

# INVESTMENT REAL ESTATE SPECIALISTS, LLC

## RECENT SALES (I)



**Caledonia, WI**  
**179 units**



**Monroe, WI**  
**181 units**



**Buchanan, WI**  
**125 units**



**Sheboygan, WI**  
**115 units**



**Spring Green, WI**  
**224 units**



**Bellevue, WI**  
**159 units**

# INVESTMENT REAL ESTATE SPECIALISTS, LLC

## RECENT SALES (2)



**Sheboygan, WI**  
**198 units**



**Egg Harbor, WI**  
**74 units**



**Milwaukee, WI**  
**76 units**



**Genoa City, WI**  
**52 units**



**Greenville, WI**  
**200 units**



**Little Suamico, WI**  
**50 units**

# IRES BIOGRAPHIES

*45 combined years of real estate ownership, brokerage and management experience*

## Peter Hitler



- Began his investment real estate career in 1980.
- Founded Investment Real Estate Specialists LLC in 1985.
- Currently owns 5 self storage facilities
- Has brokered the most storage facilities in Wisconsin.
- Founder of the Wisconsin Self Storage Association in 2002, which now has 200 members
- Affiliations include:
  - Better Business Bureau
  - Milwaukee Rotary Club
- Contact information
  - W: 262-236-0612
  - F: 262-236-0614
  - Email: pshitler@gmail.com

## Chris Hitler



- Currently manages six self storage facilities and is a board member of the Wisconsin Self Storage Association
- Founded RummageMarketplace.com to provide self storage owners a better way to market their lien sale auctions
- Developed a proprietary valuation tool to determine the 5-year return on a storage facility.
- Earned a BA in Economics from Northwestern University and a MBA from the University of Chicago.
- Former affiliate with Argus Self Storage Sales Network
- Prior to joining Investment Real Estate Specialist, Chris worked for Capgemini, a leading management consulting firm.
- Has been a real estate investor since 1997.
- Contact information:
  - W: 262-236-0612
  - C: 312-404-7933
  - Email: chris.hitler@ires-llc.com

# IRES SERVICE OFFERINGS

## Brokerage

Looking to sell your facility? Investment Real Estate Specialists, LLC has been brokering commercial properties since 1980. We are the leading self storage broker in Wisconsin with five transactions in 2013 alone.

## Property Valuation

Need to understand what your property is worth in today's uncertain economic climate? IRES has developed a proprietary valuation tool to determine the value of your commercial real estate.

## Business Improvement Consulting

Want to squeeze a few extra dollars out of your business? IRES has 24 years of storage management experience and can help you improve your facility's profitability by identifying areas for revenue growth and cost reduction.

## Property Management

Looking to turn over the handling of day-to-day operations to a 3rd Party? IRES can provide a turn-key solution for managing your facility and has a proven track record of maximizing a storage facility's income potential.

## Feasibility Assessment

Thinking of adding units to your location or building a new facility? IRES can help you assess the costs and benefits of expansion.