livonia, MI

INVESTMENT OFFERING - CLOVER SELF STORAGE NEW TO MARKET

- Class A Climate Controlled Storage, Covered RV Storage, Trailer Storage, U-HAUL Rental, etc.
- New construction and recently completed with Certificate of Occupancy early in March, 2024.
- Monthly positive absorption since opening.
- Onsite amenities: management office, customer P.O. boxes, customer conference room, customer lounge, propane fill station, vacuum / air station.
- 850' of I-96 frontage along Schoolcraft Rd (service drive) visibility to 142,317 daily cars along I-96.
- 1-Mile radius to high performing: Costco, Home Depot, Menards, Walmart, Millennium Park Mall, etc.
- Gross Potential Income "AS IS" of \$158,945 / month (\$1,907,340 / year). Currently at \$93,935 / month through 10/31/2024.
- 2023 Real Estate Taxes \$98,284.50 (2023 Summer \$47,918.55, 2023 Winter \$50,365.95).
- **Value Added Potential**
 - Current climate controlled lower level for additional storage for approximately 3,941 SF (Gross Potential Income \$7,000 month / \$84,000 year).
 - Future west side drive-up storage could be added for approximately 22,300 SF (Gross Potential Income \$30,340 month / \$364,080 year)



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• Situated on 5.54 acres comprising a 126,944 SF +/- enclosed climate controlled "drive through" storage building and 159,920 SF +/- of surface storage area.

838 Units defined below:

• Climate Controlled

- 204 Interior 1st Floor Self Storage (91.2% occupied)
- 388 Interior 2nd Floor Self Storage (13.7% Occupied) - recently completed
- 35 Exterior Self Storage (88.6% occupied)
- 33 Bay Self Storage (100% occupied)
- 40 P.O. Boxes (17.5% occupied)

• Non-Climate Controlled

- 92 Covered RV Parking (89.1% occupied)
- 46 Uncovered Parking (100% occupied)

• Information available under submission of Seller provided non-disclosure agreement ("NDA")

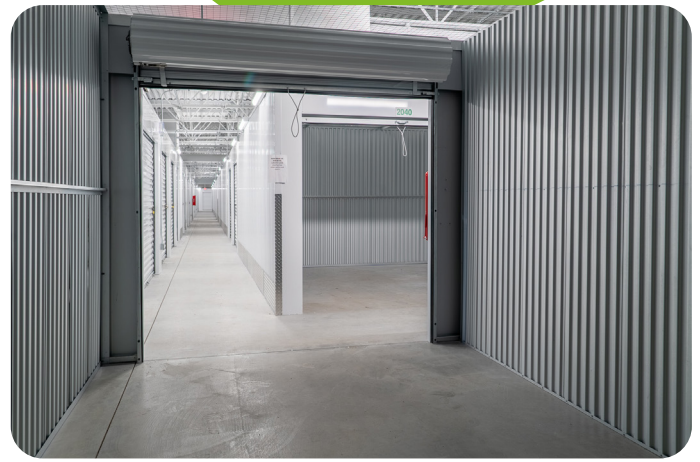
- Appraisal dated August 23, 2024 (performed by Colliers Valuation & Advisory Services)
- Occupancy Analysis



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