



America's Premier Self Storage Brokers

All Secure Storage 2-Property Portfolio

440 Collins Road, Jefferson, WI 53549
1201 Whitewater Ave, Fort Atkinson, WI 53538

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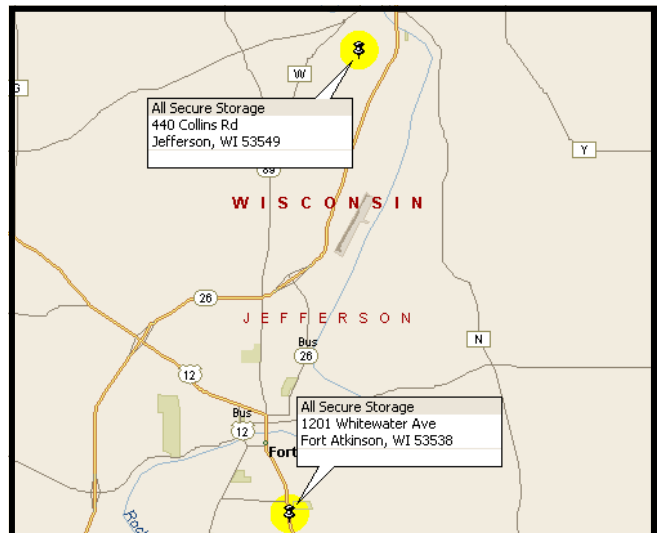
- Fort Atkinson conventional units 100% occupied (as of July 16th)
- New building offers potential for climate control units / office / apartment / flex space
- Jefferson location across from the police station
- Ft. Atkinson location on HWY 12 / Whitewater Ave
- Owner willing to split portfolio and sell properties to different buyers

SALIENT DATA

Price:	\$2,200,000
Total Square Feet:	<u>55,520</u>
Jefferson	23,800
Ft. Atkinson	31,720
Total Units:	<u>284</u>
Jefferson	134
Ft. Atkinson	150
Unit Occupancy:	
Jefferson	90%
Ft. Atkinson	100%
Total Land Area:	<u>3.47 Acres</u>
Jefferson	1.85 Acres
Ft. Atkinson	1.62 Acres
Year Facility Opened:	
Jefferson	2000
Ft. Atkinson	1995

Pro Forma Income and Expenses

Projected Gross Income	\$272,412
Less Vacancy & Other Losses	(\$27,241)
Effective Gross Income	\$248,167
Total Operating Expenses	<u>\$65,920</u>
Net Operating Income	\$182,248



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