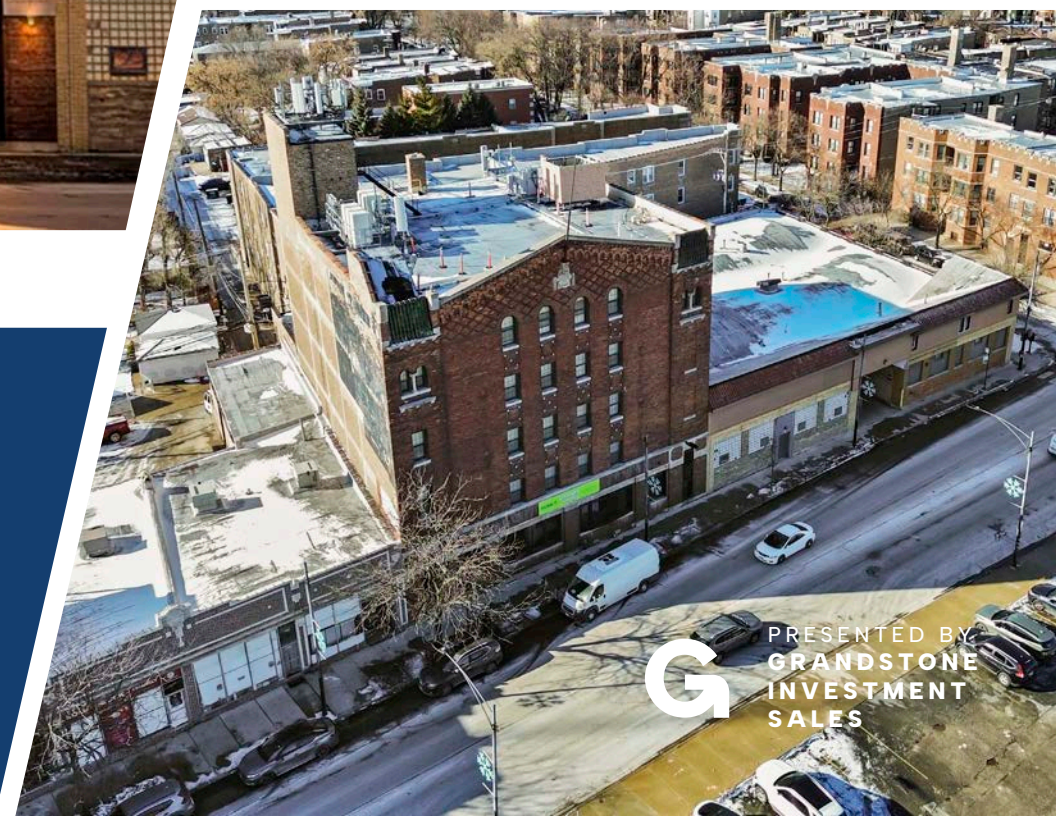




O F F E R I N G M E M O R A N D U M

# EXTRA SPACE STORAGE

6542-6550 N CLARK ST  
CHICAGO, IL 60626



PRESENTED BY  
GRANDSTONE  
INVESTMENT  
SALES

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SECTION 1

# INVESTMENT OVERVIEW

EXTRA SPACE STORAGE



# OFFERING SUMMARY

## EXTRA SPACE STORAGE | 6542-6550 N CLARK ST, CHICAGO, IL 60626

PURCHASE PRICE	\$8,920,000
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EXPANSION VALUE (INCLUDED IN PURCHASE PRICE)	\$1,5000,000
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PRICE PER SQUARE FOOT ON EXISTING STORAGE	\$250
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CURRENT PHYSICAL OCCUPANCY	87.70%
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CURRENT ECONOMIC OCCUPANCY	63.17%
----------------------------	--------

YEAR 1 CAP RATE	6.03%
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YEAR 2 CAP RATE	6.27%
-----------------	-------

YEAR 3 CAP RATE	6.51%
-----------------	-------

YEAR 4 CAP RATE	6.76%
-----------------	-------

YEAR 5 CAP RATE	7.02%
-----------------	-------

NET RENTABLE SQUARE FEET	29,680
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LOT SIZE	0.54
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YEAR BUILT/RENOVATED	1920-2025
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Grandstone Investment Sales is pleased to exclusively present Extra Space Storage, an institutional-quality self-storage facility totaling 29,678 rentable square feet (+40,000 approved expansion) across 406 climate-controlled units. Located in a dense Chicago infill market, the property represents a differentiated offering with strong underlying demand drivers and a rare, fully approved expansion component, positioning the asset for long-term value creation in a supply-constrained environment.

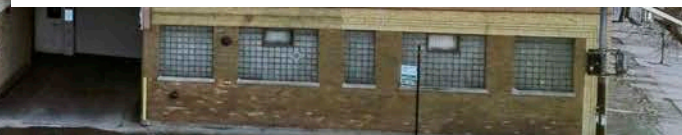
Strategically located at 6542 N Clark Street in Chicago, IL, the facility benefits from excellent visibility along a heavily trafficked urban corridor with daily traffic counts of 14,400 vehicles. The property is situated near major institutions and employers, including Loyola University Chicago, Presence Saint Francis Hospital, and several corporate offices along Clark Street, supporting consistent demand from residents, students, and local professionals. The surrounding trade area includes over 712,045 residents within five miles and is characterized by low self-storage saturation, with approximately 1.8 NRSF per capita within one mile and 4.9 NRSF per capita within three miles, reinforcing the site's strong competitive positioning.

The offering provides a rare opportunity to expand an existing facility in-place, with plans and approvals secured to rebuild the second parcel, adding approximately 40,000 rentable square feet. Barriers to entry in this urban submarket are significant, as developable parcels are scarce, zoning restrictions are stringent, and few remaining sites can accommodate self-storage development. As a result, new supply in the immediate corridor is limited, enhancing the long-term value of both the existing facility and the approved expansion and positioning the asset for durable performance in one of Chicago's most supply-constrained infill markets.



## INVESTMENT HIGHLIGHTS

- PURCHASE PRICE – \$8,920,000
- NET RENTABLE SQUARE FEET – 29,678 SF (+40,000 APPROVED EXPANSION OPPORTUNITY)
- TOTAL UNITS – 406 CLIMATE-CONTROLLED UNITS
- PHYSICAL OCCUPANCY – 91%
- ECONOMIC OCCUPANCY – 62.38%
- STRATEGIC CHICAGO LOCATION – OFFERS EXCELLENT VISIBILITY IN A HIGH-TRAFFIC URBAN CORRIDOR (14,400 VEHICLES DAILY)
- EXPANSION UPSIDE – PLANS AND APPROVALS IN PLACE TO ADD ~40,000 RENTABLE SF
- BARRIERS TO ENTRY – DEVELOPABLE LAND IN THIS URBAN CORRIDOR IS SCARCE, ZONING IS RESTRICTIVE, AND FEW PARCELS EXIST THAT CAN SUPPORT SELF-STORAGE DEVELOPMENT
- STRONG DEMOGRAPHICS AND LOW SATURATION – 712,045 RESIDENTS WITHIN 5 MILES; LOW LOCAL STORAGE SUPPLY (1.8 NRSF/CAPITA WITHIN 1 MILE, 4.9 NRSF/CAPITA WITHIN 3 MILES)
- MAJOR LOCAL EMPLOYERS – LOCATED NEAR LOYOLA UNIVERSITY CHICAGO, PRESENCE SAINT FRANCIS HOSPITAL, AND CORPORATE OFFICES
- URBAN INFILL BENEFITS – DENSE RESIDENTIAL AND COMMERCIAL DEVELOPMENT SUPPORTS LONG-TERM RENTAL GROWTH IN A HIGH-DEMAND MARKET



# S I T E   D E S C R I P T I O N

TRAFFIC COUNT	14,400
COUNTY	COOK COUNTY
NON CLIMATE UNITS	0
CLIMATE CONTROLLED UNITS	406
TOTAL NUMBER OF UNITS	406
UNCOVERED PARKING SPACES	0
UNIT SIZES	18
NRSF	29,678
# OF ACRES	0.54
# OF BUILDINGS	1
YEAR BUILT	1920-2025
ZONING	INDUSTRIAL (GENERAL)
PARCEL NUMBER(S)	APN: 11-31-414-049 APN: 11-31-414-048
# OF STORIES	5
# OF ELEVATORS/STAIRWELLS	1 ELEVATOR
FOUNDATION	BASEMENT/SLAB
FRAMING	MASONRY/STEEL
EXTERIOR	BRICK AND WOOD PANEL
ROOF TYPE	COMPOSITION ROOF
FENCING TYPE	N/A
TYPE OF GATE	N/A
SECURITY SYSTEMS	CAMERA SYSTEM
FLOOD ZONE	NO

TOTAL NUMBER OF UNITS

406

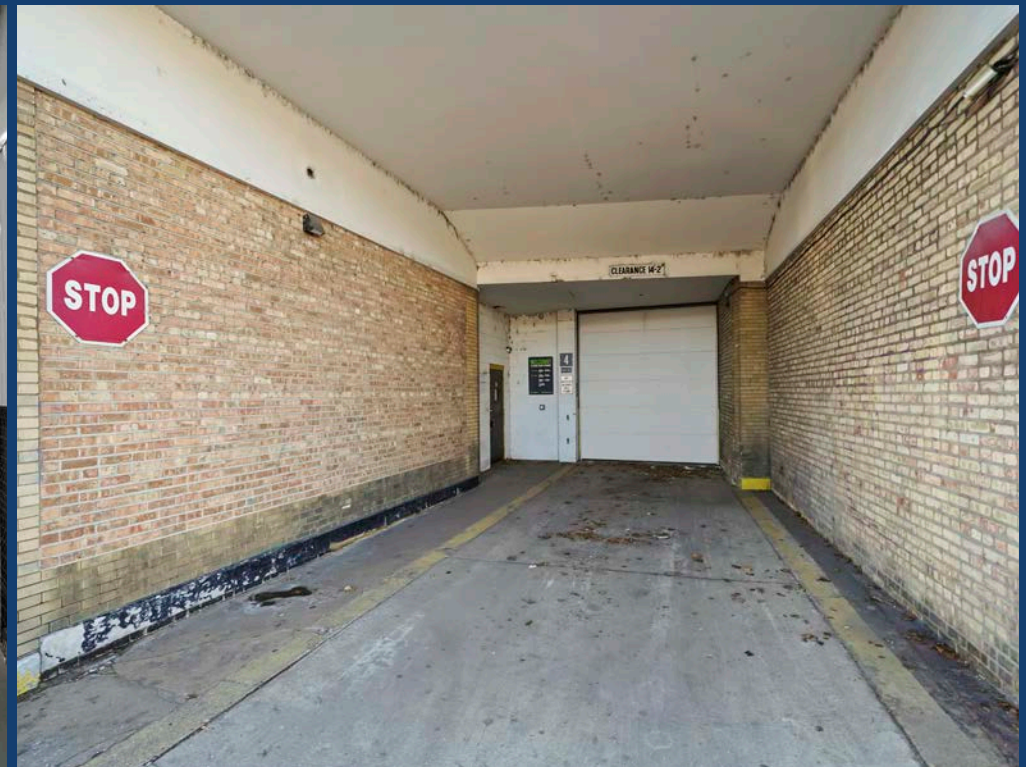
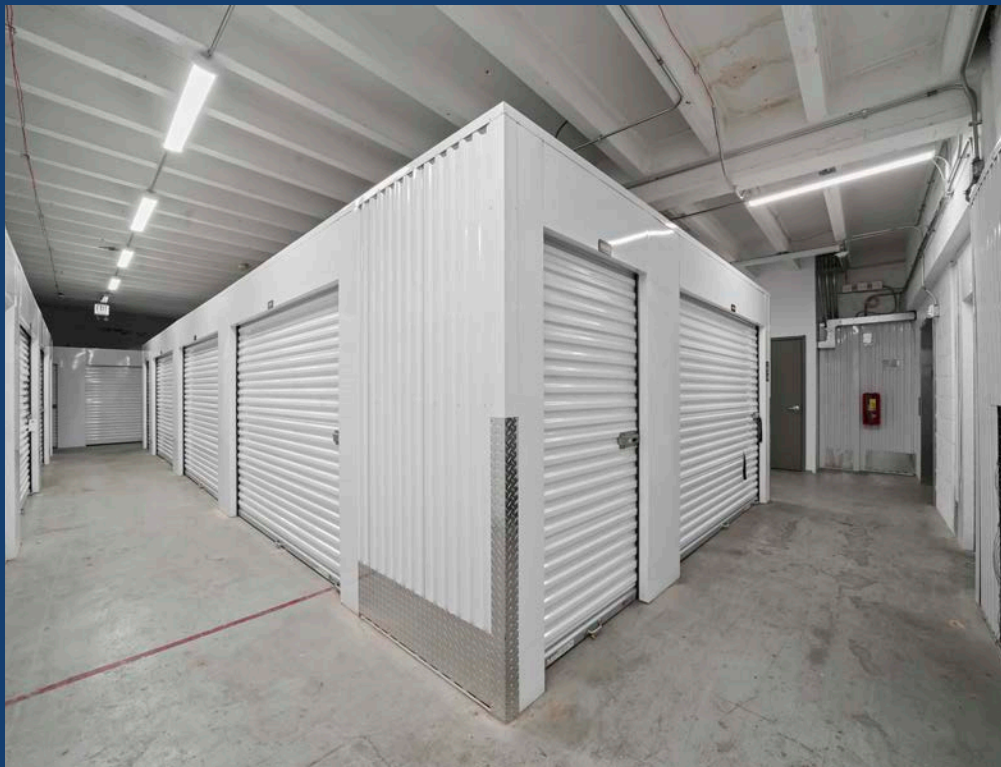
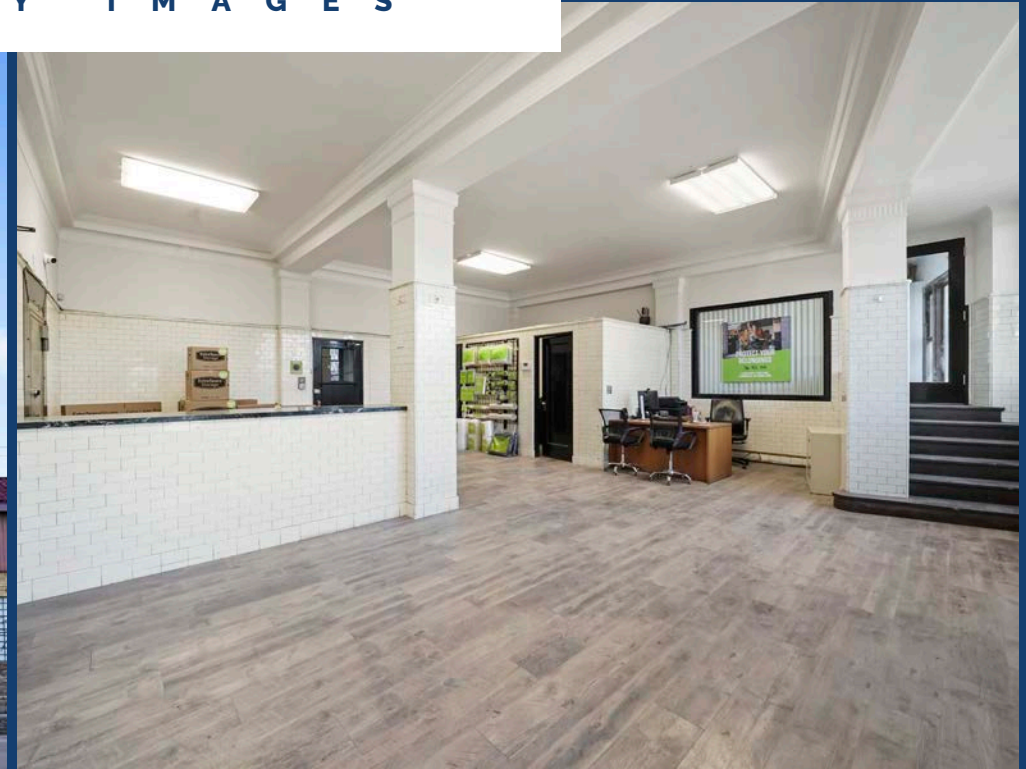
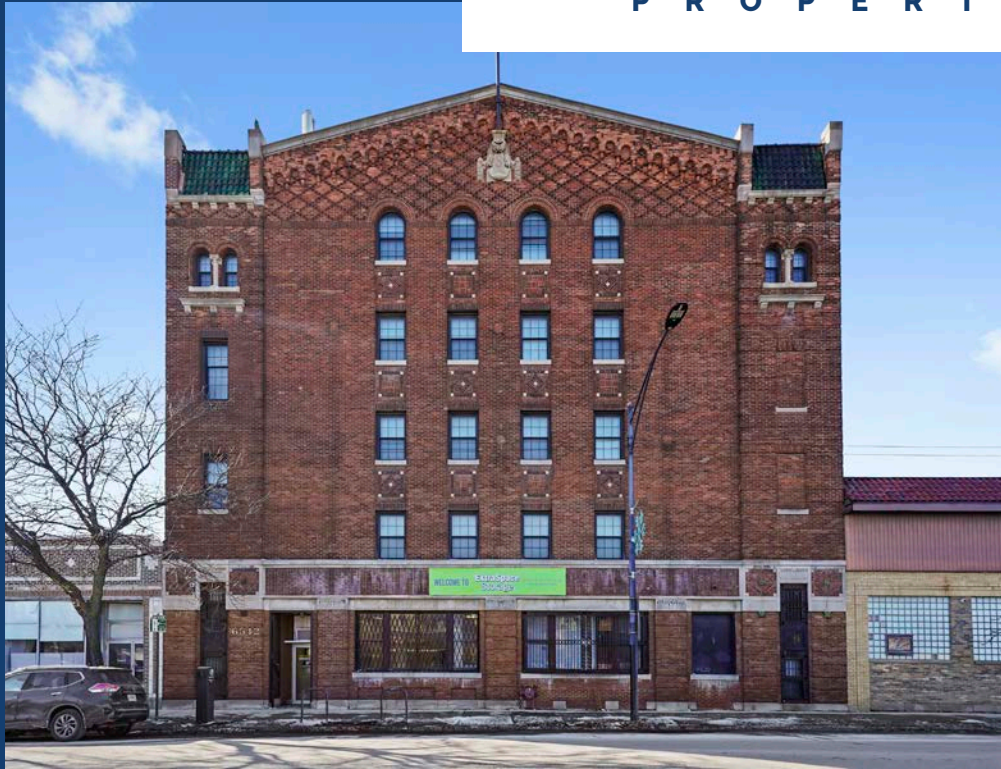
NET RENTABLE SQUARE FEET

29,678

UNIT SIZES

2x4-  
10x30

# PROPERTY IMAGES



EXTRA SPACE STORAGE | 6542-6550 N CLARK ST, CHICAGO, IL 60626

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Extra Space Storage	6542 N Clark St, Chicago, IL 60626	★	Yes	29,680	-	-
Extra Space Storage	1807 W Devon Ave, Chicago, IL 60660	0.33	Yes	90,090	-	-
Storage Post Self Storage	6331 N Broadway, Chicago, IL 60660	0.67	Yes	20,088	-	-
Public Storage	1512 W Jarvis Ave, Chicago, IL 60626	1.05	Yes	-	25,036	-
Extra Space Storage	7524 N Paulina St, Chicago, IL 60626	1.19	No	-	134,623	-
Public Storage	5733 N Broadway, Chicago, IL 60660	1.20	Yes	-	30,770	-
Public Storage	5643 N Broadway, Chicago, IL 60660	1.30	Yes	-	84,690	-
Public Storage	2101 W Howard St, Chicago, IL 60645	1.36	Yes	-	69,664	-
Mc Carthy Self Storage	2219 Howard St, Chicago, IL 60645	1.42	Yes	-	25,472	-
The Lock Up Self Storage	1832 W Juneway Terrace, Chicago, IL	1.50	Yes	-	58,352	-
Safeguard Self Storage	6014 N California Ave, Chicago, IL 60659	1.60	Yes	-	38,874	-
Foster-Ravenswood Self Storage	1800 W Foster Ave, Chicago, IL 60640	1.72	Yes	-	53,812	-
Storage Post - Uptown	5145 North Clark Street Chicago, Chicago, IL 60640	1.78	Yes	-	17,416	-
Safeguard Self Storage	5026 N Sheridan Rd, Chicago, IL 60640	2.05	Yes	-	44,703	-
Extra Space Storage	6341 N McCormick Blvd, Chicago, IL 60659	2.09	Yes	-	74,995	-
StorageMart	3220 W Touhy Ave, Skokie, IL 60076	2.09	Yes	-	88,958	-
Extra Space Storage	4701 N Ravenswood Ave, Chicago, IL 60640	2.36	Yes	-	125,340	-
Extra Space Storage	7540 N McCormick Blvd, Skokie, IL 60076	2.39	Yes	-	82,592	-
Public Storage	3501 W Touhy Ave, Lincolnwood, IL 60712	2.39	Yes	-	59,802	-
Cubestart Self Storage	2484 Oakton St, Evanston, IL 60202	2.49	Yes	-	62,283	-
Public Storage	5251 N Kedzie Ave, Chicago, IL 60625	2.50	Yes	-	103,160	-
Public Storage	6460 Lincoln Ave, Lincolnwood, IL 60712	2.54	Yes	-	66,556	-
Public Storage	4430 N Clark St, Chicago, IL 60640	2.69	Yes	-	40,824	-
Public Storage	8050 N McCormick Blvd, Skokie, IL 60076	2.74	Yes	-	54,739	-
Extra Space Storage	3850 W Devon Ave, Lincolnwood, IL 60712	2.77	Yes	-	80,244	-
Cubestart Self Storage	3526 Oakton St, Skokie, IL 60076	2.91	Yes	-	42,687	-
Storage Post Self Storage	3215 W Lawrence Ave, Chicago, IL 60625	2.98	Yes	-	20,265	-
Extra Space Storage	5860 N Pulaski Rd, Chicago, IL 60646	3.11	Yes	-	-	71,587
Public Storage	5838 N Pulaski Rd, Chicago, IL 60646	3.15	Yes	-	-	76,198
Self Storage	1806 W Cuyler Ave, Chicago, IL 60613	3.18	No	-	-	62,525
U-Haul Moving & Storage	2125 Dempster St, Evanston, IL 60201	3.19	Yes	-	-	71,608
Self Storage	4021 N Ravenswood Ave, Chicago, IL 60613	3.19	No	-	-	4,206
IStorage	2020 Greenwood St, Evanston, IL 60201	3.20	Yes	-	-	72,303
The Lock Up Self Storage - Irving Park	1650 West Irving Park Road Chicago, Chicago, IL 60613	3.23	Yes	-	-	30,840
Public Storage	4072 N Broadway, Chicago, IL 60613	3.28	Yes	-	-	57,590
U-Haul Moving & Storage	4055 N Broadway St, Chicago, IL 60613	3.31	Yes	-	-	19,844
Self Storage 1	3839 N Sheffield Ave, Chicago, IL 60613	3.50	Yes	-	-	41,360
The Lock Up Self Storage	3705 N Lincoln Ave, Chicago, IL 60613	3.62	Yes	-	-	31,656
Extra Space Storage	3626 N Broadway, Chicago, IL 60613	3.87	Yes	-	-	44,340
Public Storage	2050 Green Bay Rd, Evanston, IL 60201	3.89	No	-	-	67,313
Extra Space Storage	4995 N Elston Ave, Chicago, IL 60630	4.29	Yes	-	-	5,631
Extra Space Storage	3323 W Addison St, Chicago, IL 60618	4.32	Yes	-	-	34,187
Public Storage	8220 Skokie Blvd, Skokie, IL 60077	4.37	Yes	-	-	61,659
Cubestart Self Storage	3402 N Kedzie Ave, Chicago, IL 60618	4.42	Yes	-	-	41,040
The Lock Up Self Storage	3366 N Kedzie Ave, Chicago, IL 60618	4.45	Yes	-	-	78,817
Extra Space Storage	4455 W Montrose Ave, Chicago, IL 60641	4.53	Yes	-	-	85,436
U-Haul Moving & Storage	3250 N Kedzie Ave, Chicago, IL 60618	4.58	Yes	-	-	84,772
U-Haul Moving & Storage	5035 W Foster Ave, Chicago, IL 60630	4.62	Yes	-	-	31,962
Chicago Northside Storage	2946 N Western Ave, Chicago, IL 60618	4.65	Yes	-	-	116,711
Extra Space Storage	2850 North Ashland Avenue Chicago, Chicago, IL 60657	4.67	Yes	-	-	45,606
Public Storage	2835 N Western Ave, Chicago, IL 60618	4.76	Yes	-	-	66,108
Safeguard Self Storage	2757 N Clybourn Ave, Chicago, IL 60614	4.83	Yes	-	-	49,635
U-Haul Moving & Storage	4301 N Cicero Ave, Chicago, IL 60641	4.86	Yes	-	-	16,771
Cubestart Self Storage	2647 N Western Ave, Chicago, IL 60647	4.99	Yes	-	-	27,764

TOTAL EXISTING SUPPLY

139,858

1,625,715

3,023,184

2023 POPULATION | 1-MILE 78,363 | 3-MILE 334,833 | 5-MILE 707,620

SQ FT PER PERSON

1.78

4.86

4.27

# 5 MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
North Clark Street Self Storage / Chicago	6550 N Clark St	Chicago		\$20,000,000	Post-Bid	0.00
Hermitage Avenue Residential Development	6753 N Hermitage Ave	Chicago	8	\$1,200,000	Under Construction	0.25
West Devon Avenue Residential Development / Chicago	1401 W Devon Ave	Chicago	12	\$3,701,000	Under Construction	0.41
Glenwood Avenue Mixed Use Development / Chicago	6355 N Glenwood Ave	Chicago	6	\$680,000	Under Construction	0.43
Morse Avenue Apartment Building	1415 W Morse Ave	Chicago	16	\$5,000,000	Conceptual	0.53
North Sheridan Road Residential Development / Rogers Park	6935 N Sheridan Rd	Chicago	81	\$25,000,000	Design	0.71
Sheridan Rd Residential Development	7015 N Sheridan Rd	Chicago	20	\$5,000,000	Final Planning	0.78
West Peterson Avenue Residential Development	1948 W Peterson Ave	Chicago	56	\$33,000,000	Design	0.80
Clark Street Residential Development	5845 N Clark St	Chicago	18	\$7,000,000	Under Construction	0.91
Ardmore Ave / Multi-Residential	1548 W Ardmore Ave	Chicago	18	\$6,800,000	Under Construction	0.93
Winthrop Ave - Residential Development	6044 N Winthrop Ave	Chicago	64	\$20,000,000	Under Construction	0.96
Magnolia Ave Residential Development / Chicago	5856 N Magnolia Ave	Chicago	4	\$1,050,000	Pre-Construction/Negotiated	1.03
Kenmore Avenue Residential Development	6027 N Kenmore Ave	Chicago	15	\$4,500,000	Award	1.04
Rosehill Drive Multi-Residential Development	1765 W Rosehill Dr	Chicago	13	\$1,400,000	Under Construction	1.05
North Kenmore Ave Residential Development	6025 N Kenmore Ave	Chicago	17	\$4,161,750	Pre-Construction/Negotiated	1.05
Rogers Avenue Multi-Residential Development	7428 N Rogers Ave	Chicago	9	\$4,000,000	Under Construction	1.07
Broadway Residential Development	5853 N Broadway	Chicago	90	\$5,000,000	Design	1.09
N Broadway Mixed-use Development / Chicago	5830 N Broadway	Chicago	20	\$7,800,000	Design	1.10
Edgewater Medical Center Apartment Complex	5700 N Ashland Ave	Chicago	155	\$10,700,000	Under Construction	1.11
Ashland Avenue Residential Development	5644 N Ashland Ave	Chicago	4	\$896,900	Under Construction	1.15
West Birchwood Avenue Residential Building	1836 W Birchwood Ave	Chicago	4	\$540,000	Pre-Construction/Negotiated	1.18
North Broadway Mix-Use	5753 N Broadway	Chicago	42	\$16,000,000	Under Construction	1.18
Ashland Avenue Multi-Residential Development	7519 N Ashland Ave	Chicago	81	\$30,000,000	Conceptual	1.19
Ridge Avenue Multi-Residential Development	5691 N Ridge Ave	Chicago	9	\$3,950,000	Under Construction	1.19
Rogers Park Mixed-Use Development	1660 W Howard St	Chicago	104	\$30,000,000	Conceptual	1.26
Paulina Street Mixed-Use Development	7603 N Paulina St	Chicago	80	\$30,000,000	Design	1.26
Fairfield Avenue Residential Development	6418 N Fairfield Ave	Chicago	3	\$750,000	Under Construction	1.39
North Winthrop Avenue Mixed Use	5600 N Winthrop Ave	Chicago	94	\$31,000,000	Design	1.42
CJE Seniorlife Building	999 W Howard St	Evanston		\$1,000,000	Conceptual	1.43
The Haven on Sheridan	7728 N Sheridan Rd	Chicago	52	\$19,000,000	Design	1.45
Juneway Terrace Residential Development	1405 W Juneway Terrace	Chicago	3	\$515,000	Under Construction	1.45
Howard Street Senior Housing Development	1015 Howard St	Evanston	60	\$10,000,000	Award	1.46
N Eastlake Terrace Residential	7737 N Eastlake Terrace	Chicago	10	\$2,000,000	Pre-Construction/Negotiated	1.47
Multi Residential Development / Ashland Ave	5400 N Ashland Ave	Chicago	18	\$5,000,000	Design	1.48
Sheridan Road Residential Development	7754 N Sheridan Rd	Chicago	3	\$425,000	Under Construction	1.50
West Touhy Ave Residential Development	2701 W Touhy Ave	Chicago	43	\$15,000,000	Design	1.50
North Francisco Avenue Residential Development	6416 N Francisco Ave	Chicago	4	\$1,538,000	Under Construction	1.57
Mixed-use Development / Bryn Mawr Ave	2434 W Bryn Mawr Ave	Chicago	33	\$12,000,000	Conceptual	1.58
Budlong Woods Renovation	5530 N Artesian Ave	Chicago	4	\$138,882	Pre-Construction/Negotiated	1.63
North Sheridan Road Apartment Building / Chicago	5356 N Sheridan Rd	Chicago	50	\$20,000,000	Pre-Construction/Negotiated	1.72
Lincoln Avenue Residential Development	5689 N Lincoln Ave	Chicago	6	\$1,580,000	Under Construction	1.75
West Berwyn Avenue Mixed-Use	1101 W Berwyn Ave	Chicago	56	\$18,800,000	Under Construction	1.77
West Berwyn Avenue Residential Development	1103 W Berwyn Ave	Chicago	77	\$1,000,000	Conceptual	1.77
South Boulevard Shores / Evanston	504 South Blvd	Evanston	60	\$17,000,000	Under Construction	1.80
Foster Avenue Multi-Residential Development	2046 W Foster Ave	Chicago	6	\$2,000,000	Under Construction	1.81
Winona Street Multi-Residential Building	1444 W Winona St	Chicago	4	\$1,110,000	Under Construction	1.81

TOTAL NUMBER OF UNITS 15,364

FOR COMPLETE LIST, REACH OUT TO BROKER

S E C T I O N 2

# FINANCIAL ANALYSIS

EXTRA SPACE STORAGE



## CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
2.0 x 4.0	2	8	16	\$40.00	\$80	\$960	\$46.37	\$1,113
3.0 x 4.0	1	12	12	\$52.00	\$52	\$624	\$60.28	\$723
3.0 x 5.0	1	15	15	\$58.00	\$58	\$696	\$67.24	\$807
4.0 x 4.0	1	16	16	\$61.00	\$61	\$732	\$70.72	\$849
4.0 x 5.0	5	20	100	\$76.00	\$380	\$4,560	\$88.10	\$5,286
3.0 x 8.0	1	24	24	\$84.00	\$84	\$1,008	\$97.38	\$1,169
4.0 x 6.0	1	24	24	\$84.00	\$84	\$1,008	\$97.38	\$1,169
5.0 x 5.0	65	25	1,625	\$87.00	\$5,655	\$67,860	\$100.86	\$78,668
5.0 x 5.0	1	25	25	\$95.00	\$95	\$1,140	\$110.13	\$1,322
3.0 x 9.0	1	27	27	\$89.00	\$89	\$1,068	\$103.18	\$1,238
5.0 x 6.0	11	30	330	\$98.00	\$1,078	\$12,936	\$113.61	\$14,996
10.0 x 3.0	5	30	150	\$98.00	\$490	\$5,880	\$113.61	\$6,817
5.0 x 7.0	14	35	490	\$106.00	\$1,484	\$17,808	\$122.88	\$20,644
4.0 x 9.0	1	36	36	\$107.00	\$107	\$1,284	\$124.04	\$1,489
6.0 x 6.0	1	36	36	\$107.00	\$107	\$1,284	\$124.04	\$1,489
5.0 x 8.0	1	40	40	\$115.00	\$115	\$1,380	\$133.32	\$1,600
10.0 x 4.0	1	40	40	\$115.00	\$115	\$1,380	\$133.32	\$1,600
5.0 x 8.0	1	40	40	\$121.00	\$121	\$1,452	\$140.27	\$1,683
10.0 x 4.0	2	40	80	\$121.00	\$242	\$2,904	\$140.27	\$3,367
11.0 x 4.0	2	44	88	\$122.00	\$244	\$2,928	\$141.43	\$3,394
5.0 x 9.0	21	45	945	\$123.00	\$2,583	\$30,996	\$142.59	\$35,933
8.0 x 6.0	1	48	48	\$128.00	\$128	\$1,536	\$148.39	\$1,781
5.0 x 10.0	55	50	2,750	\$131.00	\$7,205	\$86,460	\$151.86	\$100,231
5.0 x 10.0	27	50	1,350	\$135.00	\$3,645	\$43,740	\$156.50	\$50,707
5.0 x 10.0	1	50	50	\$257.00	\$257	\$3,084	\$297.93	\$3,575
13.0 x 4.0	1	52	52	\$134.00	\$134	\$1,608	\$155.34	\$1,864
5.0 x 11.0	3	55	165	\$136.00	\$408	\$4,896	\$157.66	\$5,676
7.0 x 8.0	1	56	56	\$136.00	\$136	\$1,632	\$157.66	\$1,892
10.0 x 6.0	2	60	120	\$146.00	\$292	\$3,504	\$169.25	\$4,062
12.0 x 5.0	1	60	60	\$146.00	\$146	\$1,752	\$169.25	\$2,031
6.0 x 10.0	5	60	300	\$152.00	\$760	\$9,120	\$176.21	\$10,573

## CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
8.0 x 8.0	1	64	64	\$154.00	\$154	\$1,848	\$178.53	\$2,142
11.0 x 6.0	2	66	132	\$154.00	\$308	\$3,696	\$178.53	\$4,285
10.0 x 7.0	6	70	420	\$157.00	\$942	\$11,304	\$182.01	\$13,104
7.0 x 10.0	1	70	70	\$162.00	\$162	\$1,944	\$187.80	\$2,254
5.0 x 15.0	3	75	225	\$168.00	\$504	\$6,048	\$194.76	\$7,011
6.0 x 13.0	1	78	78	\$173.00	\$173	\$2,076	\$200.55	\$2,407
8.0 x 10.0	4	80	320	\$170.00	\$680	\$8,160	\$197.08	\$9,460
8.0 x 10.0	2	80	160	\$180.00	\$360	\$4,320	\$208.67	\$5,008
12.0 x 8.0	2	96	192	\$195.00	\$390	\$4,680	\$226.06	\$5,425
10.0 x 10.0	61	100	6,100	\$154.00	\$9,394	\$112,728	\$178.53	\$130,683
10.0 x 10.0	23	100	2,300	\$210.00	\$4,830	\$57,960	\$243.45	\$67,192
12.0 x 9.0	2	108	216	\$231.00	\$462	\$5,544	\$267.79	\$6,427
10.0 x 11.0	1	110	110	\$231.00	\$231	\$2,772	\$267.79	\$3,214
10.0 x 12.0	13	120	1,560	\$227.00	\$2,951	\$35,412	\$263.16	\$41,052
13.0 x 10.0	1	130	130	\$262.00	\$262	\$3,144	\$303.73	\$3,645
10.0 x 14.0	3	140	420	\$250.00	\$750	\$9,000	\$289.82	\$10,433
11.0 x 13.0	1	143	143	\$267.00	\$267	\$3,204	\$309.53	\$3,714
10.0 x 15.0	21	150	3,150	\$261.00	\$5,481	\$65,772	\$302.57	\$76,248
10.0 x 15.0	3	150	450	\$275.00	\$825	\$9,900	\$318.80	\$11,477
10.0 x 18.0	1	180	180	\$292.00	\$292	\$3,504	\$338.51	\$4,062
15.0 x 12.0	2	180	360	\$292.00	\$584	\$7,008	\$338.51	\$8,124
10.0 x 20.0	6	200	1,200	\$330.00	\$1,980	\$23,760	\$382.56	\$27,544
22.0 x 10.0	4	220	880	\$330.00	\$1,320	\$15,840	\$382.56	\$18,363
10.0 x 25.0	1	250	250	\$357.00	\$357	\$4,284	\$413.86	\$4,966
13.0 x 20.0	1	260	260	\$400.00	\$400	\$4,800	\$463.71	\$5,565
10.0 x 30.0	4	300	1,200	\$426.00	\$1,704	\$20,448	\$493.85	\$23,705
TOTAL CC:	406	73	29,680	\$153.20	\$62,198	\$746,376	\$177.60	\$865,254

GRAND TOTAL

406

73

29,680

\$153.20

\$62,198

\$746,376

\$177.60

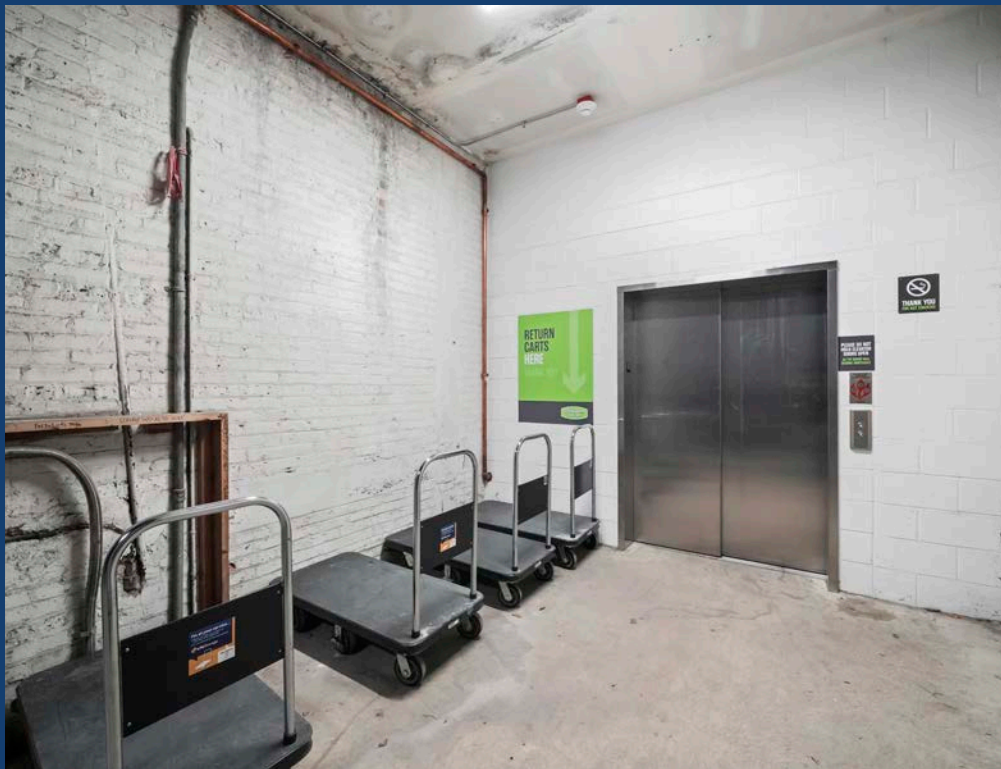
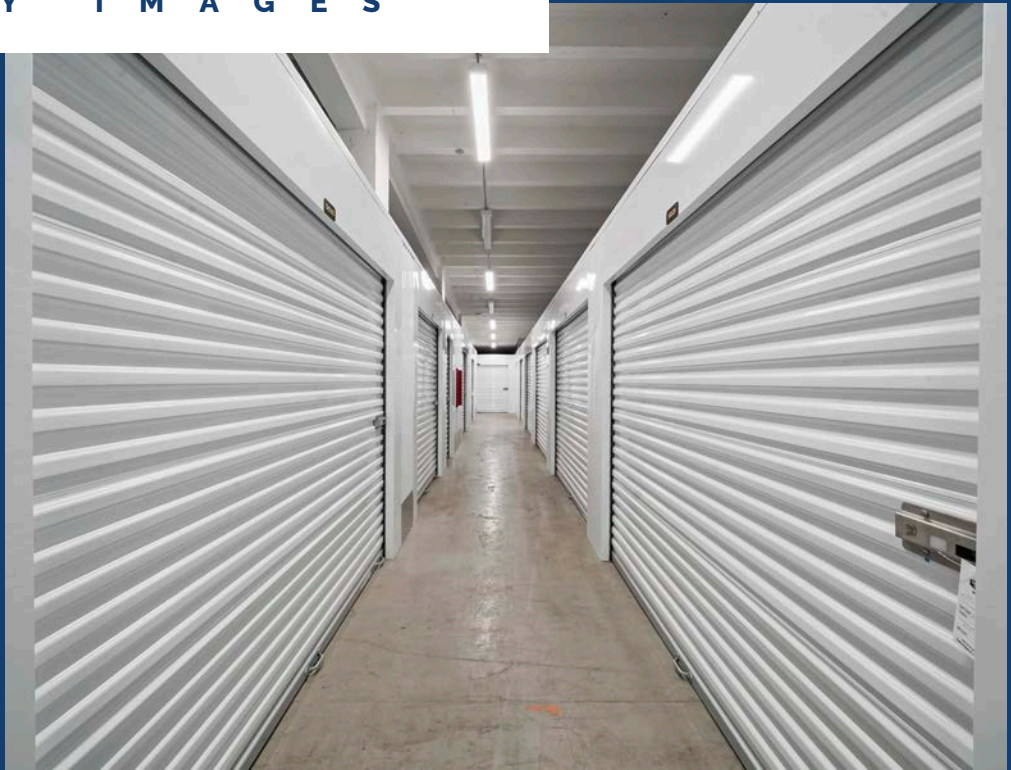
\$865,254

# I N C O M E   &   E X P E N S E S

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$746,376		\$768,767		\$791,830		\$815,585		\$840,053		\$865,254	
PHYSICAL VACANCY	(91,804)	12.3%	(38,438)	5.0%	(39,592)	5.0%	(40,779)	5.0%	(42,003)	5.0%	(43,263)	5.0%
ECONOMIC VACANCY	(183,080)	24.5%	(38,438)	5.0%	(39,592)	5.0%	(40,779)	5.0%	(42,003)	5.0%	(43,263)	5.0%
TOTAL VACANCY	(274,884)		(76,877)		(79,183)		(81,559)		(84,005)		(86,525)	
VACANCY %	36.8%		10.0%		10.0%		10.0%		10.0%		10.0%	
EFFECTIVE RENTAL INCOME	\$471,492		\$691,891		\$712,647		\$734,027		\$756,047		\$778,729	
LATE, LETTER, & NSF FEES	13,692		20,092		20,695		21,316		21,955		22,614	
ADMINISTRATION FEES	5,452		5,561		5,672		5,786		5,901		6,019	
MERCHANDISE SALES, NET	2,204		2,248		2,293		2,339		2,386		2,433	
CELL TOWER INCOME	36,000		36,720		37,454		38,203		38,968		39,747	
TOTAL OTHER INCOME	\$57,348		\$64,621		\$66,115		\$67,644		\$69,210		\$70,814	
EFFECTIVE GROSS INCOME (EGI)	\$528,840		\$756,512		\$778,762		\$801,671		\$825,258		\$849,543	
PROPERTY TAXES	121,243		139,429		142,218		145,062		147,963		150,923	
INSURANCE	22,588		23,040		23,501		23,971		24,450		24,939	
UTILITIES & TRASH	47,939		48,898		49,876		50,873		51,891		52,929	
REPAIRS & MAINTENANCE	23,694		24,168		24,651		25,144		25,647		26,160	
ADVERTISING	28,311		10,000		10,200		10,404		10,612		10,824	
SALARIES, TAXES, & BENEFITS	84,830		86,527		88,257		90,022		91,823		93,659	
MANAGEMENT FEE	24,000		37,826		38,938		40,084		41,263		42,477	
OFFICE SUPPLIES & POSTAGE	11,114		11,336		11,563		11,794		12,030		12,271	
BANK & CREDIT CARD FEES	7,751		12,104		12,460		12,827		13,204		13,593	
TELEPHONE & INTERNET	4,580		4,672		4,765		4,860		4,958		5,057	
LANDSCAPING & SNOW REMOVAL	1,231		1,256		1,281		1,306		1,332		1,359	
TOTAL EXPENSES	\$377,281		\$399,254		\$407,709		\$416,348		\$425,173		\$434,190	
% OF EGI	71.3%		52.8%		52.4%		51.9%		51.5%		51.1%	
NET OPERATING INCOME (NOI)	\$151,559		\$357,258		\$371,053		\$385,323		\$400,084		\$415,353	
OPERATING MARGIN %	28.7%		47.2%		47.6%		48.1%		48.5%		48.9%	

1. RE Taxes are based on the current assessment value of \$545,845; Taxes increased 15% to hedge risk of reassessment  
2. Income based on September-November 2025 annualized  
3. Expenses based on December 2024-November 2025 actual

PROPERTY IMAGES



S E C T I O N   3

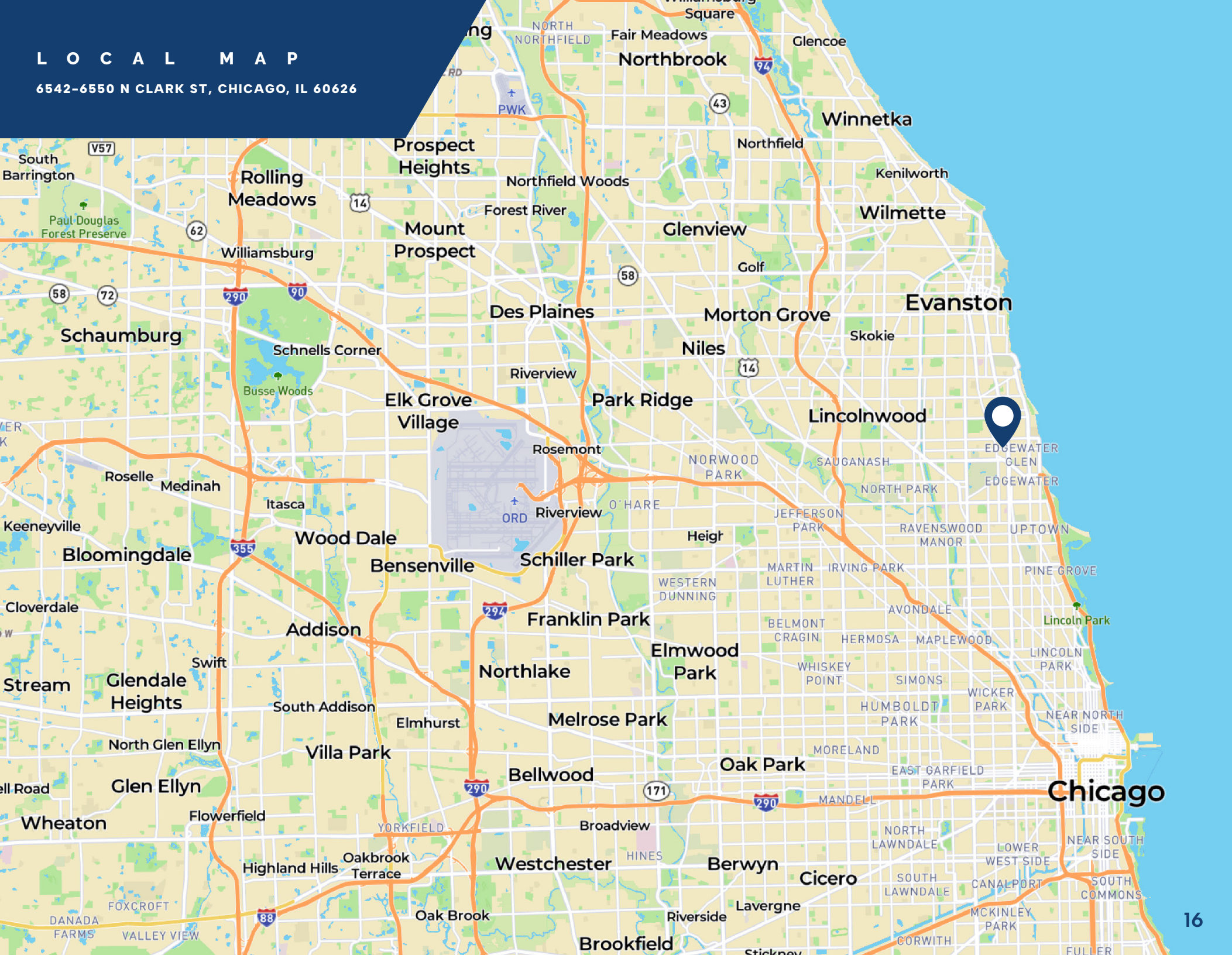
# PROPERTY INFORMATION

EXTRA SPACE STORAGE



# LOCAL MAP

6542-6550 N CLARK ST, CHICAGO, IL 60626



# REGIONAL MAP

6542-6550 N CLARK ST, CHICAGO, IL 60626



# PARCEL OUTLINE

6542-6550 N CLARK ST, CHICAGO, IL 60626



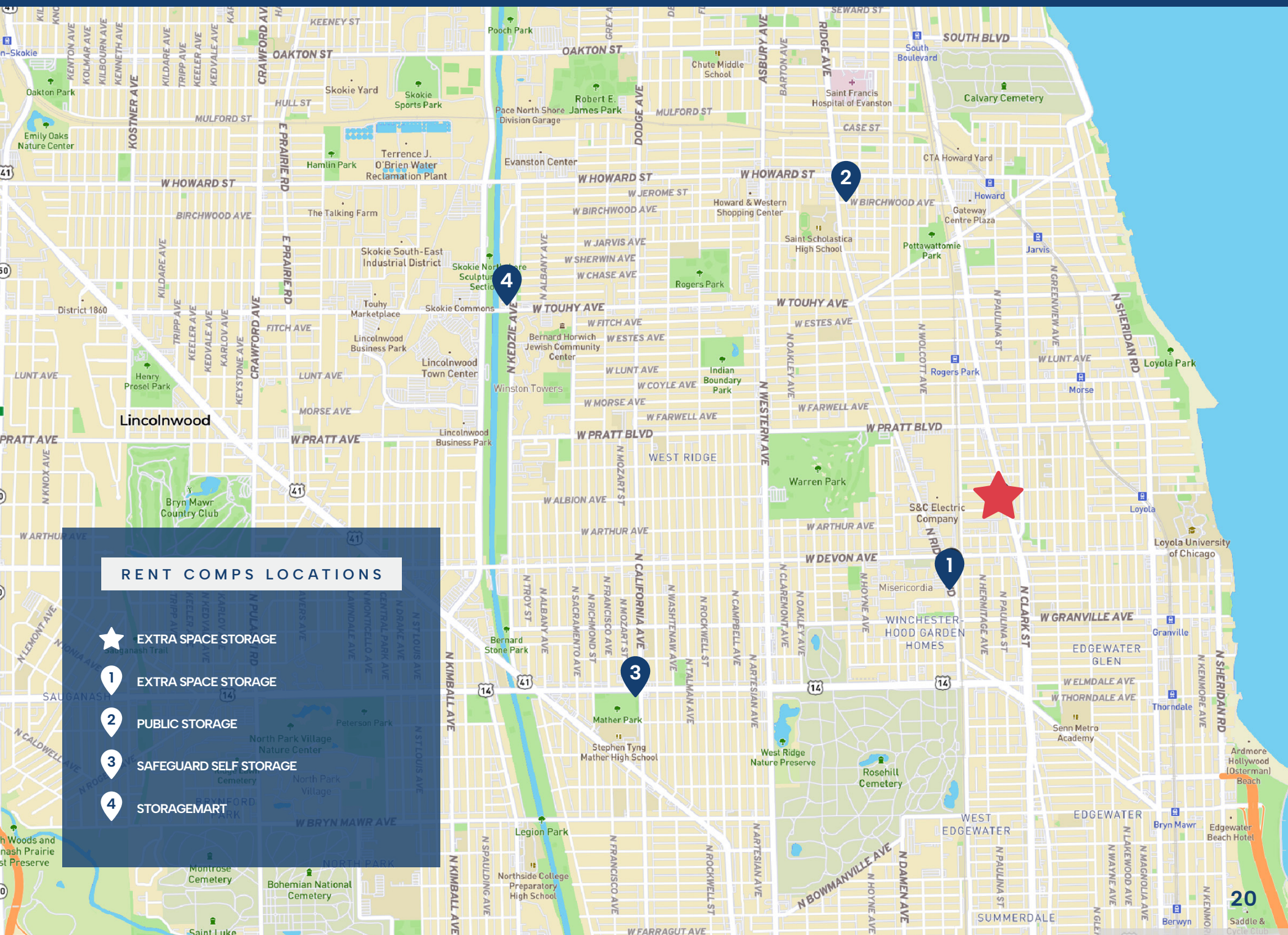
SECTION 4

# RENT COMPARABLES

EXTRA SPACE STORAGE



# RENT COMPS MAP





## Extra Space Storage

6550 N Clark St,  
Chicago, IL 60626

NSRF 29,738  
YEAR BUILT 1920-2025  
DISTANCE ★

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$135	\$2.70
10X10 CC	\$210	\$2.10
10X15 CC	\$275	\$1.83
10X20 CC	\$330	\$1.65
AVERAGE:		\$2.07

1



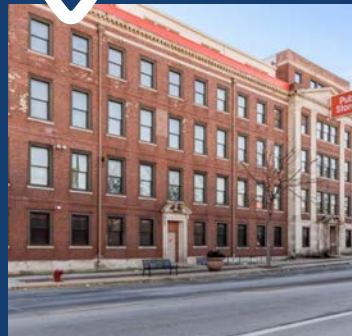
## Extra Space Storage

1807 W Devon Ave,  
Chicago, IL 60660

NSRF 90,090  
YEAR BUILT 2016  
DISTANCE 0.3

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$163	\$3.26
10X10 CC	\$193	\$1.93
10X15 CC	\$251	\$1.67
10X20 CC	\$407	\$2.04
AVERAGE:		\$2.22

2



## Public Storage

2101 W Howard St,  
Chicago, IL 60645

NSRF 69,664  
YEAR BUILT 1990  
DISTANCE 1.3

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$71	\$1.42
10X10 CC	\$128	\$1.28
10X15 CC	\$218	\$1.45
10X20 CC	\$356	\$1.78
AVERAGE:		\$1.48

3



## Safeguard Self Storage

6014 N California Ave,  
Chicago, IL 60659

NSRF 38,874  
YEAR BUILT 2015  
DISTANCE 1.6

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$93	\$1.86
10X10 CC	\$155	\$1.55
10X15 CC	\$249	\$1.66
10X20 CC	\$339	\$1.70
AVERAGE:		\$1.69

4



## StorageMart

3220 W Touhy Ave,  
Skokie, IL 60076

NSRF 88,958  
YEAR BUILT 2016  
DISTANCE 2.4

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$78	\$1.56
10X10 CC	\$98	\$0.98
10X15 CC	\$130	\$0.87
10X20 CC	\$235	\$1.18
AVERAGE	:	\$1.15

SECTION 5

# DEMOGRAPHIC ANALYSIS

EXTRA SPACE STORAGE

# WELCOME TO Chicago, IL



## ECONOMIC DRIVERS



### FINANCE AND BUSINESS SERVICES

Chicago's financial sector supports banking, trading, consulting, insurance, and professional services employment across global markets.



### TRANSPORTATION AND LOGISTICS

Major rail hubs, highways, airports, and waterways drive jobs in shipping, warehousing, distribution, and supply chain management.



### HEALTHCARE AND LIFE SCIENCES

Large hospital systems, research institutions, and biotech firms generate extensive employment in care, research, and administration.



### MANUFACTURING AND INDUSTRIAL PRODUCTION

Advanced manufacturing, food processing, and machinery production provide skilled jobs and support regional supply chains.



### TECHNOLOGY AND INNOVATION

Growing tech startups, digital services, and innovation hubs create employment in software, data analytics, and engineering fields.



### TOURISM AND HOSPITALITY

Conventions, cultural attractions, restaurants, and entertainment venues support thousands of jobs across hospitality and service industries.

Chicago, Illinois is a major economic hub with a diverse job market spanning finance, healthcare, manufacturing, technology, and education. The city is home to numerous Fortune 500 companies, offering strong employment opportunities in corporate management, logistics, and professional services. Chicago's central location and extensive transportation infrastructure support thousands of jobs in trade, warehousing, and distribution. A large network of hospitals, universities, and startups also provides steady growth in healthcare, research, and innovation-related employment.



## 2024 POPULATION

1-MILE	3-MILE	5-MILE
79,150	711,217	3,043,525



## 2024 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
34,832	308,213	1,210,823



## 2024 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$81,581	\$121,393	\$120,138



## 2029 POPULATION

1-MILE	3-MILE	5-MILE
80,217	721,124	3,087,223



## 2024-29 ANNUAL AVG GROWTH

1-MILE	3-MILE	5-MILE
20	167	681



## 2029 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$89,990	\$133,026	\$131,837



EXTRA SPACE STORAGE

EXCLUSIVELY LISTED BY:



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Sales Associate

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License: SL3622967

**LEAD AGENT**



**MEIR D. PERLMUTER**

CEO & Founder | Headquarters

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**B**

**BRIAN BROCKMAN**

Bang Realty Inc

bor@bangrealty.com

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**GRANDSTONE**  
STORAGE INVESTMENT SALES

