

Sinking Spring Storage Facility

830 Mountain Home Rd
Sinking Spring, PA 19608

FOR
SALE



HIGHLIGHTS

- \$2,800,000 Purchase Price
- 340 Storage Units
- 21 outside storage spaces
- 7,500 SF warehouse w/ showroom and offices, conversion opportunity into more units
- Approx 1,800 SF Building w/Road Front Access
- 2 Residential Rental Properties included
- 10 + Acres Total
- On-site expansion opportunities
- Dense Population Area
- Currently 74% occupancy



Great Investment Opportunity!

NAI Keystone Commercial
& Industrial, LLC

Commercial Real Estate Services, Worldwide.

Contact information

John Buccinno
Steve Willems
NAI Keystone Commercial & Industrial, LLC
Direct 610 779 1400
Fax 610 779 1985

Email JBuccinno@naikeystone.com
SWillems@naikeystone.com

www.naikeystone.com

FACT SHEET

Commercial Parcel

TYPE:	Commercial	OPEN AIR STORAGE:	21 Spaces
SQUARE FOOTAGE:	(1) 7,500 +/- SF Warehouse/office (2) 1,800 +/-SF Retail (3) 60,200 +/-SF Storage Units	HEAT:	oil, Hanging Heaters in Warehouse
UNITS:	2 Free standing bldgs + 340 Storage units		
SECURITY:	Alarm system	ELECTRIC:	PPL
LOT SIZE:	7.87 Acres	AIR CONDITIONING:	Central in Retail-Commercial space.
PARKING SPACES:	12	WATER & SEWER SERVICES:	Public Via Twp of Sinking Spring. Warehouse & Res. On Septic
COLUMN SPACING:	Varies throughout the facility No Load Bearing Interior Walls	PARKING:	Paved Driveways, Stone in Storage facility
ROOF:	Pitched, Trussed Roof. New.	ELEVATORS:	NA
CONSTRUCTION:	Block and Metal	LIGHTING:	Varies from fluorescent to Incandescent
ZONING:	Commercial	YEAR BUILT:	Original Warehouse 1958, Addition 1998: Storage Units 1995 & 1998
TAX ID:	79-4376-16-93-3402		
TAXES:	2008 Total \$33,358	BATHROOMS:	Multiple facilities throughout the Building

2 Residential Parcels

Property Information:

1042 Columbia Ave	1.3 Acres	Zoned: Residential	Taxes: \$2,265 (2008)
Tax Id. 79-4376-16-93-4282	2 Story 1,596 SF	3 BR Full Basement	Well/Septic Oil Heat
1034 Columbia Ave	.92 Acres	Zoned: Residential	Taxes: \$2,471 (2008)
Tax id. 79-4376-16-93-5491	1 Story 1,116 SF	3 BR Full Basement	Well/Septic Oil Heat

STORAGE FACILITY DETAILS AND OPERATING DATA

Unit Size	Quantity	SF	Total SF	Price/Unit	Potential Gross/Mo
10' x 10'	36	100	3600	\$67.00	\$2,412.00
10' x 10' w/16' ceiling	10	100	1000	\$72.00	\$720.00
10' x 20'	268	200	53,600	\$87.00	\$23,316.00
10' x 20' w/16' ceiling	10	200	2000	\$92.00	\$920.00
Outside Parking Spaces	21	200	4200	\$43.00	\$903.00
Total SF			64,400		
Potential Monthly Gross					\$28,271.00
Potential Annual Gross					\$339,252.00

Income and Expense

Income(2007)

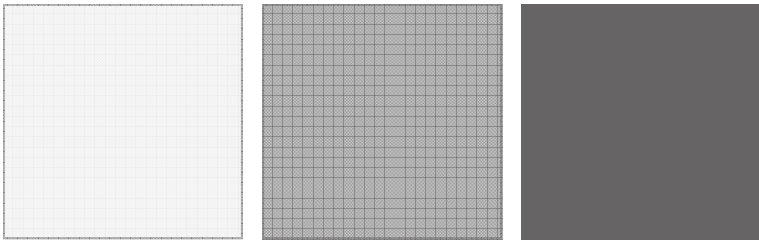
Rental from Storage Units	\$298,993.00
Rental from Houses	\$19,800.00
Actual Gross Income	\$318,793.00

Expenses(2007)

Property Tax	11.95%	\$38,094.00
Insurance	0.90%	\$2,866.00
Office Expenses	0.50%	\$1,607.00
Advertising	3.24%	\$10,325.00
Sales Tax	13.35%	\$42,545.00
Utilities	0.72%	\$2,300.00
Postage	0.17%	\$535.00
Telephone	0.16%	\$508.00
Maintenance & Repairs	2.54%	\$8,100.00
Misc.	0.31%	\$1,000.00
Total	33.84%	\$107,880.00

Net Operating Income 210,913.00

ROI (Unleveraged) 7.53%



Storage Facilities

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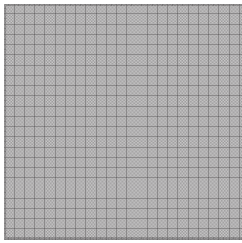
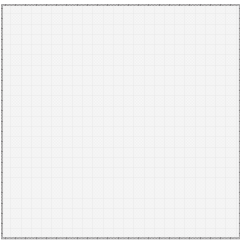


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Additional Buildings on Site Included in Sale

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Current Signage

Currently Lizzie's Consignment Boutique
Approx. 1,800SF Commercial/retail bldg with road frontage on Mountain Home Rd. Owner Operated, no current rents at this time, future rents negotiable.



Currently Carpet Warehouse Approx. 7,500 SF
Commercial/retail flex space with 2 docks, showroom and offices. Warehouse 60' x 125' clear span. Owner operated, will not sign lease with sale. Sets up for indoor/climate control storage unit conversion opportunity. Has 1,200SF fully functioning apartment over offices.



Rear View

Single Family Residence rental house, current lease at \$900/mo + utilities.



Street View

Single Family Residence rental house, current lease at \$750/mo + utilities.

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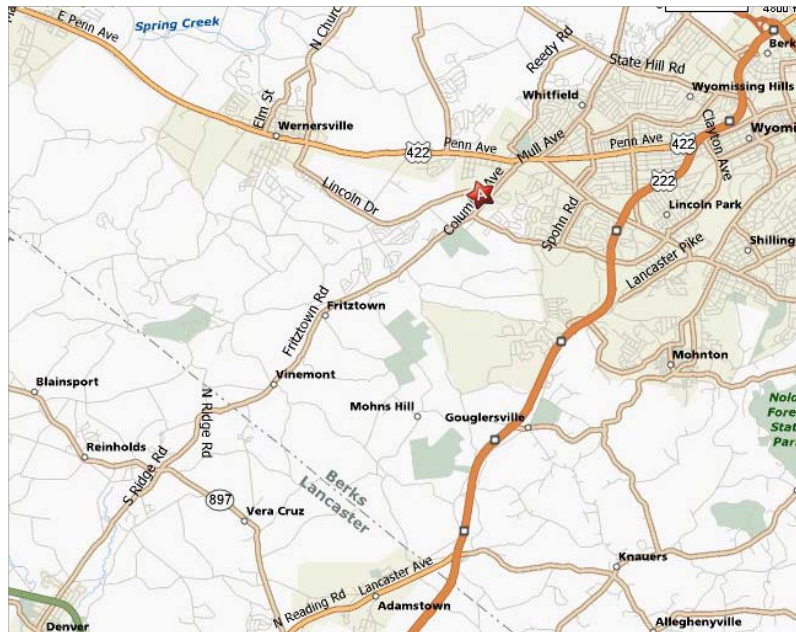
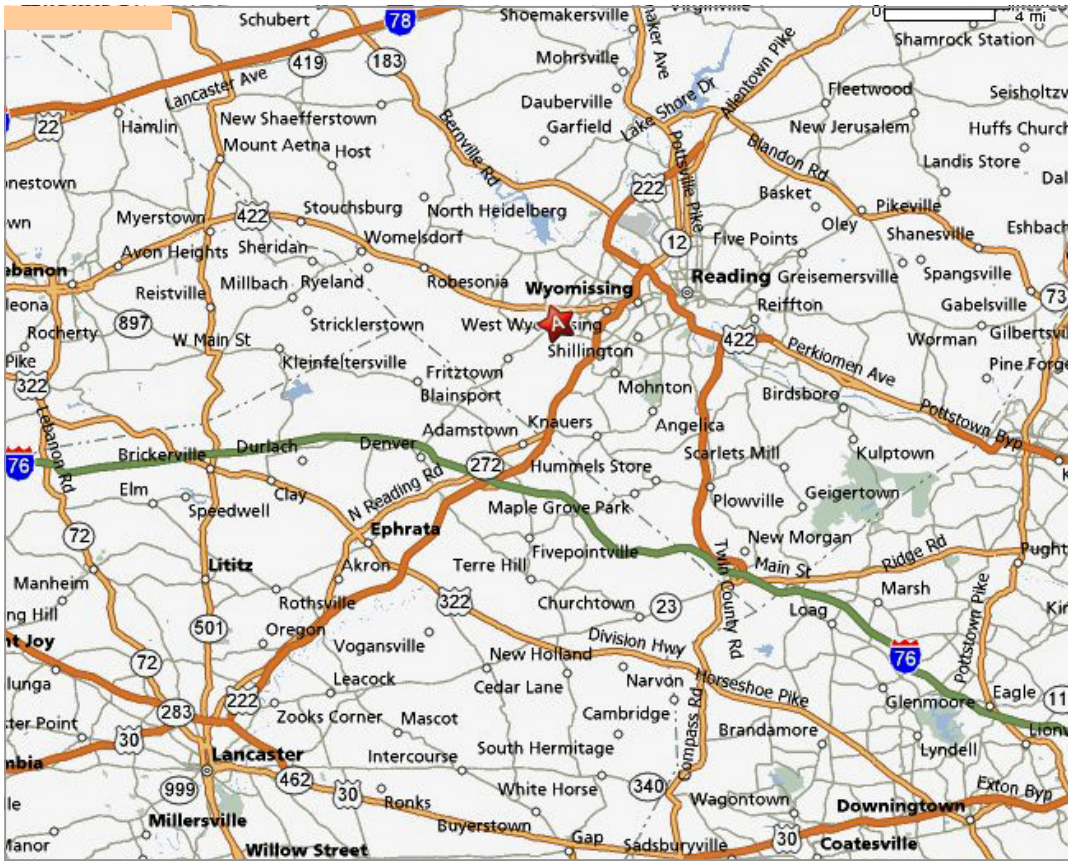
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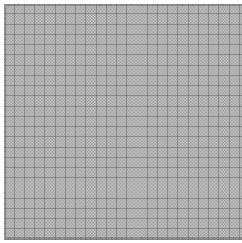
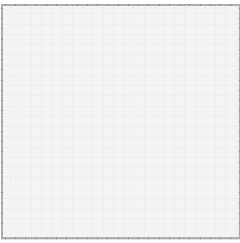
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Map

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Aerial

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Road Access for storage units from both main roads,
two entry pad gates into secure facility



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Self Storage Competition Map

Berks County

1,3,5 mile radius from Subject Property



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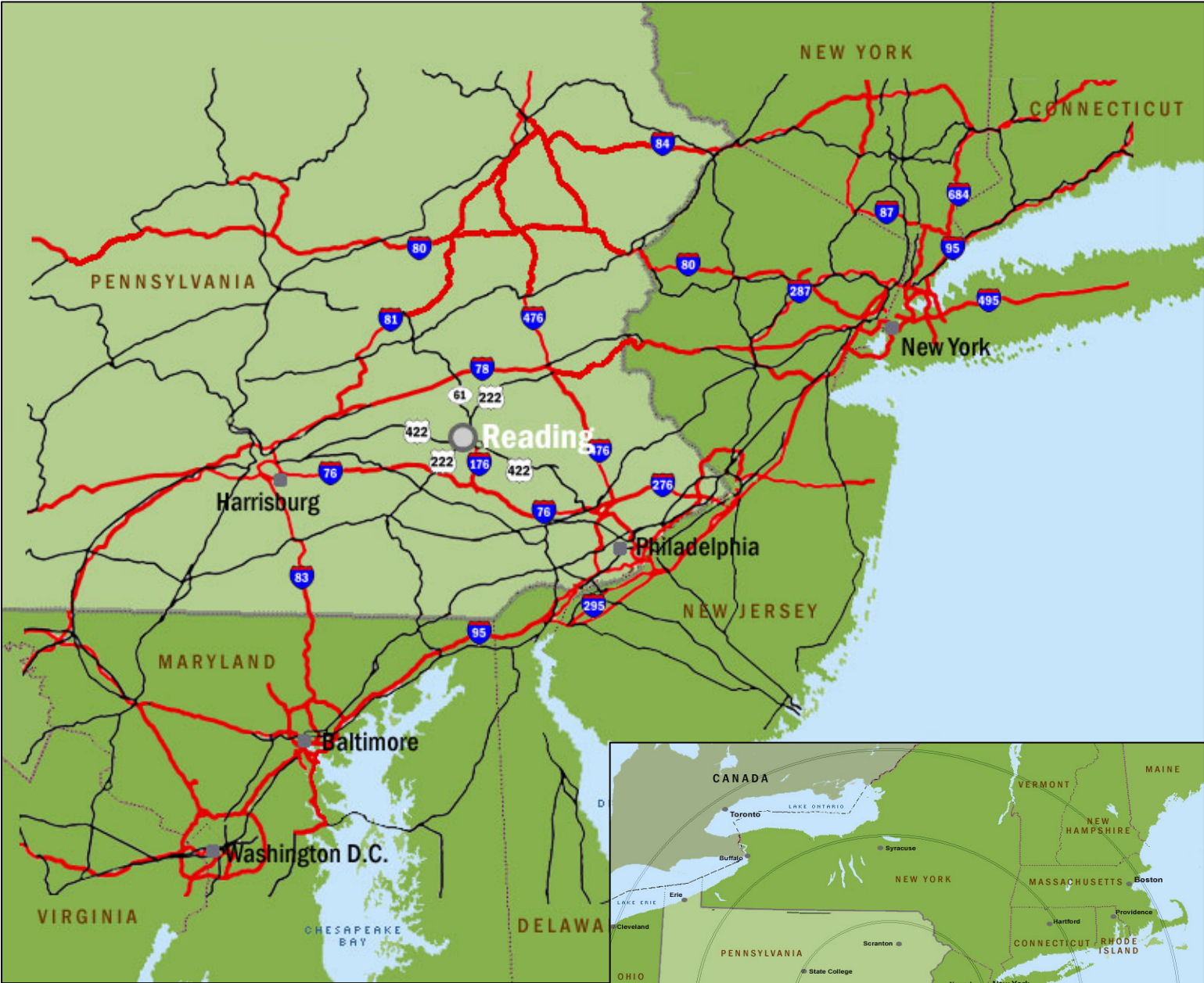
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OVERALL LOCATION





MARKET OVERVIEW

In the first half of 2008 we saw the continuation of a soft residential market, however, recent data suggest that we may be near a bottom. The May 2008 existing home sales were up 2% and the recent fall in home prices seems to be stabilizing. A major concern facing consumers is the rise in energy costs and other inflationary pressures that are acting as a tax on consumer spending which in turn is creating some uncertainty in the retail markets. These pressures, however, haven't stopped the recent development of 3 large retail centers in the county. The two Target anchored shopping centers in Muhlenberg and Exeter as well as the Lowe's anchored center in Hamburg are all under way and should be completed on schedule. Rental rates are stable in the newer retail centers but some early signs of downward pressure in older centers are beginning to emerge as vacancies linger, recent investment in some of the facilities is evident and should help to maintain steady pricing in those locations while those that don't upgrade may fall behind.

The emergence of Technology sectors, Financial Services, Plastics, and Food related businesses are rivaling the established Battery and Metal industries that have been the backbone of the local economy. Absent a few plant closings [Hershey and Tyco departed] the Diversified Fabricating, Assembly and Production plants remain strong. These add to Carpenter Technology presence which produces high alloy and specialty steel. DEKA continues its growth and position as the worlds leading battery producer employing over 3,900 workers in its 2 1/2 mil SF Lyon's Station facility.

Industrial inventory remains low and most new construction is tied to owner-users as landlords recognize that rental rates have not yet caught up with the rising costs of new construction. Permitting and entitlements are increasingly more expensive and time consuming but remain a bargain as opposed to other Northeast States. Big-Box Distribution Centers (<1 mil SF) have been proven more effective and leading industrial Developers have reacted in Berks. The I-78 and Rt. 61 corridor's have over 3 million feet planned with more coming on I-78. Over half the Reading Area Transportation budget is slated for I-78 improvements in 2008. There is still fair buyer activity in the market while leasing has slowed recently.

Just after the Healthcare boom of '06 and '07 which topped \$300 million in investment, a private hospital is planned for the Spring Ridge area. Other medical news involves the outsourcing of administrative and insurance functions which has helped perk up office leasing, as well as the newly announced proposal for two new Reading Hospital and Medical Center buildings in Spring Township.

Office leasing is beginning to see some early signs of strengthening. There has been a noticeable increase in larger users looking for office space in the area, however, there is still much inventory on the market along with new developments in early stages of completion or approved to be built. The continued accretion of capacity is keeping rates relatively flat but demand to purchase office space remains high. Construction costs have pushed sale rates into the \$210 to \$250/Ft range.

Downtown Reading is being revitalized one project at a time. Over \$59 million has been invested in new projects in 2006 with four more projects underway.

Watch for positive growth changes in FTZ #147 which is an 1,130 acre Foreign Trade Zone spread out in several areas of the County with the largest being centered around the Reading Regional Airport. The local Industrial Development Authority is in planning for a Technology Park here.

READING OVERVIEW

Proximity

The Reading Region is located in Eastern Pennsylvania in the center of the East Coast's metropolitan corridor that stretches from Boston to Washington, DC. We're right in the middle of Eastern Pennsylvania's metropolitan areas, with Philadelphia and its suburbs to the southeast, the Lehigh Valley cities of Allentown, Bethlehem, and Easton to the northeast, Lancaster to the south, and Harrisburg and the Capital Region to the west, each about an hour away from Greater Reading.

With Interstate 78, U. S. Routes 222 and 422 and the Pennsylvania Turnpike running through Berks County we are a quick connect to New York City, Philadelphia, Baltimore, and Washington DC. Locating your business in Berks County will reduce your transportation costs and provide quick access to millions of your customers.

Rich Rail Access to Markets

Greater Reading and Berks County is served by the Norfolk Southern Railroad which provides freight access to national and international markets. Based in Norfolk, the railway operates approximately 21,300 route miles in 22 eastern states, the District of Columbia and Ontario, serves all major eastern ports and connects with rail partners in the West and Canada, linking Berks County customers to markets around the world.

Norfolk Southern also provides comprehensive logistics services and offers the most extensive intermodal network in the East.

Greater Reading is strategically located just 45 miles from three Norfolk Southern intermodal facilities in Bethlehem, Harrisburg and Philadelphia.

Convenience

In addition to the rail access, air transportation is available from the Reading Regional Airport, Lehigh Valley International Airport, Lancaster Regional Airport, Harrisburg International Airport, and the Philadelphia International Airport. If you need ship access, the ports of Philadelphia and Wilmington are a little over an hour away.

Information obtained by Berks Economic Partnership www.gobep.com

Driving Time In Hours From Reading

Baltimore	2	Norfolk	6
Boston	6	Philadelphia	1
Buffalo	7	Pittsburgh	4.5
Cleveland	8.5	Richmond	5
Columbus	7	Toronto	8
Hartford	5	Washington	2.5
New York	2.5	Wilmington	1.5



KEY STATISTICS

Key Statistics

Berks County

Location: Eastern Pennsylvania, USA

Area: 864 square miles

Population: 405,113 (U.S. Census Bureau, 2006 Population Estimates)

Male: 49.2%

Female: 50.8%

Population Density (Pop./Sq. Mi.): 468.1

Population within 100 mile radius: 20 million

Population within 200 mile radius: 50 million

Population within 300 mile radius: 70 million

Households: 151,842

Average Household Size: 2.56 Persons

Average Household Income: \$64,403

Median Household Income: \$54,402

Per Capita Income: \$25,030

Largest Municipalities (U.S. Census Bureau, 2006 Population Estimates):

- City of Reading, 83,483
- Exeter Township, 25,033
- Spring Township, 26,349
- Muhlenberg Township, 18,805
- Cumru Township, 14,789
- Wyomissing Borough, 11,172
- Amity Township, 11,431

Total Employment (U.S. Census Bureau, 2005 Census): 181,111

- White Collar Workers, 55.37%

- Blue Collar Workers, 44.63%

Total Land in Farms (USDA, 2007 Census of Agriculture): 215,679 Acres



MARKET RENTAL RATES

NAI 2008 Market Report At-A-Glance Chart

Local Market Name: Berks County Pennsylvania (Southeast PA)

Date: April, 2008

Classification	Low Rental Rates	High Rental Rates	Effective Average Rental Rates	Vacancy Rate	Investment Yield
Downtown Office — Full Service Rates					
New Construction (AAA)	\$15.50	\$18.00	\$17.00	N/A	9
Class A (Prime)	\$13.50	\$17.00	\$16.25	12%	8%
Class B (Secondary)	\$8.00	\$13.00	\$12.10	15%	8%
Suburban Office — Full Service Rates					
New Construction (AAA)	\$18.50	\$22.00	\$21.00	1.0%	9%
Class A (Prime)	\$17.50	\$19.50	\$17.75	8.5%	8%
Class B (Secondary)	\$14.50	\$17.50	\$15.75	13.4%	9%
Industrial Space — (Triple Net) Rates					
Bulk Warehouse	\$3.60	\$4.75	\$4.10	12%	9%
Manufacturing	\$3.50	\$4.50	\$3.95	12.2%	9%
High Tech/R&D	\$5.50	\$8.30	\$7.25	4%	9%
Retail Space — Full Service Rates					
Downtown (High Street Shops)	\$9.00	\$13.00	\$12.50	N/A	9%
Neighborhood Service Centers (Retail Units in Parks)	\$9.00	\$13.50	\$11.25	10.5%	8%
Community Power Centers (Big Box)	\$17.00	\$22.00	\$19.75	12.5%	9%
Regional Malls	\$13.25	\$16.70	\$16.00	11%	9%

Global Real Estate Services For The 21st Century

Brokerage Services

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- Media Planning and Placement
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- Contract Lease Negotiations and Closing
- Business/Market Data
- 1031 Tax Deferred Exchanges

Management

Property Management

Advisory Consultation

- Portfolio Optimization
- Value Enhancement Consultation
- Property Management Development and Adaptive Reuse Consultation
- Investment Acquisition and Disposition Consulting
- Public Relations
- Property Rezoning
- Lease auditing and administration

Strategic Information

- In-House Demographics
- Employment Market Information
- Portfolio Organization
- In-House Aerials



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Individual Member of:



3970 Perkiomen Ave, Suite 200 Reading PA 19606

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Fax: (610) 779-1985
Web: www.naikeystone.com
Email: jbuccinno@naikeystone.com
swillems@naikeystone.com