

10 Commerce Drive, Lebanon, IL

- ❑ 300 - 10 X 10 Storage Units
- ❑ 6 buildings with 50 units per building
- ❑ 10.66% + Cap Rate
- ❑ New Construction
- ❑ Located within 1 mile of Scott Air Force Base
- ❑ Easily accessible from Interstate 64 and located directed off IL US 50
- ❑ 24 hour Security System
- ❑ High Demand units
- ❑ AGENT OWNED



*For Additional Information
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2012 Financial Estimates

Sales Price **\$2,200,000.00**

CAP Rate estimate **10.66%**

Ordinary Income/Expense estimates

Income estimates:

Rental Income estimate (\$80/ unit) \$288,000.00

Vacancy estimate (@ 7%) \$20,160.00

Gross Potential Income **\$267,840.00**

Expense estimates:

Comman Area Utilities

Electric/Gas \$1,800.00

Utilities - Trash \$960.00

Insurance \$1,800.00

Management Fees (at 3%) \$8,035.20

Realestate Taxes \$6,000.00

Repairs and Maintenance

Building Repairs & Maint \$3,000.00

Lawn Care and Snow Removal \$1,200.00

Cleaning \$3,000.00

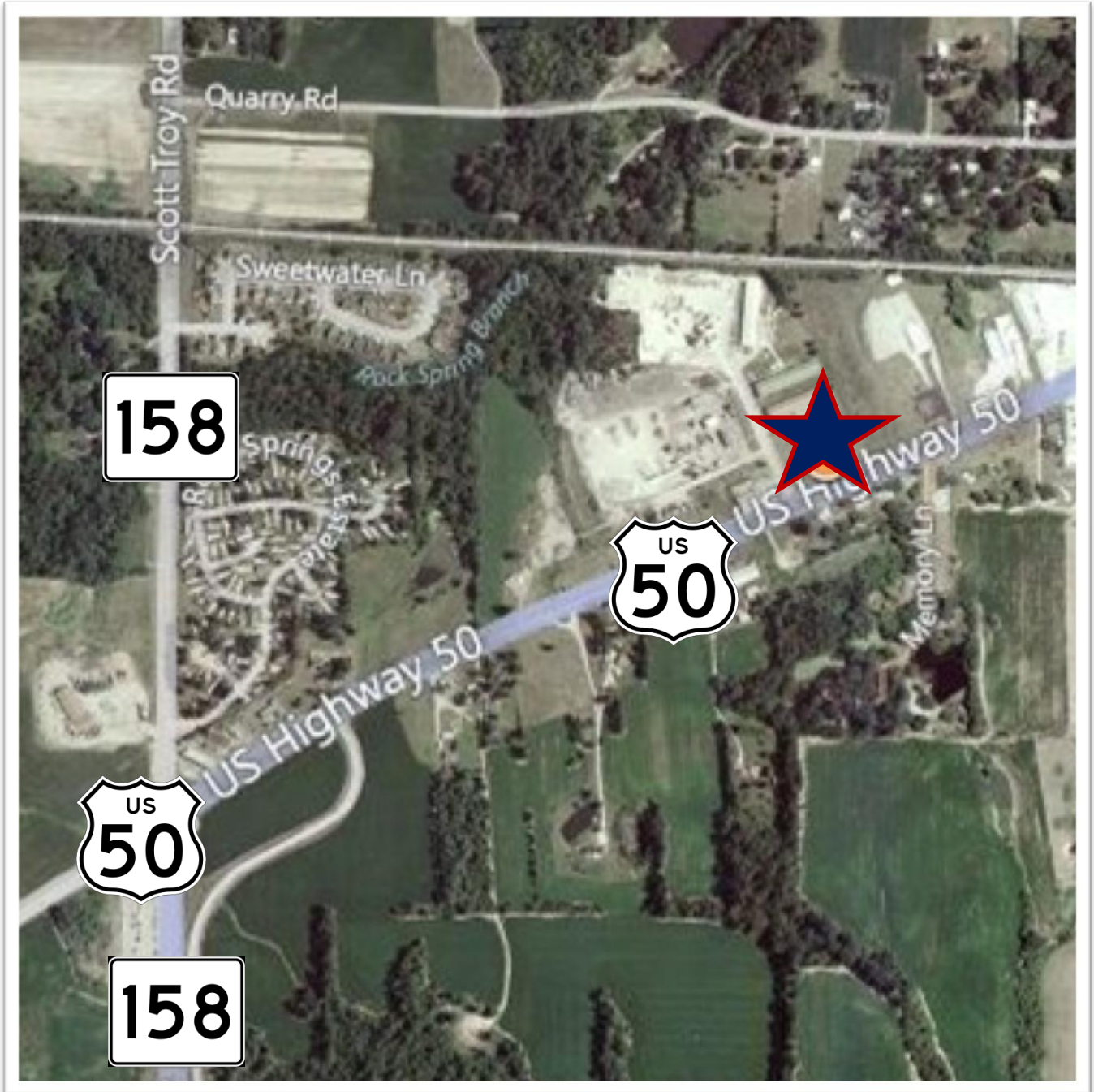
Reserves (at \$.25 per sf) \$7,500.00

Total Expense **\$33,295.20**

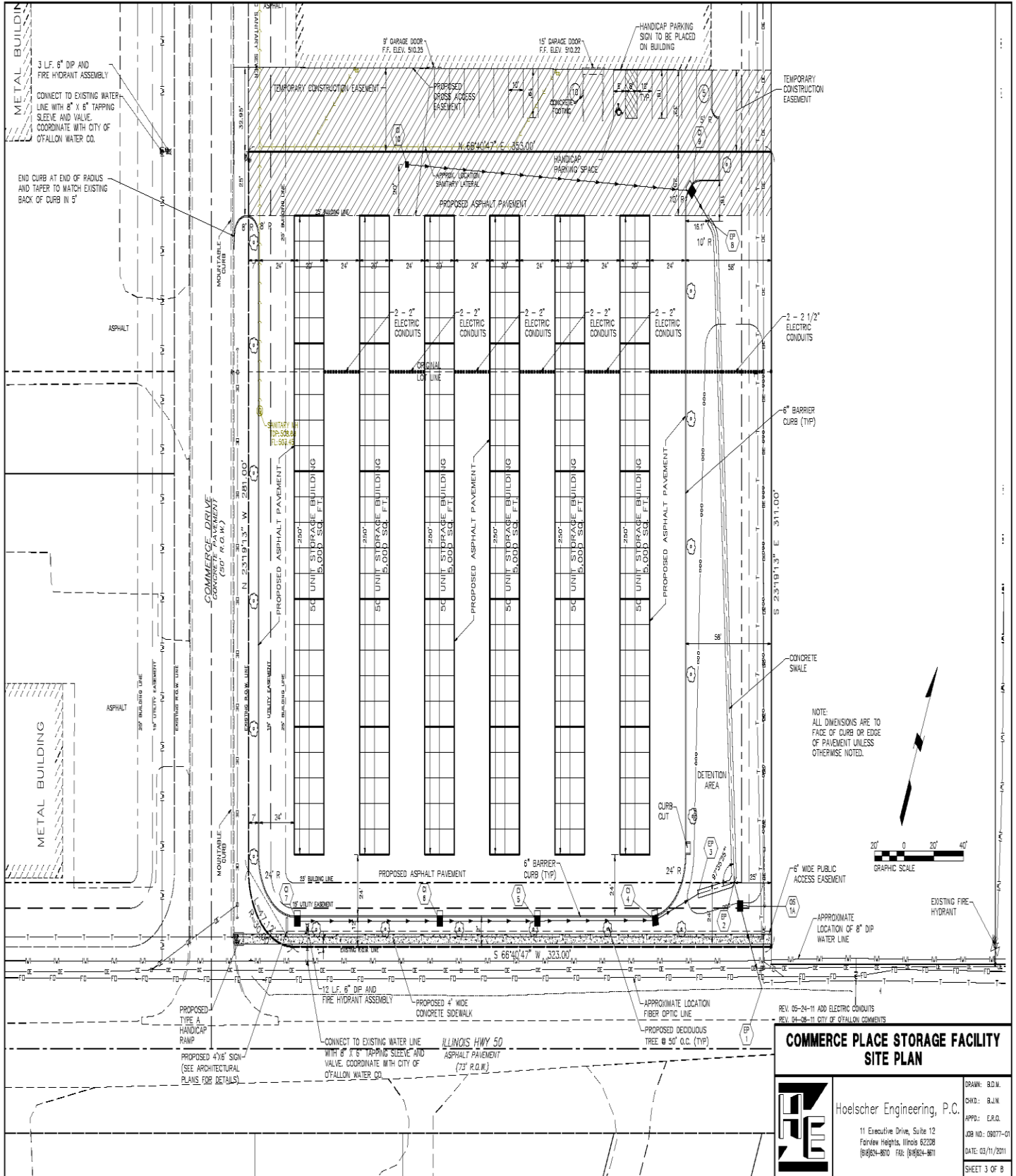
Net Operating Income estimate **\$234,544.80**



Aerial Photo



Site Plan



REV. 05-24-11 ADD ELECTRIC CONDUITS
REV. 04-28-11 CITY OF OFFALON COMMENTS

**COMMERCE PLACE STORAGE FACILITY
SITE PLAN**

	Hoelscher Engineering, P.C. 11 Executive Drive, Suite 12 Foxview Heights, Illinois 62208 (618)294-8070 FAX: (618)294-8611	DRAWN: B.D.W. CHD: B.J.W. APPD: E.A.R.G. JOB NO: 09277-01 DATE: 03/11/2011 SHEET 3 OF 8
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1-3-5 Mile Demos





Executive Summary

10 Commerce Dr, Lebanon, IL, 62254
 Ring: 1, 3, 5 Miles

Latitude: 38.58756
 Longitude: -89.86478

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	891	18,532	48,809
Male Population	47.2%	48.3%	48.8%
Female Population	52.8%	51.7%	51.2%
Median Age	40.7	38.4	34.7
2010 Income			
Median HH Income	\$38,209	\$65,746	\$61,815
Per Capita Income	\$20,953	\$30,157	\$27,981
Average HH Income	\$48,261	\$78,769	\$75,424
2010 Households			
Total Households	344	7,194	17,660
Average Household Size	2.46	2.51	2.70
2010 Housing			
Owner Occupied Housing Units	53.4%	65.1%	60.1%
Renter Occupied Housing Units	36.6%	29.0%	33.5%
Vacant Housing Units	9.9%	5.9%	6.4%
Population			
1990 Population	945	14,552	35,133
2000 Population	907	17,449	40,108
2010 Population	891	18,532	48,809
2015 Population	879	18,985	51,175
1990-2000 Annual Rate	-0.41%	1.83%	1.33%
2000-2010 Annual Rate	-0.17%	0.59%	1.93%
2010-2015 Annual Rate	-0.27%	0.48%	0.95%
Households			
1990 Households	340	5,442	12,069
2000 Households	339	6,663	14,241
2010 Households	344	7,194	17,660
2015 Households	342	7,395	18,603
1990-2000 Annual Rate	-0.03%	2.04%	1.67%
2000-2010 Annual Rate	0.14%	0.75%	2.12%
2010-2015 Annual Rate	-0.12%	0.55%	1.05%

In the identified market area, the current year population is 48,809. In 2000, the Census count in the market area was 40,108. The rate of change since 2000 was 1.93 percent annually. The five-year projection for the population in the market area is 51,175, representing a change of 0.95 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

The household count in this market area has changed from 14,241 in 2000 to 17,660 in the current year, a change of 2.12 percent annually. The five-year projection of households is 18,603, a change of 1.05 percent annually from the current year total. Average household size is currently 2.70, compared to 2.74 in the year 2000. The number of families in the current year is 12,899 in the market area.

Currently, 60.1 percent of the 18,869 housing units in the market area are owner occupied; 33.5 percent, renter occupied; and 6.4 percent are vacant. In 2000, there were 14,883 housing units - 61.6 percent owner occupied, 34.0 percent renter occupied and 4.4 percent vacant. The rate of change in housing units since 2000 is 2.34 percent. Median home value in the market area is \$165,109, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.42 percent annually to \$195,346. From 2000 to the current year, median home value changed by 3.69 percent annually.

Housing

Currently, 60.1 percent of the 18,869 housing units in the market area are owner occupied; 33.5 percent, renter occupied; and 6.4 percent are vacant. In 2000, there were 14,883 housing units - 61.6 percent owner occupied, 34.0 percent renter occupied and 4.4 percent vacant. The rate of change in housing units since 2000 is 2.34 percent. Median home value in the market area is \$165,109, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.42 percent annually to \$195,346. From 2000 to the current year, median home value changed by 3.69 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



10 Commerce Dr, Lebanon, IL, 62254
Ring: 1, 3, 5 Miles

Latitude: 38.58756
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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$27,368	\$37,623	\$33,555
2000 Median HH Income	\$32,540	\$55,087	\$52,816
2010 Median HH Income	\$38,209	\$65,746	\$61,815
2015 Median HH Income	\$46,867	\$79,874	\$75,407
1990-2000 Annual Rate	1.75%	3.89%	4.64%
2000-2010 Annual Rate	1.58%	1.74%	1.55%
2010-2015 Annual Rate	4.17%	3.97%	4.06%
Per Capita Income			
1990 Per Capita Income	\$11,792	\$16,518	\$14,107
2000 Per Capita Income	\$18,891	\$24,842	\$23,115
2010 Per Capita Income	\$20,953	\$30,157	\$27,981
2015 Per Capita Income	\$25,726	\$35,373	\$32,861
1990-2000 Annual Rate	4.83%	4.17%	5.06%
2000-2010 Annual Rate	1.02%	1.91%	1.88%
2010-2015 Annual Rate	4.19%	3.24%	3.27%
Average Household Income			
1990 Average Household Income	\$30,530	\$45,569	\$40,430
2000 Average Household Income	\$42,357	\$65,484	\$63,266
2010 Average HH Income	\$48,261	\$78,769	\$75,424
2015 Average HH Income	\$58,992	\$92,087	\$88,188
1990-2000 Annual Rate	3.33%	3.69%	4.58%
2000-2010 Annual Rate	1.28%	1.82%	1.73%
2010-2015 Annual Rate	4.1%	3.17%	3.18%

Households by Income

Current median household income is \$61,815 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$75,407 in five years. In 2000, median household income was \$52,816, compared to \$33,555 in 1990.

Current average household income is \$75,424 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$88,188 in five years. In 2000, average household income was \$63,266, compared to \$40,430 in 1990.

Current per capita income is \$27,981 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$32,861 in five years. In 2000, the per capita income was \$23,115, compared to \$14,107 in 1990.

Population by Employment

Currently, 90.6 percent of the civilian labor force in the identified market area is employed and 9.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.3 percent of the civilian labor force, and unemployment will be 7.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 9.6 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 67.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 15.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.4 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 22.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 5.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 19.5 percent were high school graduates only (29.6 percent in the U.S.)
- 10.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 23.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 16.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.