

STOR4YOU PORTFOLIO

535 MOHNS HILL ROAD & 30B SHILLINGTON ROAD | SINKING SPRING, PA
2665 BERNVILLE ROAD & 618 GREGG AVENUE | READING, PA



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES



TABLE OF CONTENTS

- 08 PORTFOLIO FINANCIAL ANALYSIS
- 12 MARKET OVERVIEW
- 15 STOR4YOU GOUGLERSVILLE
- 40 STOR4YOU SHILLINGTON
- 66 STOR4YOU SINKING SPRING & BERNVILLE

LEAD ADVISOR



Meir Perlmutter

CEO | Founder

614.812.0345

Meir@Grandstoneis.com

Lic #: BK3443325



Brian Brockman

Principal Broker

513-898-1551

brian@bangrealty.com

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information provided within the subsequent Marketing Brochure is confidential and proprietary. It is intended for the exclusive review of the recipient. This information must not be shared with any other individual or entity without written authorization from Grandstone Investment Sales. The purpose of this Marketing Brochure is to offer a summarized and unverified overview for potential purchasers and to generate preliminary interest in the subject property. This document is not a substitute for a comprehensive due diligence investigation. Grandstone Investment Sales does not make any guarantees or representations regarding the subject property's income, expenses, future financial performance, physical attributes, compliance with regulations, tenant information, or any other related aspects. The content in this Marketing Brochure is derived from sources believed to be reliable, but Grandstone Investment Sales has not authenticated or investigated this information. No warranties or representations are made concerning the accuracy or completeness of the provided information. Prospective buyers are responsible for independently verifying all details. "Grandstone Investment Sales" is a service mark belonging to Grandstone Investment Sales Real Estate Investment Services, Inc. © 2021 Grandstone Investment Sales. All rights reserved.

NON-ENDORSEMENT NOTICE

Grandstone Investment Sales is unaffiliated, unsponsored, and not endorsed by any commercial tenant or lessee mentioned in this marketing package. The inclusion of any corporation's name or logo does not imply an affiliation, sponsorship, or endorsement between said corporation and Grandstone Investment Sales, its affiliates, subsidiaries, or any of its offerings. This information is solely included to provide tenant and lessee details about the listing to potential customers. Property showings are exclusively by appointment. For more details, consult your Grandstone Investment Sales agent.



SECTION 1



INVESTMENT OVERVIEW

OFFERING SUMMARY

535 MOHNS HILL ROAD & 30B SHILLINGTON ROAD | SINKING SPRING, PA
2665 BERNVILLE ROAD & 618 GREGG AVENUE | READING, PA

STORAGE PURCHASE PRICE	\$15,385,000
PRICE PER NRSF (EXISTING)	\$130.35
CURRENT PHYSICAL OCCUPANCY	91.61%
CURRENT ECONOMIC OCCUPANCY	79.39%
CURRENT CAP RATE	5.54%
YEAR 1 CAP RATE	6.46%
YEAR 2 CAP RATE	6.72%
YEAR 3 CAP RATE	7.17%
YEAR 4 CAP RATE	7.42%
YEAR 5 CAP RATE	7.69%
NET RENTABLE SQUARE FEET	118,031



INVESTMENT OVERVIEW

Stor4You Portfolio represents a four-property self-storage portfolio located across Sinking Spring and Reading, Pennsylvania, comprising 1,063 units across 118,031 net rentable square feet. The portfolio includes assets at 535 Mohns Hill Road, 2665 Bernville Road, 618 Gregg Avenue, and 30B Shillington Road, offering a diversified mix of unit sizes and tenant profiles across established suburban submarkets.

The portfolio demonstrates stable in-place performance with a weighted average physical occupancy of 91.61%, supported by strong underlying fundamentals. Individual assets exhibit occupancy levels ranging from ~90% to 97%, with meaningful upside through lease-up and continued rate optimization across the portfolio.

The surrounding markets benefit from dense and growing population bases, with strong household incomes and consistent projected growth across 1-, 3-, and 5-mile trade areas. This supports long-term storage demand driven by residential, commercial, and transient customer segments.

Offered at a total purchase price of \$15,385,000, the portfolio reflects an attractive going-in cap rate of 5.54% with projected yield expansion to 7.69% by Year 5. Investors are presented with an opportunity to acquire a scalable platform with operational upside, revenue growth potential, and exit optionality through stabilization or asset-level disposition.



INVESTMENT HIGHLIGHTS



STABLE PERFORMANCE

The portfolio demonstrates solid occupancy levels, ranging from ~90% to 97%, offering meaningful upside through lease-up at underperforming locations and continued rate optimization across the properties.



ATTRACTIVE YIELD & GROWTH

With a total purchase price of \$15,385,000, the portfolio offers a strong going-in cap rate of 5.54%, with a projected yield expansion to 7.69% by Year 5, providing investors with an opportunity for significant return growth.



PRIME LOCATIONS

The properties are situated in the growing suburban markets of Sinking Spring and Reading, Pennsylvania, benefiting from dense and expanding population bases, strong household incomes, and consistent projected growth in the 1-, 3-, and 5-mile trade areas.



DIVERSIFIED UNITS

With 1,063 units across 118,031 net rentable square feet in four properties, the portfolio offers a diversified mix of unit sizes and tenant profiles, addressing the demand from residential, commercial, and transient customers.



SCALABLE PLATFORM

Investors have the opportunity to acquire a scalable self-storage platform with significant operational upside, revenue growth potential, and exit optionality through either stabilization or asset-level disposition.

Stor4You Gouglersville



Stor4You Bernville



Stor4You Shillington



Stor4You Sinking Spring





SECTION 2

PORTFOLIO FINANCIAL ANALYSIS

UNIT MIX

COMBINED UNIT MIX						
UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
Stor4You Gouglersville	772	103	79,600	\$120.74	\$93,210	\$1,118,520
Stor4You Shillington	73	108	7,886	\$133.03	\$9,711	\$116,532
Stor4You Bernville	190	131	24,945	\$158.74	\$30,161	\$361,929
Stor4You Sinking Spring	28	200	5,600	\$112.50	\$3,150	\$37,800
TOTAL Combined Unit Mix	1063	111	118,031	\$128.16	\$136,232	\$1,634,781
GRAND TOTAL	1,063	111	118,031	\$128.16	\$136,232	\$1,634,781

INCOME AND EXPENSES

(\$ Actual)	Current		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$1,634,781		\$1,683,825		\$1,734,340		\$1,786,370		\$1,839,961		\$1,895,160	
Physical Vacancy	(138,617)	8.5%	(140,679)	8.4%	(143,045)	8.2%	(146,063)	8.2%	(150,444)	8.2%	(154,958)	8.2%
Economic Vacancy	(202,280)	12.4%	(116,594)	6.9%	(117,620)	6.8%	(89,319)	5.0%	(91,998)	5.0%	(94,759)	5.0%
Total Vacancy	(340,897)		(257,273)		(260,665)		(235,382)		(242,442)		(249,717)	
Vacancy %	20.9%		15.3%		15.0%		13.2%		13.2%		13.2%	
Effective Rental Income	\$1,293,885		\$1,426,552		\$1,473,675		\$1,550,989		\$1,597,518		\$1,645,444	
Late, Letter, & NSF Fees	4,391		4,758		4,933		5,180		5,335		5,496	
Administration Fees	1015		6479		8,489		10,499		12,509		14,519	
Tenant Insurance	5,028		30,336		32,516		34,703		36,877		40,137	
Merchandise Sales, Net	182		186		189		193		197		201	
Sign Income	9,000		9,180		9,364		9,551		9,742		9,937	
Total Other Income	\$19,668		\$50,991		\$55,544		\$60,182		\$64,716		\$70,346	
Effective Gross Income (EGI)	\$1,313,553		\$1,477,544		\$1,529,220		\$1,611,171		\$1,662,235		\$1,715,790	
Property Taxes	110,709		125,408		127,916		130,474		133,084		135,745	
Insurance	24,962		25,461		25,970		26,489		27,020		27,559	
Utilities & Trash	49,965		50,965		51,984		53,024		54,084		55,165	
Repairs & Maintenance	16,016		16,336		16,663		16,995		17,336		17,683	
Advertising	23,887		24,365		24,853		25,349		25,857		26,374	
Salaries, Taxes, & Benefits	84,216		85,900		87,618		89,370		91,157		92,980	
Management Fee	65,678		73,878		76,461		80,559		83,112		85,789	
Office Supplies & Postage	12,004		12,244		12,489		12,739		12,993		13,254	
Bank & Credit Card Fees	29,494		23,641		24,468		25,778		26,596		27,453	
Telephone & Internet	44,506		40,415		47,344		48,295		49,257		50,245	
Total Expenses	\$462,437		\$484,613		\$495,766		\$509,072		\$520,496		\$532,247	
% of EGI	35.2%		32.8%		32.4%		31.6%		31.3%		31.0%	
Net Operating Income (NOI)	\$851,116		\$992,931		\$1,033,455		\$1,102,100		\$1,141,739		\$1,183,545	
Operating Margin %	64.8%		67.2%		67.6%		68.4%		68.7%		69.0%	

Financial Footnotes:

1. See individual P&L's for more info



SECTION 3

MARKET OVERVIEW

WELCOME TO

SINKING SPRING, PA

Sinking Spring, Pennsylvania, is a growing suburban community in Berks County, located southwest of Reading, with a surrounding population of over 82,000. Its economy is primarily driven by healthcare, manufacturing, and retail, with many residents commuting to regional employment hubs. Known for its appealing suburban atmosphere, Sinking Spring offers quality housing and excellent connectivity via US Route 422. The median household income is an affluent \$97,622 within a three-mile radius, and the town features essential services, shopping centers, and dining options. The area is seeing steady demand for housing, retail, and storage services as it continues to develop.



MARKET HIGHLIGHTS



PART OF THE READING, PA MSA
Sinking Spring is near Reading Hospital (716 beds, 5.5 miles away) and Penn State Berks (2,100 students, 4.5 miles away), driving strong local storage demand.



AFFLUENT SUBURBAN COMMUNITY
Surrounded by dense rental communities like Berkshire Hills (373 units) and The Reserve at Gring's Mill, providing a reliable source of residential demand.



EXCELLENT HIGHWAY CONNECTIVITY

The site is a 10-15 minute drive from the Wyomissing commercial hub and Berkshire Mall, offering easy access for businesses needing operational flexibility.



NEARBY INDUSTRIAL HUBS
Located within 7 miles of major industrial zones like Berks Park 183, serving tradespeople and e-commerce businesses.



BLUE MARSH LAKE ACCESS
Positioned 4 miles south of Blue Marsh Lake, a 1,150-acre recreation area, driving significant demand for storing recreational vehicles, boats, and seasonal gear.

WELCOME TO

READING, PA

Reading, Pennsylvania is a key economic hub within Berks County, strategically located along major transportation corridors with direct access to regional markets, including Philadelphia. As of 2024, the population in the 1-mile trade area is 1,996, with the 3-mile area reaching 22,574, and projections show continued growth, with the 1-mile population expected to reach 2,061 by 2029. The local economy is supported by a diverse employment base, including major employers like Reading Hospital and regional logistics operators, driving demand for self-storage from both residential and commercial users. The average household income in the 1-mile area is \$120,191, while in the 3-mile area it is \$113,818, with steady growth in households expected through 2029. The region benefits from strong connectivity via US Route 422, Interstate 176, and proximity to Interstate 78, ensuring sustained demand for self-storage driven by housing turnover, small business activity, and consumer mobility.



MARKET HIGHLIGHTS



REGIONAL ECONOMIC HUB

Reading serves as a central commercial and employment hub within Berks County, supporting a diverse base of industries that drive consistent storage demand.



DIVERSE EMPLOYMENT DRIVERS

The market is anchored by healthcare, manufacturing, logistics, and education sectors, creating stable demand from both residential and business users.



DENSE URBAN & SUBURBAN POPULATION BASE

Reading benefits from a large and diverse population base, complemented by surrounding suburban communities that support long-term storage demand.



STRONG TRANSPORTATION CONNECTIVITY

Excellent access via US-422, I-176, and nearby I-78 enables efficient regional connectivity and supports business and commuter activity.



PROXIMITY TO MAJOR DEMAND GENERATORS

Nearby institutions and employment centers, including Reading Hospital and regional industrial parks, reinforce consistent occupancy and demand drivers.

STOR4YOU GOUGLERSVILLE

535 MOHNS HILL ROAD | SINKING SPRING, PA



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

535 MOHNS HILL ROAD, SINKING SPRING, PA

INVESTMENT OVERVIEW

OFFERING SUMMARY

535 MOHNS HILL ROAD | SINKING SPRING, PA

PURCHASE PRICE	\$10,750,000
PRICE PER RENTABLE SQUARE FOOT	\$135.05
CURRENT PHYSICAL OCCUPANCY	89.60%
CURRENT ECONOMIC OCCUPANCY	73.35%
CURRENT CAP RATE	5.31%
YEAR 1 CAP RATE	6.64%
YEAR 2 CAP RATE	6.87%
YEAR 3 CAP RATE	7.37%
YEAR 4 CAP RATE	7.61%
YEAR 5 CAP RATE	7.87%
NET RENTABLE SQUARE FEET	79,600
LOT SIZE	10.38
YEAR BUILT/RENOVATED	2008-2012



PROPERTY SUMMARY

535 MOHNS HILL ROAD | SINKING SPRING, PA

APN	80-4384-05-08-5127
TRAFFIC COUNT	\$1,174.00
COUNTY	Berks County
NON CLIMATE UNITS	443
CLIMATE CONTROLLED UNITS	132
TOTAL NUMBER OF UNITS	772
UNCOVERED PARKING SPACES	197
UNIT SIZES	5x5 - 10x30
NRSF	79,600
ONSITE MANAGERS APARTMENT	Yes
# OF ACRES	10
# OF BUILDINGS	6
YEAR BUILT	2,006
ZONING	RHA
PARCEL NUMBER(S)	80438405085127
# OF STORIES	1
FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal Panel
ROOF TYPE	Metal
FENCING TYPE	Chainlink
# OF ENTRIES	2
TYPE OF GATE	PTI Entry System
MANAGEMENT SOFTWARE	Sryasoft
SECURITY SYSTEMS	Secured accesss, Camera
FLOOD ZONE	No
SIGNAGE	Poll



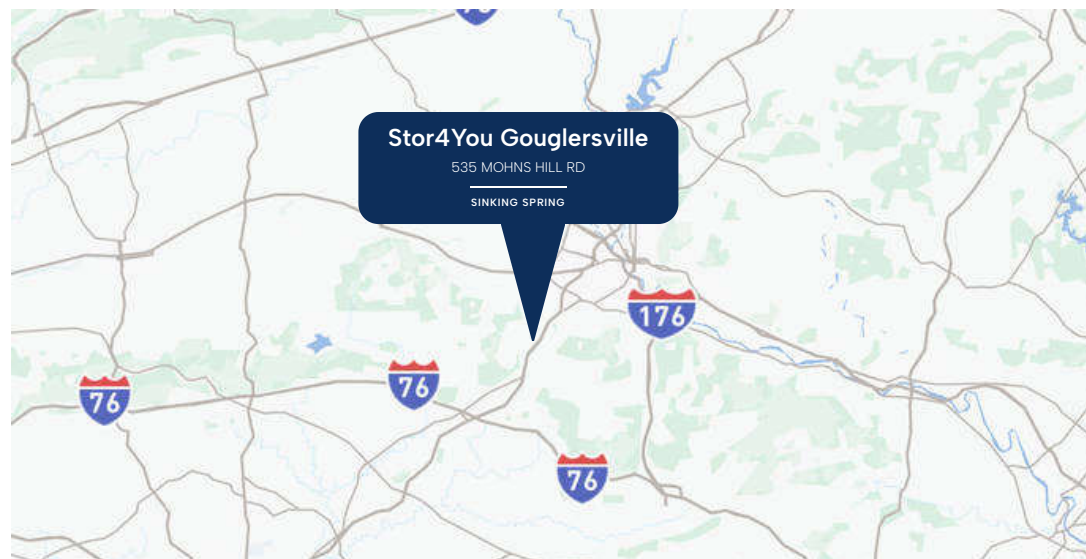
INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present Stor4You Gouglersville, a 772-unit self-storage facility located at 535 Mohns Hill Road, Sinking Spring, PA. The property comprises 79,600 net rentable square feet and is situated on a 10.38-acre parcel. Originally constructed between 2008 and 2012, the asset offers a well-established footprint within a dense suburban trade area.

The facility currently operates at 89.60% physical occupancy and 73.35% economic occupancy, presenting a clear opportunity for revenue growth through lease-up and rate optimization. Current Net Operating Income totals approximately \$570,358, with projected growth to \$846,045 by Year 5, supported by improving occupancy and rental increases.

The surrounding market is characterized by strong household incomes and steady population density within the 3- and 5-mile trade areas, supporting long-term storage demand from both residential and commercial users. The property benefits from proximity to key transportation corridors and regional employment hubs.

Offered at a purchase price of \$10,750,000, the investment reflects an attractive going-in cap rate of 5.31%, with projected expansion to 7.87% by Year 5. The opportunity provides investors with a stabilized, scale asset with meaningful upside through operational improvements and revenue growth.



PROPERTY HIGHLIGHTS



LARGE-SCALE SUBURBAN ASSET

The property comprises 772 units and 79,600 NRSF, offering significant scale within a dense suburban market and operational efficiencies.



VALUE-ADD LEASE-UP OPPORTUNITY

Current economic occupancy of 73.35% provides meaningful upside through lease-up and rental rate optimization.



STRONG IN-PLACE CASH FLOW

The asset generates \$570K of in-place NOI with projected growth to over \$846K by Year 5, driven by operational improvements.



ATTRACTIVE YIELD EXPANSION

The investment offers a 5.31% going-in cap rate with projected growth to 7.87% by Year 5, enhancing return potential.



ESTABLISHED SUBURBAN DEMOGRAPHICS

The property is supported by strong household incomes and a growing population base within the surrounding trade area, reinforcing long-term storage demand.

250 UNITS MULTIFAMILY DEVELOPMENT NEXT DOOR

A new 250-unit multifamily development is getting underway on the parcel immediately adjacent to the self-storage facility. The development site, owned by MetroDev, positions approximately 250 new households directly next door to the Property, creating a meaningful new source of potential storage demand within immediate proximity. The project further highlights the continued residential growth surrounding the facility and should support an expanding customer base as the development progresses toward completion and lease-up.





SATURATION STUDY

STOR4YOU GOUGLERSVILLE | 535 Mohns Hill Road, Sinking Spring, PA

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-Mile	NRSF 3-Mile	NRSF 5-Mile
Stor4You Gouglersville	535 Mohns Hill Rd, Sinking Spring, PA 19608	★	Yes	79,600	-	-
Storage World	661 Grings Hill Rd, Sinking Spring, PA 19608	1.76	Yes	-	17,600	-
Storage Sense	702 Henry Circle, Reading, PA 19608	2.51	No	-	17,215	-
Storage World	9 Morgan Dr, Sinking Spring, PA 19608	2.67	No	-	18,554	-
Budget Store & Lock R&M	340 E. Wyomissing Ave, Mohnton, PA 19540	2.79	No	-	18,922	-
Storage Sense	830 Mountain Home Rd, Sinking Spring, PA 19608	2.91	Yes	-	72,221	-
Budget Store and Lock	2251 Lancaster Pike Shillington, Shillington, PA 19607	3.20	Yes	-	-	64,265
Stor4You Sinking Spring	30 B Shillington Rd, Sinking Spring, PA 19608	3.35	No	-	-	5,704
Storage World	1 Caramist Dr, Sinking Spring, PA 19608	3.45	Yes	-	-	76,533
RE Zimmerman Storage, LLC	472 Gehman School Rd, Reinholds, PA 17569	3.87	No	-	-	22,899
King's 625 Self Storage	1451 Reading Rd, Mohnton, PA 19540	4.45	Yes	-	-	56,243



POPULATION	1-MILE	1,996	3-MILES	22,574	5 MILES	82,630
------------	--------	-------	---------	--------	---------	--------

TOTAL EXISTING SUPPLY	79,600	224,112	449,756
SQ FT PER PERSON	39.88	9.93	5.44

535 MOHNS HILL ROAD, SINKING SPRING, PA

FINANCIAL ANALYSIS

UNIT MIX

Climate Controlled (CC):						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 5.0	1	25	25	\$55.00	\$55	\$660
10.0 x 5.0	27	50	1,350	\$95.00	\$2,565	\$30,780
5.0 x 10.0	5	75	375	\$129.00	\$645	\$7,740
5.0 x 15.0	1	50	50	\$89.00	\$89	\$1,068
10.0 x 10.0	45	100	4,500	\$149.00	\$6,705	\$80,460
10.0 x 15.0	34	150	5,100	\$185.00	\$6,290	\$75,480
10.0 x 20.0	16	200	3,200	\$235.00	\$3,760	\$45,120
10.0 x 20.0	3	200	600	\$219.00	\$657	\$7,884
TOTAL Climate Controlled (CC):	132	115	15,200	\$157.32	\$20,766	\$249,192
Non-Climate Controlled (NCC):						
5.0 x 10.0	81	50	4,050	\$65.00	\$5,265	\$63,180
5.0 x 15.0	18	75	1,350	\$105.00	\$1,890	\$22,680
10.0 x 5.0	2	50	100	\$75.00	\$150	\$1,800
10.0 x 10.0	94	100	9,400	\$119.00	\$11,186	\$134,232
10.0 x 15.0	86	150	12,900	\$135.00	\$11,610	\$139,320
10.0 x 20.0	98	200	19,600	\$169.00	\$16,562	\$198,744
10.0 x 20.0	5	200	1,000	\$179.00	\$895	\$10,740
10.0 x 25.0	24	250	6,000	\$209.00	\$5,016	\$60,192
10.0 x 25.0	1	250	250	\$209.00	\$209	\$2,508
10.0 x 30.0	31	300	9,300	\$239.00	\$7,409	\$88,908
10.0 x 30.0	1	300	300	\$249.00	\$249	\$2,988
7.5 x 10.0	2	75	150	\$119.00	\$238	\$2,856
TOTAL Non-Climate Controlled (NCC):	443	145	64,400	\$136.97	\$60,679	\$728,148
Uncovered Parking:						
12.0 x 40.0	15			\$75.00	\$1,125	\$13,500
14.0 x 40.0	18			\$75.00	\$1,350	\$16,200
20'	50			\$45.00	\$2,250	\$27,000
25'	34			\$50.00	\$1,700	\$20,400
30'	24			\$60.00	\$1,440	\$17,280
35'	12			\$50.00	\$600	\$7,200
40'	30			\$75.00	\$2,250	\$27,000
40' Pull	3			\$75.00	\$225	\$2,700
45' Pull	11			\$75.00	\$825	\$9,900
TOTAL Uncovered Parking:	197	-	-	\$59.72	\$11,765	\$141,180
GRAND TOTAL	772	103	79,600	\$120.74	\$93,210	\$1,118,520

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$1,118,520		\$1,152,076		\$1,186,638		\$1,222,237		\$1,258,904		\$1,296,671	
Physical Vacancy	(116,326)	10.4%	(115,208)	10.0%	(118,664)	10.0%	(122,224)	10.0%	(125,890)	10.0%	(129,667)	10.0%
Economic Vacancy	(181,730)	16.2%	(86,406)	7.5%	(88,998)	7.5%	(61,112)	5.0%	(62,945)	5.0%	(64,834)	5.0%
Total Vacancy	(298,056)		(201,613)		(207,662)		(183,336)		(188,836)		(194,501)	
Vacancy %	26.6%		17.5%		17.5%		15.0%		15.0%		15.0%	
Effective Rental Income	\$820,464		\$950,462		\$978,976		\$1,038,901		\$1,070,068		\$1,102,171	
Late, Letter, & NSF Fees	2,190		2,537		2,613		2,773		2,856		2,942	
Administration Fees	545		6000		8,000		10,000		12,000		14,000	
Tenant Insurance	2,852		27,097		27,097		27,097		27,097		27,097	
Total Other Income	\$5,587		\$35,634		\$37,710		\$39,870		\$41,953		\$44,039	
Effective Gross Income (EGI)	\$826,051		\$986,097		\$1,016,687		\$1,078,772		\$1,112,022		\$1,146,210	
Property Taxes	57,157		65,475		66,785		68,120		69,483		70,872	
Insurance	12,990		13,250		13,515		13,785		14,061		14,342	
Utilities & Trash	13,002		13,262		13,527		13,798		14,074		14,355	
Repairs & Maintenance	9,645		9,838		10,035		10,235		10,440		10,649	
Advertising	20,000		20,400		20,808		21,224		21,649		22,082	
Salaries, Taxes, & Benefits	65,000		66,300		67,626		68,979		70,358		71,765	
Management Fee	41,303		49,305		50,834		53,939		55,601		57,310	
Office Supplies & Postage	10,000		10,200		10,404		10,612		10,824		11,041	
Bank & Credit Card Fees	18,074		15,778		16,267		17,260		17,792		18,339	
Telephone & Internet	2,400		2,448		2,497		2,547		2,598		2,650	
Landscaping	5,000		5,100		5,202		5,306		5,412		5,520	
Other expenses	1,122		1,144		1,167		1,191		1,214		1,239	
Total Expenses	\$255,693		\$272,500		\$278,667		\$286,996		\$293,506		\$300,165	
% of EGI	31.0%		27.6%		27.4%		26.6%		26.4%		26.2%	
Net Operating Income (NOI)	\$570,358		\$713,597		\$738,020		\$791,776		\$818,516		\$846,045	
Operating Margin %	69.0%		72.4%		72.6%		73.4%		73.6%		73.8%	

Financial Footnotes:

1. RE taxes = seller current 535-parcel bill \$57,157 (T-12 P&L). Berks base-year 1994 assessment, no reassessment-on-sale (berkspa.gov); held current +2%/yr. Post-sale school-district appeal = tax risk.
2. Income based on T-12 (Aug 2025-Jul 2026) P&L + rent roll. GPR at potential/market unit rates; in-place discount captured in economic vacancy (~6.5%). Rent growth 3%/yr.
3. Expenses normalized from owner-operated T-12: salaries \$65k (firm >65k NRSF), advertising \$20k, phone \$2.4k, landscaping \$5k; owner/non-operating items (depr., interest, auto, travel, home office) removed.
4. Mgmt fee 5% EGI added. Physically stabilized ~90%; value-add is expense normalization. Priced NOI/6.0% (firm placeholder, no broker price) = 6.0% cap on in-place NOI; market Class B secondary ~7.0-7.25%.

INVESTMENT ANALYSIS

Purchase Price	Entry Cap Current	Levered Equity Multiple	Levered IRR	Purchase \$ / SF
\$10,850,000	5.26%	1.88x	14.90%	\$136.31
\$10,750,000	5.31%	1.92x	15.50%	\$135.05
\$10,650,000	5.36%	1.97x	16.10%	\$133.79

(\$ Actual)	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Purchase	(10,750,000)					
Closing costs (ex. Financing)	(161,250)					
Net Operating Income		713,597	738,020	791,776	818,516	846,045
Sale Price @ Year 5						13,015,000
Disposition Costs						(130,150)
Unlevered Cash Flows	(\$10,911,250)	\$713,597	\$738,020	\$791,776	\$818,516	\$13,730,895
Unlevered Cash on Cash %	--	\$6.50	\$7	\$7	7.5%	125.8%
Unlevered Equity Multiple	--	0.07x	0.13x	0.21x	0.28x	1.54x
Unlevered IRR	10.1%					
Financing Costs	(161,250)					
Loan Funding / (Settlement)	7,525,000					(7,525,000)
Annual Debt Service		(489,125)	(489,125)	(489,125)	(489,125)	(489,125)
Loan DSCR		1.46x	1.51x	1.62x	1.67x	1.73x
Levered Cash Flows	(3,547,500)	224,472	248,895	302,651	329,391	5,716,770
Cash on Cash %	--	6.3%	7.0%	8.5%	9.3%	161.1%
Equity Multiple	--	0.06x	0.13x	0.22x	0.31x	1.92x
Levered IRR	15.5%					

Acquisition Assumptions	
Purchase Price	\$10,750,000
Entry cap (Actuals)	5.31%
Entry cap (Proj. YR 1)	6.64%
Equity	\$3,547,500
Loan Amount	\$7,525,000
LTV	70.0%
Interest Rate	6.50%
Monthly Payment	\$40,760
Annual Payment	\$489,125

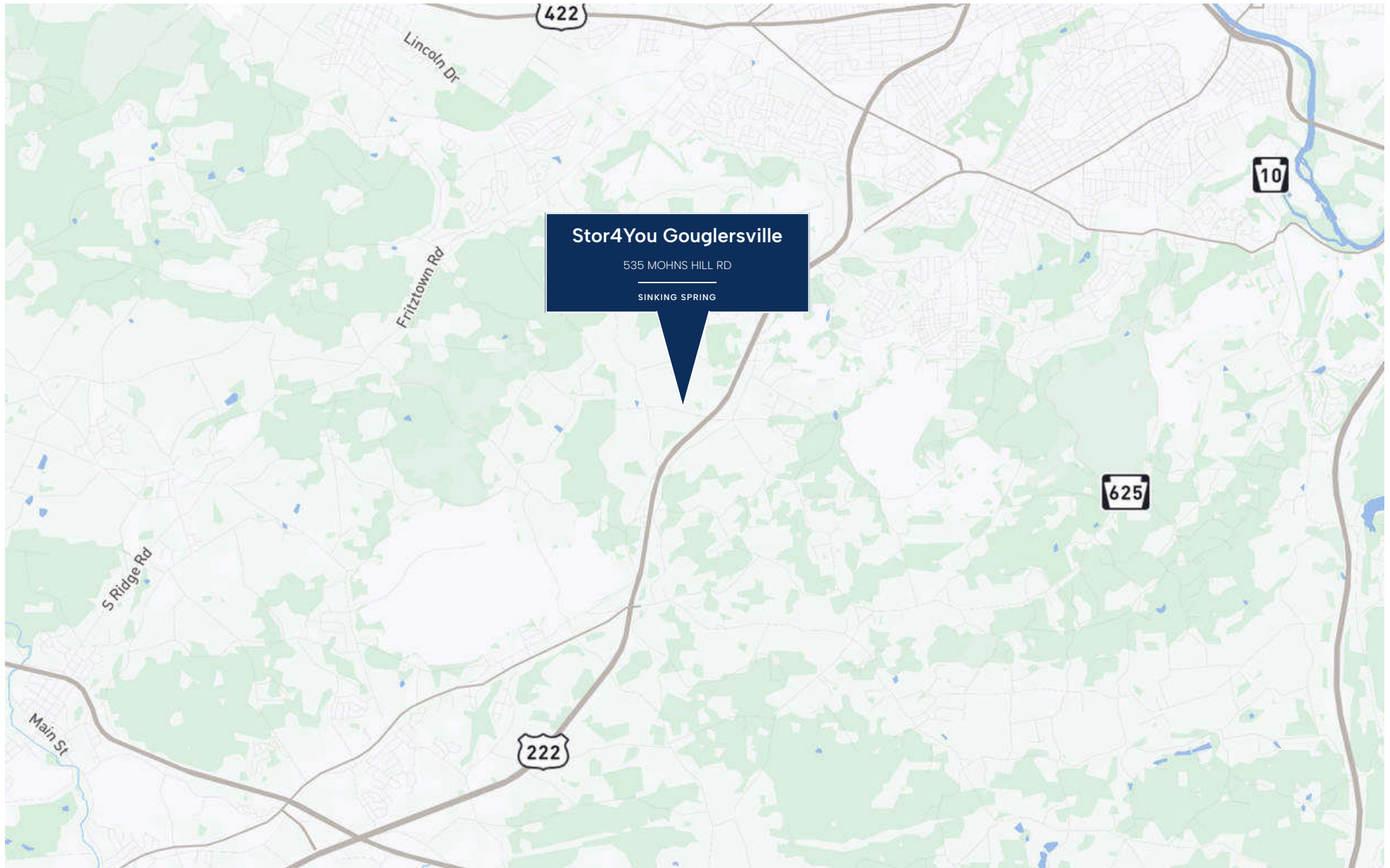
Disposition Assumptions	
Disposition Price	\$13,015,000
Exit Cap (Proj. YR 5)	6.50%
Exit Cap (Proj. YR 5, Adj.)	6.05%
Disposition Costs	\$130,150
Loan Balance @ Exit	\$7,525,000
Net Proceeds After Sale	\$5,359,850
Unlevered IRR	10.1%
Levered IRR	15.5%
Equity Multiple	1.92x

535 MOHNS HILL ROAD, SINKING SPRING, PA

PROPERTY INFORMATION

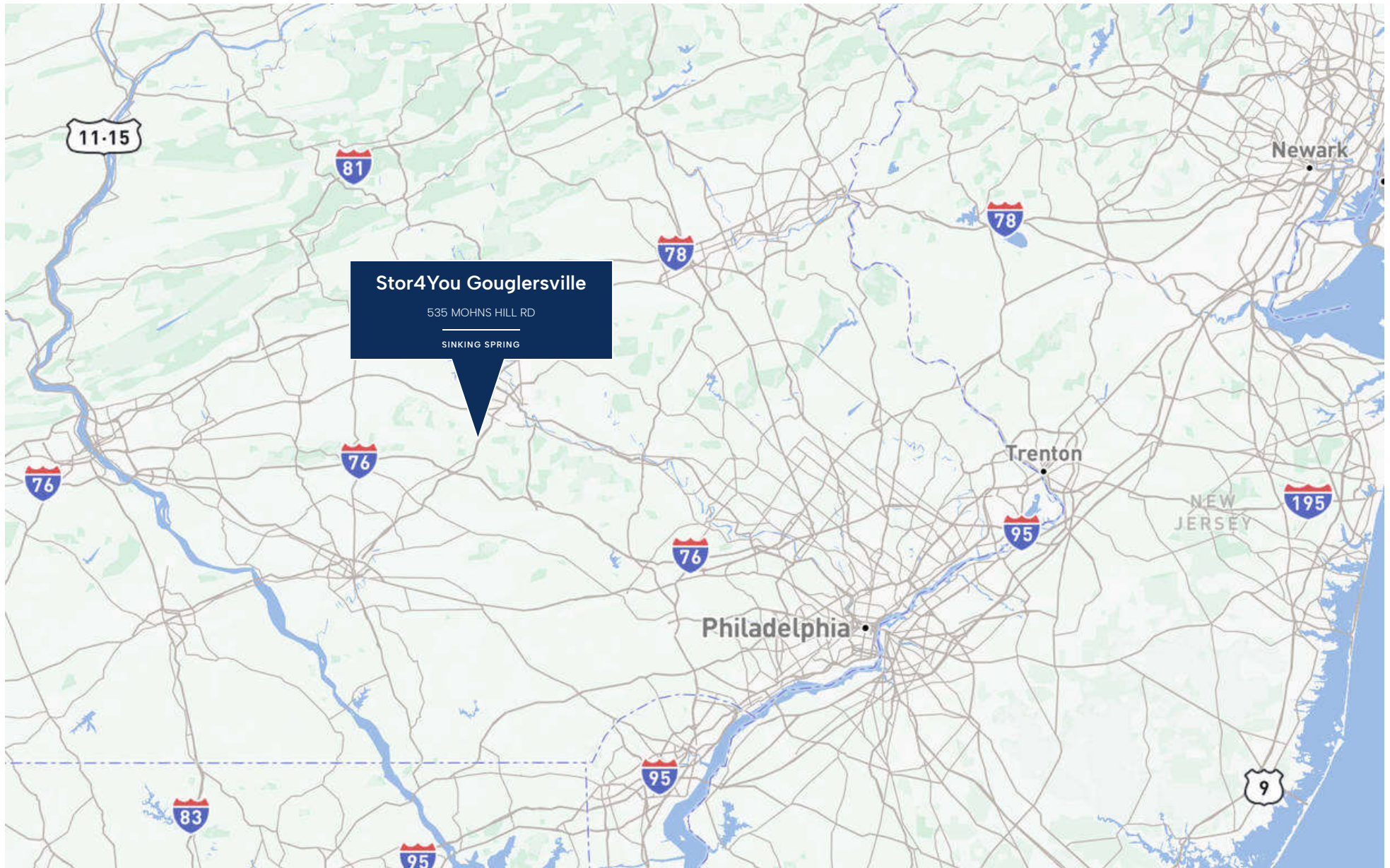
LOCAL MAP

535 MOHNS HILL ROAD, SINKING SPRING, PA



REGIONAL MAP

535 MOHNS HILL ROAD, SINKING SPRING, PA



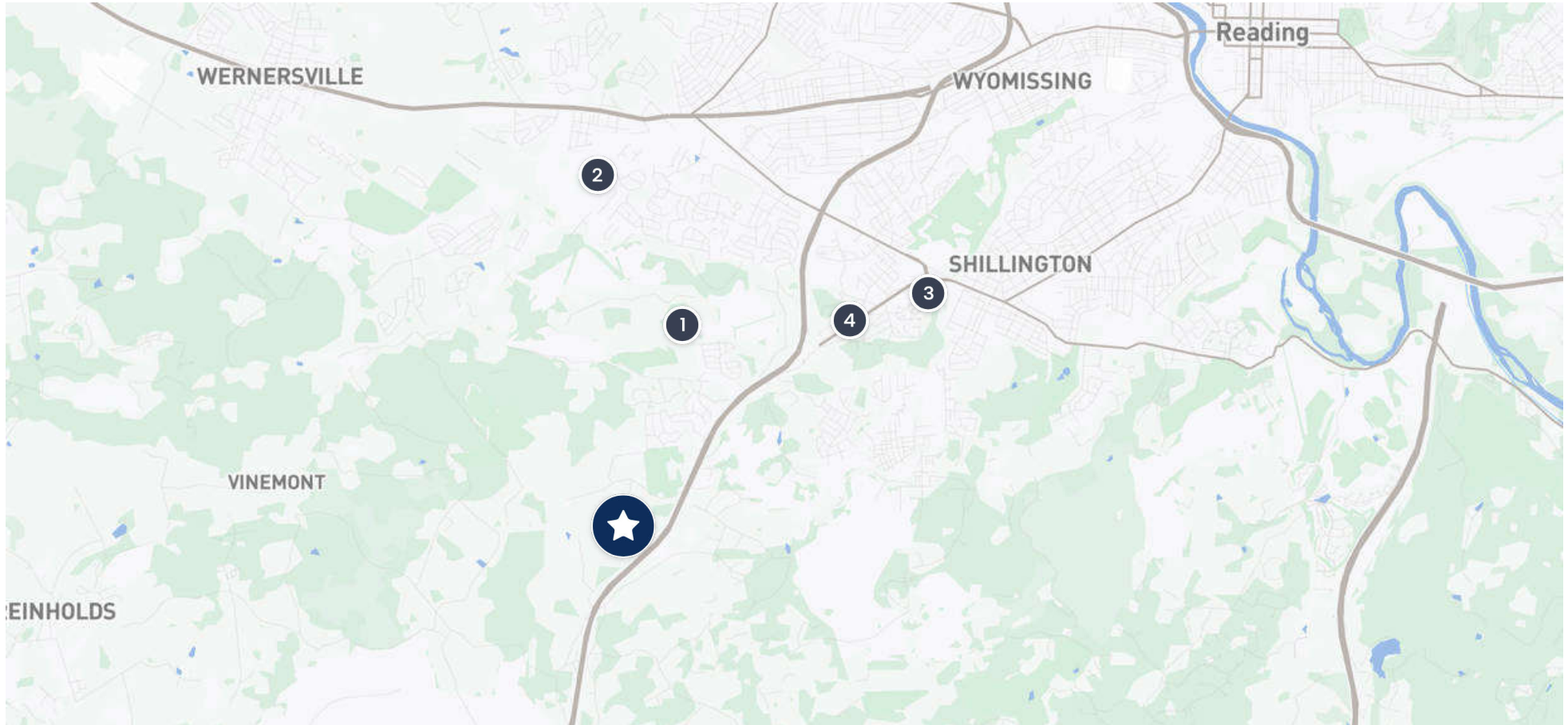
STOR4YOU GOUGLERSVILLE
535 Mohns Hill Road



535 MOHNS HILL ROAD, SINKING SPRING, PA

RENT
COMPARABLES

RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF NCC
★	Stor4You Gouglersville	535 Mohns Hill Rd, Sinking Spring, PA 19608	\$1.16
1	Storage World	661 Grings Hill Rd, Sinking Spring, PA 19608	\$1.15
2	Storage Sense	830 Mountain Home Rd, Sinking Spring, PA 19608	\$0.82
3	Budget Store & Lock Self Storage	2251 Lancaster Pike, Shillington, PA 19607	\$1.11
4	U-Haul Moving & Storage	2398 Lancaster Pike, Shillington, PA 19607	\$1.55

RENT COMPARABLES



Stor4You Gouglersville

535 Mohns Hill Rd,
Sinking Spring, PA 19608



Storage World

661 Grings Hill Rd, Sinking
Spring, PA 19608



Storage Sense

830 Mountain Home Rd,
Sinking Spring, PA 19608



Budget Store & Lock Self Storage

2251 Lancaster Pike,
Shillington, PA 19607



U-Haul Moving & Storage

2398 Lancaster Pike,
Shillington, PA 19607

Unit Type	Rent	Rent/SF
5x10 CC	\$100	\$2.00
10x10 CC	\$149	\$1.49
10x15 CC	\$185	\$1.23
10x20 CC	\$235	\$1.18
Average:	\$1.47	
5x10 NCC	\$75	\$1.50
10x10 NCC	\$119	\$1.19
10x15 NCC	\$149	\$0.99
10x20 NCC	\$195	\$0.98
Average:	\$1.16	

Unit Type	Rent	Rent/SF
5x10 CC	\$110	\$2.20
10x10 CC	\$165	\$1.65
10x15 CC	\$180	\$1.20
10x20 CC	\$226	\$1.13
Average:	\$1.54	
5x10 NCC	\$--	\$--
10x10 NCC	\$146	\$1.46
10x15 NCC	\$155	\$1.03
10x20 NCC	\$190	\$0.95
Average:	\$1.15	

Unit Type	Rent	Rent/SF
5x10 CC	\$123	\$2.46
10x10 CC	\$112	\$1.12
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:	\$1.79	
5x10 NCC	\$62	\$1.24
10x10 NCC	\$72	\$0.72
10x15 NCC	\$--	\$--
10x20 NCC	\$99	\$0.50
Average:	\$0.82	

Unit Type	Rent	Rent/SF
5x10 CC	\$105	\$2.10
10x10 CC	\$175	\$1.75
10x15 CC	\$234	\$1.56
10x20 CC	\$269	\$1.35
Average:	\$1.69	
5x10 NCC	\$--	\$--
10x10 NCC	\$124	\$1.24
10x15 NCC	\$154	\$1.03
10x20 NCC	\$210	\$1.05
Average	\$1.11	

Unit Type	Rent	Rent/SF
5x10 CC	\$--	\$--
10x10 CC	\$--	\$--
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:	\$--	
5x10 NCC	\$90	\$1.80
10x10 NCC	\$165	\$1.65
10x15 NCC	\$180	\$1.20
10x20 NCC	\$--	\$--
Average:	\$1.55	

535 MOHNS HILL ROAD, SINKING SPRING, PA

DEMOGRAPHIC ANALYSIS

DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2024 Total Population	1,996	22,574	82,630
2024 Population Density	269.4	835.9	1,071.7
2020-2024 Growth	43	203	935
2020-2024 Average Annual Growth	14	68	312
2029 Total Population	2,061	23,314	85,344
2029 Population Density	278	863	1,107
2024-2029 Projected Population Growth	65	740	2,714
2024-2029 Projected Average Annual Growth	13	148	543
2020 Population	1,953	22,371	81,695
2010 Total Population	1,928	21,712	76,913
2000 Population	1,833	18,863	69,574

Household Income	1 MILE	3 MILE	5 MILE
2024 Average Household Income	\$ 120,191	\$ 113,818	\$ 112,345
2024 Aggregate Household Income	\$ 91,825,966	\$ 993,060,571	\$ 3,687,488,068
2024 Median Household Income	\$ 93,367	\$ 97,622	\$ 90,677
2024 Per Capita Income	\$ 46,005	\$ 44,316	\$ 44,971
2029 Aggregate Household Income	\$ 108,280,592	\$ 1,182,720,789	\$ 4,344,042,135
2029 Average Household Income	\$ 136,031	\$ 129,812	\$ 126,689
2029 Median Household Income	\$ 106,944	\$ 108,658	\$ 101,525
2029 Per Capita Income	\$ 52,538	\$ 51,092	\$ 51,291

Households	1 MILE	3 MILE	5 MILE
2024 Households	764	8,725	32,823
2020-2024 Growth	33	255	1,033
2020-2024 Average Annual Growth	11	85	344
2029 Households	796	9,111	34,289
2024-2029 Growth	32	386	1,466
2024-2029 Average Annual Growth	6	77	293
2020 Households	731	8,470	31,790



2,061

2029 Total Population
1 MILE



863

2029 Population Density
3 MILE



\$113,818

2024 Avg HH Income
3 MILE



\$51,291

2029 Per Capita Income
5 MILE



796

2029 Households
1 MILE



32

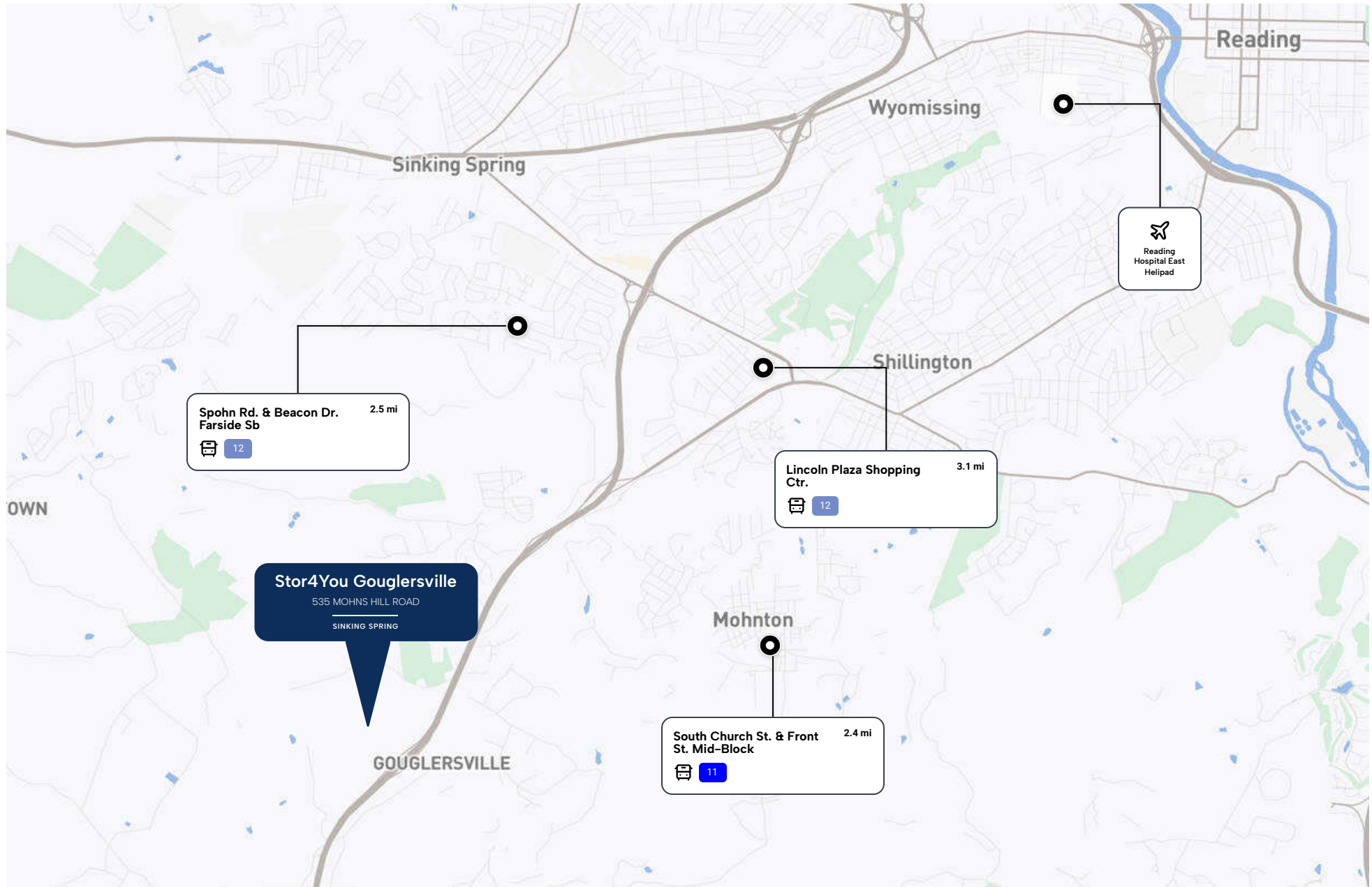
2024-2029 Growth
1 MILE

The map displays the following businesses and their locations relative to the center:

- KREITZ** (KREITZ PARTS, INC.)
- FLEXICO** (FLEXICO EQUIPMENT & SUPPLY)
- SmartBuy** (SmartBuy Electronics)
- MANOR Equipment Inc.**
- STORAGE WORLD**
- JIMMY'S BEVERLY HILLS TAVERN**
- EYP** (EVOLUTIONARY POWER)
- KEEN** (KEEN EQUIPMENT & SUPPLY)
- EXCITEMENT** (EXCITEMENT ADULT SUPERSTIONS)
- DELINE** (DELINE'S)
- HARBOR FREIGHT**
- DOLLAR GENERAL**
- ROMEO'S PIZZA & PASTA**
- PERM AWARD**
- KID CITY USA**
- LANCASTER** (LANCASTER EQUIPMENT & SUPPLY)
- NEW ISLAND COFFEE CO.**

The central location is **Stor4You Gouglersville** at 535 MOHNS HILL ROAD, SINKING SPRING.

TRANSPORTATION MAP



MAJOR EMPLOYERS

The Sinking Spring submarket benefits from a diverse and resilient economic base, anchored by major employers across several key, non-cyclical sectors. The healthcare industry serves as a primary driver of employment stability, with prominent institutions such as Reading Hospital and Penn State Health St. Joseph Medical Center providing a substantial and steady job base. This is complemented by a strong logistics and transportation presence, highlighted by the national headquarters of Penske Truck Leasing, which underscores the area's strategic importance as a distribution hub. Further economic diversity is provided by the long-standing industrial sector, represented by firms like Carpenter Technology Corporation, and significant corporate operations including the headquarters for UGI Utilities. This robust mix of 'eds and meds,' logistics, and corporate employers creates a durable employment landscape, underpinning consistent demand for real estate and mitigating investment risk.

Employer	Industry	Employees
Penske Transportation Solutions	Transportation & Logistics	10,000
Tower Health (Reading Hospital)	Healthcare	7,000
Carpenter Technology Corporation	Manufacturing	2,000
Reading School District	Education	2,000
Boscov's Department Store, LLC	Retail & Corporate	1,500
Penn State Health St. Joseph Medical Center	Healthcare	1,500
UGI Utilities, Inc.	Energy & Utilities	1,200



MAJOR DEVELOPMENTS



Fifth & Penn Mixed-Use Development

This \$52 million transformative project at the prominent Fifth and Penn intersection in downtown Reading is advancing rapidly. The development will restore historic buildings and introduce approximately 150 new residential units along with more than 53,000 square feet of ground-floor retail space. It represents a significant step forward in the revitalization of Reading's urban core and is located just minutes from Sinking Spring.



Moss Street Hosiery Mill Redevelopment

The historic D.S.W. Hosiery Mill on Moss Street in Reading is undergoing adaptive reuse into a 55-unit workforce housing community. This privately financed project preserves a significant piece of industrial heritage while delivering much-needed affordable housing and contributing to neighborhood revitalization throughout the Greater Reading area.



Spring Market Center

This new retail development in Sinking Spring is bringing additional commercial space and modern shopping options directly to the borough. The project supports local economic growth, creates new jobs, and provides convenient everyday retail and services for residents in the immediate Sinking Spring and Wilson School District area.



The Residence at Sinking Spring

This brand-new senior living community in Sinking Spring recently opened and offers modern, high-quality housing for active seniors. Developed through a joint venture, the project features luxury amenities, spacious residences, and easy access to local services, enhancing retirement living options right in the heart of the borough.



Downtown Sinking Spring Revitalization

Ongoing redevelopment projects in downtown Indianapolis are attracting young professionals and increasing demand for suburban areas like Cloverdale, where affordable housing is available while maintaining access to city amenities.

STOR4YOU SHILLINGTON

618 GREGG AVENUE, READING, PA



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

618 GREGG AVENUE, READING, PA

INVESTMENT OVERVIEW

OFFERING SUMMARY

618 GREGG AVENUE, READING, PA

PURCHASE PRICE	\$600,000
PRICE PER RENTABLE SQUARE FOOT	\$76.08
CURRENT PHYSICAL OCCUPANCY	92.50%
CURRENT ECONOMIC OCCUPANCY	84.57%
CURRENT CAP RATE	6.45%
YEAR 1 CAP RATE	6.98%
YEAR 2 CAP RATE	8.04%
YEAR 3 CAP RATE	8.85%
YEAR 4 CAP RATE	9.28%
YEAR 5 CAP RATE	9.77%
NET RENTABLE SQUARE FEET	7,886
LOT SIZE	0.39
YEAR BUILT/RENOVATED	1940



PROPERTY SUMMARY

618 GREGG AVENUE, READING, PA

APN	18-5306-56-44-9094
TRAFFIC COUNT	No info
COUNTY	Berks County
NON CLIMATE UNITS	3
CLIMATE CONTROLLED UNITS	70
TOTAL NUMBER OF UNITS	73
UNCOVERED PARKING SPACES	NA
UNIT SIZES	5.5x7 -24x15
NRSF	7,886
ONSITE MANAGERS APARTMENT	No
# OF ACRES	0
# OF BUILDINGS	1
YEAR BUILT	1,940
ZONING	M-C
PARCEL NUMBER(S)	18-5306-56-44-9094
# OF STORIES	1
FOUNDATION	Concrete
FRAMING	Block
EXTERIOR	CMU
ROOF TYPE	Shingle
FENCING TYPE	NA
# OF ENTRIES	3
TYPE OF GATE	PTI Entry System
MANAGEMENT SOFTWARE	Sryasoft
SECURITY SYSTEMS	Camera
FLOOD ZONE	Yes (B/X)
SIGNAGE	Building Plaque



INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present the opportunity to acquire a self-storage facility located at 618 Gregg Avenue, Reading, Pennsylvania. Built in 1940 and situated on a 0.39-acre parcel, the property comprises 73 units across 7,886 rentable square feet and is currently 92.50% physically occupied with 84.57% economic occupancy. The asset generates approximately \$99,754 in effective gross income, with a clear path to revenue growth through improved management, lease-up of remaining vacant units, and optimization of rental rates across a diverse unit mix. Projected NOI growth from approximately \$38,702 currently to \$58,640 by Year 5 underscores the ability to enhance cash flow through stabilization, expense management, and ancillary income expansion.

The investment offers a compelling return profile with a 24.3% leveraged IRR and a 2.66x equity multiple over a 5-year hold period. Offered at \$600,000 (\$76.08/SF), the acquisition provides a below-replacement-cost basis with a 6.45% going-in cap rate, expanding to 6.98% in Year 1 and over 9.77% by Year 5. Located within the Reading, PA market, the property benefits from a stable and dense residential base, consistent demand for storage, and favorable local demographics. With limited nearby competition and clear operational upside, this offering presents investors with the opportunity to acquire a scalable, cash-flowing asset and unlock value through strategic management, lease-up, and long-term revenue growth.



INVESTMENT HIGHLIGHTS



SIGNIFICANT MANAGEMENT & LEASE-UP UPSIDE

Currently operating at 92.50% physical occupancy and 84.57% economic occupancy, the asset offers upside through improved management, lease-up of remaining vacant units, and enhanced rent collection practices.



MARK-TO-MARKET RENTAL GROWTH

Average in-place rents (~\$133/unit) provide an opportunity to increase pricing across the unit mix, driving revenue growth and improving income from the current ~\$100K EGI toward stabilized levels exceeding \$125K.



ATTRACTIVE BASIS BELOW REPLACEMENT COST

Offered at \$600,000 (\$76.08/SF) for 7,886 RSF, the acquisition represents a low basis relative to replacement cost, providing downside protection and long-term value.



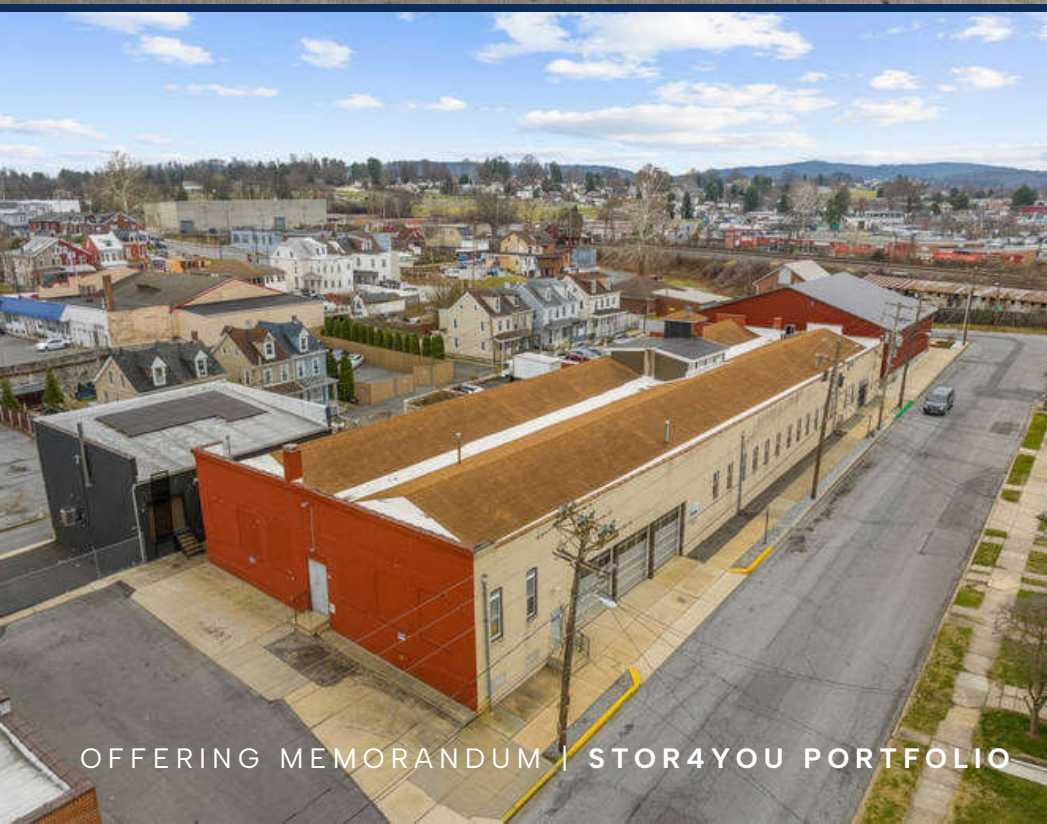
STRONG YIELD EXPANSION & NOI GROWTH

Going-in cap rate of 6.45% with projected expansion to 6.98% in Year 1 and 9.77% by Year 5, supported by NOI growth from approximately \$39K to \$59K.



COMPELLING RISK-ADJUSTED RETURNS

Investment delivers a 24.3% leveraged IRR and 2.66x equity multiple, with increasing cash-on-cash returns over the hold period.







SATURATION STUDY

STOR4YOU SHILLINGTON | 618 GREGG AVENUE, READING, PA

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 10-MIN	NRSF 20-MIN	NRSF 30-MIN
Stor4You Shillington	618 Gregg Ave, Reading, PA 19611	-	Yes	7,886	-	-
Storage Fortress	20 Angelica St, Reading, PA 19611	0.16	Yes	46,080	-	-
Berks Storage Route 625 Storage	824 New Holland Rd, Reading, PA 19607	0.20	Yes	67,636	-	-
Egan Self Storage	847 Fern Ave, Reading, PA 19533	0.29	No	5,488	-	-
Route 10 Self Storage	1060 Morgantown Rd, Reading, PA 19607	1.19	Yes	-	94,305	-
Snapbox Self-Storage	701 Reading Ave, Reading, PA 19611	1.45	Yes	-	75,765	-
228 Moss Street Self Storage	228 Moss St, Reading, PA 19601	1.76	No	-	7,538	-
Reading Self Storage	545 N 3rd St, Reading, PA 19601	1.81	Yes	-	34,650	-
Storage Fortress Reading Downtown	245 West Greenwich Street Reading, Reading, PA 19601	1.82	No	-	5,606	-
Reading Self Storage	527 N 3rd St, Reading, PA 19601	1.82	Yes	-	35,340	-
Reading Storage	1536 Haak Street Reading, Reading, PA 19602	1.84	No	-	5,116	-
Storage Zone	31 Catherine St, Shillington, PA 19607	1.94	No	-	25,000	-
Storage World	211 N Wyomissing Blvd, Reading, PA 19610	2.00	Yes	-	29,980	-
Big Mill Self Storage	702 N 8th St, Reading, PA 19604	2.09	Yes	-	20,000	-
CubeSmart Self Storage	951 N 6th St, Reading, PA 19601	2.25	Yes	-	75,900	-
Reading Storage	416 Blair Ave, Reading, PA 19601	2.27	No	-	16,332	-
Reading Storage	1015 Rose Street Reading, Reading, PA 19601	2.29	No	-	16,876	-
Budget Store and Lock	2251 Lancaster Pike Shillington, Shillington, PA 19607	2.36	Yes	-	64,265	-
Ridgewood Storage Facility	21 Ridgeway Rd, Birdsboro, PA 19508	2.58	Yes	-	37,453	-
North Reading Storage	1220 N 9th St, Reading, PA 19604	2.61	No	-	34,772	-
Budget Store & Lock R&M	340 E. Wyomissing Ave, Mohnton, PA 19540	2.81	No	-	18,922	-
U-Haul Moving & Storage	1647 N 5th St, Reading, PA 19601	2.98	Yes	-	18,477	-
Storage World	9 Morgan Dr, Sinking Spring, PA 19608	3.15	No	-	-	18,554
U-Haul Self Storage	1910 N 5th St, Reading, PA 19605	3.23	Yes	-	-	30,703
Storage Sense	2200 N 5th St, Reading, PA 19601	3.47	No	-	-	44,810
Berks Self Storage	2311 Fremont Ave R, Reading, PA 19605	3.57	No	-	-	2,036
Green Hills Self Storage	2460 Morgantown Rd, Reading, PA 19607	3.59	No	-	-	11,146
Berks Self Storage	2305 Hoffer Ave R, Reading, PA 19605	3.62	No	-	-	2,036
Arrow Self Storage	945 Sofianos Ln, Reading, PA 19605	3.75	No	-	-	37,573
Gibraltar Self Storage	3700 Main St #8325, Birdsboro, PA 19508	3.79	No	-	-	20,102
Flying Hills Storage	2832 Morgantown Rd, Mohnton, PA 19540	3.98	Yes	-	-	25,700
Stor4You Sinking Spring	30 B Shillington Rd, Sinking Spring, PA 19608	4.08	No	-	-	5,704
Storage World	661 Grings Hill Rd, Sinking Spring, PA 19608	4.39	Yes	-	-	17,600
Storage World	4990 Perkiomen Ave, Reading, PA 19606	4.53	Yes	-	-	98,987
Storage Sense	830 Mountain Home Rd, Sinking Spring, PA 19608	4.88	Yes	-	-	72,221

TOTAL EXISTING SUPPLY **127,090** **743,387** **1,130,559**

POPULATION **1-MILE** 14,945 **3-MILES** 134,307 **5 MILES** 206,390

SQ FT PER PERSON **8.50** **5.53** **5.48**

618 GREGG AVENUE, READING, PA

FINANCIAL ANALYSIS

UNIT MIX

Climate Controlled (CC):						
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
8.0 x 7.0	2	56	112	\$89.00	\$178	\$2,136
5.5 x 7.0	4	39	154	\$82.50	\$330	\$3,960
8.5 x 8.0	2	68	136	\$112.50	\$225	\$2,700
6.5 x 12.0	2	78	156	\$120.00	\$240	\$2,880
5.5 x 15.0	2	83	165	\$124.00	\$248	\$2,976
11.3 x 30.0	4	338	1350	\$331.00	\$1,324	\$15,888
10.5 x 32.0	4	336	1344	\$322.50	\$1,290	\$15,480
4.0 x 10.0	1	40	40	\$80.00	\$80	\$960
5.0 x 5.0	12	25	300	\$60.00	\$720	\$8,640
5.0 x 8.0	5	40	200	\$85.00	\$425	\$5,100
5.1 x 10.0	10	51	513	\$79.00	\$790	\$9,480
6.0 x 4.0	1	24	24	\$59.00	\$59	\$708
8.0 x 7.0	1	56	56	\$105.00	\$105	\$1,260
8.0 x 8.0	1	64	64	\$119.00	\$119	\$1,428
8.0 x 23.0	1	184	184	\$179.00	\$179	\$2,148
10.0 x 7.0	1	70	70	\$125.00	\$125	\$1,500
10.0 x 8.0	1	80	80	\$135.00	\$135	\$1,620
10.0 x 9.0	1	90	90	\$109.00	\$109	\$1,308
10.0 x 12.0	4	120	480	\$149.00	\$596	\$7,152
10.0 x 15.0	4	150	600	\$154.00	\$616	\$7,392
10.0 x 20.0	3	200	600	\$219.00	\$657	\$7,884
11.0 x 13.0	1	143	143	\$152.00	\$152	\$1,824
12.0 x 14.0	1	168	168	\$169.00	\$169	\$2,028
16.0 x 22.0	1	352	352	\$335.00	\$335	\$4,020
24.0 x 15.0	1	360	360	\$325.00	\$325	\$3,900
TOTAL Climate Controlled (CC):	70	111	7,741	\$136.16	\$9,531	\$114,372
Non-Climate Controlled (NCC):						
5.0 x 6.0	1	60	60	\$72.00	\$72	\$864
5.0 x 11.0	1	30	30	\$49.00	\$49	\$588
4.0 x 15.0	1	55	55	\$59.00	\$59	\$708
TOTAL Non-Climate Controlled (NCC):	3	48	145	\$60.00	\$180	\$2,160
GRAND TOTAL	73	108	7,886	\$133.03	\$9,711	\$116,532

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$116,532		\$120,028		\$123,629		\$127,338		\$131,158		\$135,093	
Physical Vacancy	(8,740)	7.5%	(9,002)	7.5%	(7,418)	6.0%	(6,367)	5.0%	(6,558)	5.0%	(6,755)	5.0%
Economic Vacancy	(9,238)	7.9%	(9,602)	8.0%	(7,418)	6.0%	(6,367)	5.0%	(6,558)	5.0%	(6,755)	5.0%
Total Vacancy	(17,978)		(18,604)		(14,835)		(12,734)		(13,116)		(13,509)	
Vacancy %	15.4%		15.5%		12.0%		10.0%		10.0%		10.0%	
Effective Rental Income	\$98,554		\$101,424		\$108,793		\$114,604		\$118,042		\$121,583	
Late, Letter, & NSF Fees	720		741		795		837		862		888	
Administration Fees	140		143		146		149		152		155	
Tenant Insurance	242		790		1,338		1,893		2,434		3,246	
Merchandise Sales, Net	46		47		48		49		50		51	
Other Income	51		52		53		54		55		57	
Total Other Income	\$1,200		\$1,773		\$2,380		\$2,983		\$3,554		\$4,396	
Effective Gross Income (EGI)	\$99,754		\$103,197		\$111,173		\$117,587		\$121,596		\$125,979	
Property Taxes	12,705		12,959		13,218		13,482		13,752		14,027	
Insurance	4,837		4,934		5,032		5,133		5,236		5,340	
Utilities & Trash	19,046		19,427		19,816		20,212		20,616		21,028	
Repairs & Maintenance	1,183		1,207		1,231		1,255		1,281		1,306	
Advertising	2,500		2,550		2,601		2,653		2,706		2,760	
Salaries, Taxes, & Benefits	3,943		4,022		4,102		4,184		4,268		4,353	
Management Fee	4,988		5,160		5,559		5,879		6,080		6,299	
Office Supplies & Postage	1,694		1,728		1,763		1,798		1,834		1,871	
Bank & Credit Card Fees	2,604		1,651		1,779		1,881		1,946		2,016	
Telephone & Internet	2,653		2,706		2,760		2,815		2,871		2,929	
Landscaping	3,000		3,060		3,121		3,184		3,247		3,312	
Other expenses	1,900		1,938		1,977		2,016		2,056		2,098	
Total Expenses	\$61,052		\$61,341		\$62,958		\$64,494		\$65,893		\$67,340	
% of EGI	61.2%		59.4%		56.6%		54.8%		54.2%		53.5%	
Net Operating Income (NOI)	\$38,702		\$41,856		\$48,216		\$53,093		\$55,703		\$58,640	
Operating Margin %	38.8%		40.6%		43.4%		45.2%		45.8%		46.5%	

Financial Footnotes:

1. RE taxes based on Berks County assessed value of \$276,600. Taxes increased 15% to hedge risk of reassessment
2. Income based on owner T-12 P&L (Aug'25-Jul'26).
3. Expenses based on owner T-12.
4. A management fee is added to expenses based on 5% of the gross income

INVESTMENT ANALYSIS

Purchase Price	Entry Cap Current	Levered Equity Multiple	Levered IRR	Purchase \$ / SF
\$700,000	5.53%	1.88x	14.80%	\$88.76
\$600,000	6.45%	2.66x	24.30%	\$76.08
\$500,000	7.74%	3.76x	34.90%	\$63.40

(\$ Actual)	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Purchase	(600,000)					
Closing costs (ex. Financing)	(9,000)					
Net Operating Income		41,856	48,216	53,093	55,703	58,640
Sale Price @ Year 5						835,000
Disposition Costs						(8,350)
Unlevered Cash Flows	(\$609,000)	\$41,856	\$48,216	\$53,093	\$55,703	\$885,290
Unlevered Cash on Cash %	--	\$6.90	\$8	\$9	9.1%	145.4%
Unlevered Equity Multiple	--	0.07x	0.15x	0.24x	0.33x	1.78x
Unlevered IRR	13.7%					
Financing Costs	(9,000)					
Loan Funding / (Settlement)	420,000					(420,000)
Annual Debt Service		(27,300)	(27,300)	(27,300)	(27,300)	(27,300)
Loan DSCR		1.53x	1.77x	1.94x	2.04x	2.15x
Levered Cash Flows	(198,000)	14,556	20,916	25,793	28,403	437,990
Cash on Cash %	--	7.4%	10.6%	13.0%	14.3%	221.2%
Equity Multiple	--	0.07x	0.18x	0.31x	0.45x	2.66x
Levered IRR	24.3%					

Acquisition Assumptions	
Purchase Price	\$600,000
Entry cap (Actuals)	6.45%
Entry cap (Proj. YR 1)	6.98%
Equity	\$198,000
Loan Amount	\$420,000
LTV	70.0%
Interest Rate	6.50%
Monthly Payment	\$2,275
Annual Payment	\$27,300

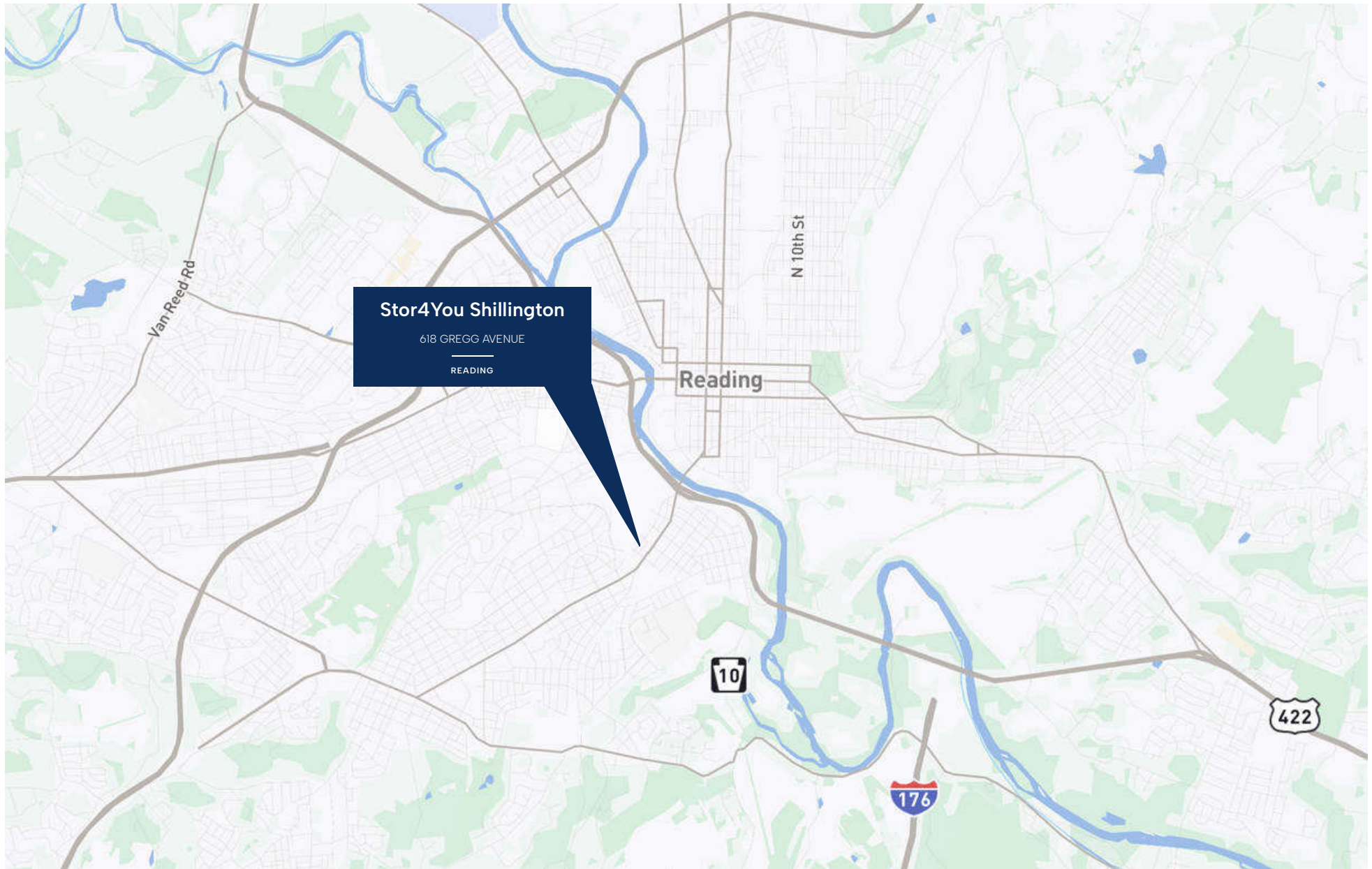
Disposition Assumptions	
Disposition Price	\$835,000
Exit Cap (Proj. YR 5)	7.02%
Exit Cap (Proj. YR 5, Adj.)	6.79%
Disposition Costs	\$8,350
Loan Balance @ Exit	\$420,000
Net Proceeds After Sale	\$406,650
Unlevered IRR	13.7%
Levered IRR	24.3%
Equity Multiple	2.66x

618 GREGG AVENUE, READING, PA

PROPERTY INFORMATION

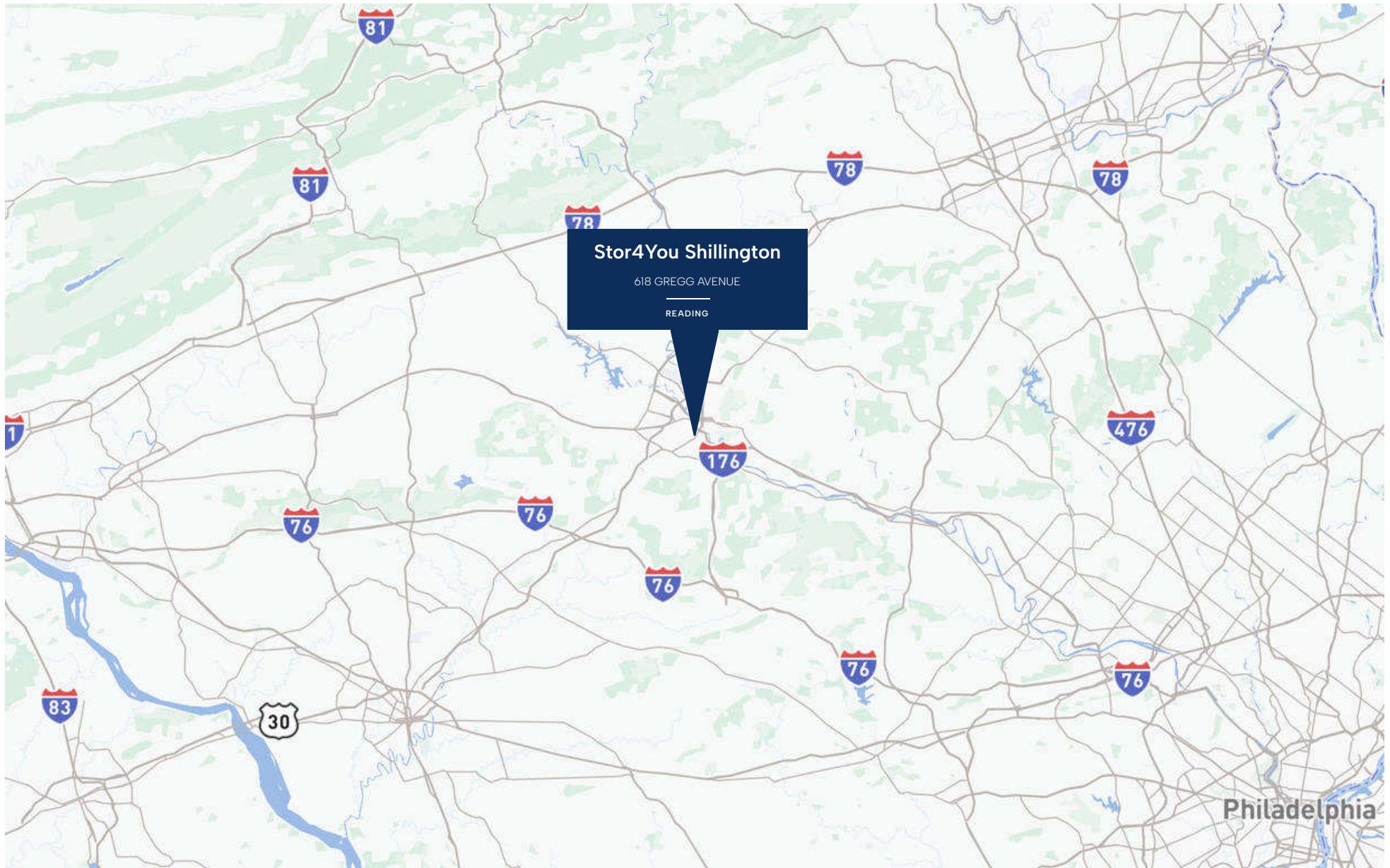
LOCAL MAP

618, GREGG AVENUE, READING, PA



REGIONAL MAP

618, GREGG AVENUE, READING, PA



An aerial photograph of a city block. A long, rectangular building with a red roof is highlighted with a white border. The building is situated on a street labeled 'Gregg Ave'. To the right of the building is a large parking lot with many cars. To the left of the building are several smaller buildings and a residential area. In the top right corner, a street is labeled 'N NOBLE ST'. In the bottom right corner, a street is labeled 'Brookline St'.

STOR4YOU SHILLINGTON
618 GREGG AVENUE

Gregg Ave

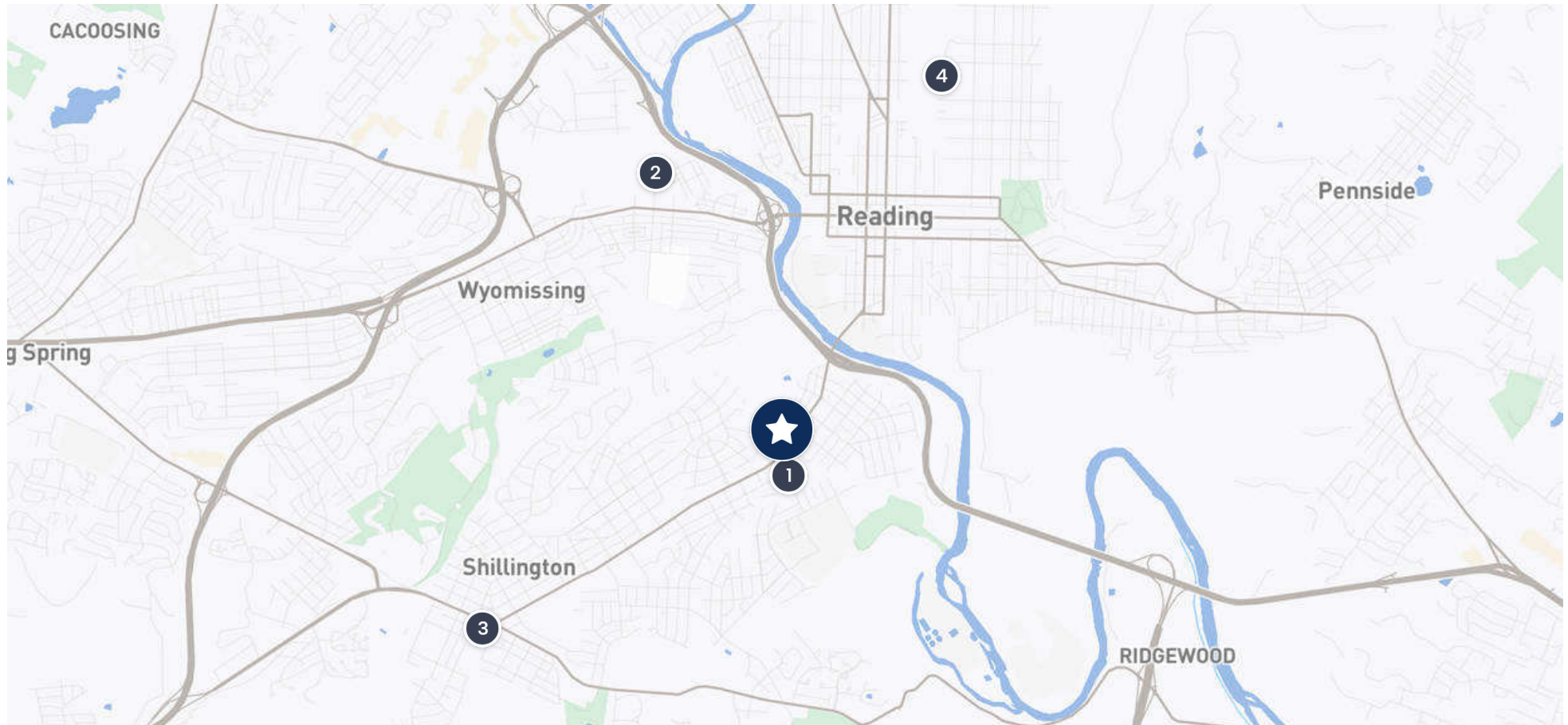
Brookline St

N NOBLE ST

618 GREGG AVENUE, READING, PA

RENT COMPARABLES

RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	Stor4You Shillington	618 Gregg Ave, Reading, PA 19611	\$1.41
1	Berks Storage	824 New Holland Rd, Reading, PA 19607	\$1.08
2	Snapbox Self-Storage	701 Reading Ave, Reading, PA 19611	\$1.45
3	Storage Zone	31 Catherine St, Shillington, PA 19607	\$1.39
4	Big Mill Self Storage	702 N 8th St, Reading, PA 19604	\$1.20

RENT COMPARABLES



Stor4You Shillington

618 Gregg Ave, Reading,
PA 19611



Berks Storage

824 New Holland Rd,
Reading, PA 19607



Snapbox Self-Storage

701 Reading Ave,
Reading, PA 19611



Storage Zone

31 Catherine St,
Shillington, PA 19607



Big Mill Self Storage

702 N 8th St, Reading,
PA 19604

Unit Type	Rent	Rent/SF
5x10 CC	\$99	\$1.98
10x10 CC	\$135	\$1.35
10x15 CC	\$185	\$1.23
10x20 CC	\$219	\$1.10
Average:	\$1.41	

Unit Type	Rent	Rent/SF
5x10 CC	\$--	\$--
10x10 CC	\$115	\$1.15
10x14 CC	\$140	\$1.00
10x20 CC	\$--	\$--
Average:	\$1.08	

Unit Type	Rent	Rent/SF
5x10 CC	\$100	\$2.00
10x10 CC	\$139	\$1.39
10x15 CC	\$145	\$0.97
10x20 CC	\$--	\$--
Average:	\$1.45	

Unit Type	Rent	Rent/SF
5x10 CC	\$90	\$1.80
10x10 CC	\$130	\$1.30
10x15 CC	\$--	\$--
10x20 CC	\$214	\$1.07
Average:	\$1.39	

Unit Type	Rent	Rent/SF
5x10 CC	\$80	\$1.60
10x10 CC	\$125	\$1.25
10x15 CC	\$155	\$1.03
10x20 CC	\$180	\$0.90
Average:	\$1.20	

618, GREGG AVENUE, READING, PA

DEMOGRAPHIC ANALYSIS

DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2024 Total Population	14,945	134,307	206,390
2024 Population Density	5,111.9	5,138.2	2,689.8
2020-2024 Growth	302	1,744	2,645
2020-2024 Average Annual Growth	101	581	882
2029 Total Population	15,403	138,720	213,135
2029 Population Density	5,269	5,307	2,778
2024-2029 Projected Population Growth	458	4,413	6,745
2024-2029 Projected Average Annual Growth	92	883	1,349
2020 Population	14,643	132,563	203,745
2010 Total Population	13,758	124,071	191,735
2000 Population	12,840	117,247	175,616

Household Income	1 MILE	3 MILE	5 MILE
2024 Average Household Income	\$ 68,543	\$ 71,047	\$ 82,001
2024 Aggregate Household Income	\$ 379,109,123	\$ 3,604,145,016	\$ 6,448,769,598
2024 Median Household Income	\$ 50,682	\$ 54,932	\$ 64,820
2024 Per Capita Income	\$ 27,563	\$ 27,438	\$ 31,825
2029 Aggregate Household Income	\$ 436,984,855	\$ 4,175,057,096	\$ 7,511,182,941
2029 Average Household Income	\$ 75,642	\$ 78,807	\$ 91,457
2029 Median Household Income	\$ 56,596	\$ 61,282	\$ 72,328
2029 Per Capita Income	\$ 30,825	\$ 30,774	\$ 35,888

Households	1 MILE	3 MILE	5 MILE
2024 Households	5,531	50,729	78,643
2020-2024 Growth	183	1,574	2,405
2020-2024 Average Annual Growth	61	525	802
2029 Households	5,777	52,978	82,128
2024-2029 Growth	246	2,249	3,485
2024-2029 Average Annual Growth	49	450	697
2020 Households	5,348	49,155	76,238



15,403

2029 Total Population
1 MILE



5,307

2029 Population Density
3 MILE



\$71,047

2024 Avg HH Income
3 MILE



\$35,888

2029 Per Capita Income
5 MILE



5,777

2029 Households
1 MILE



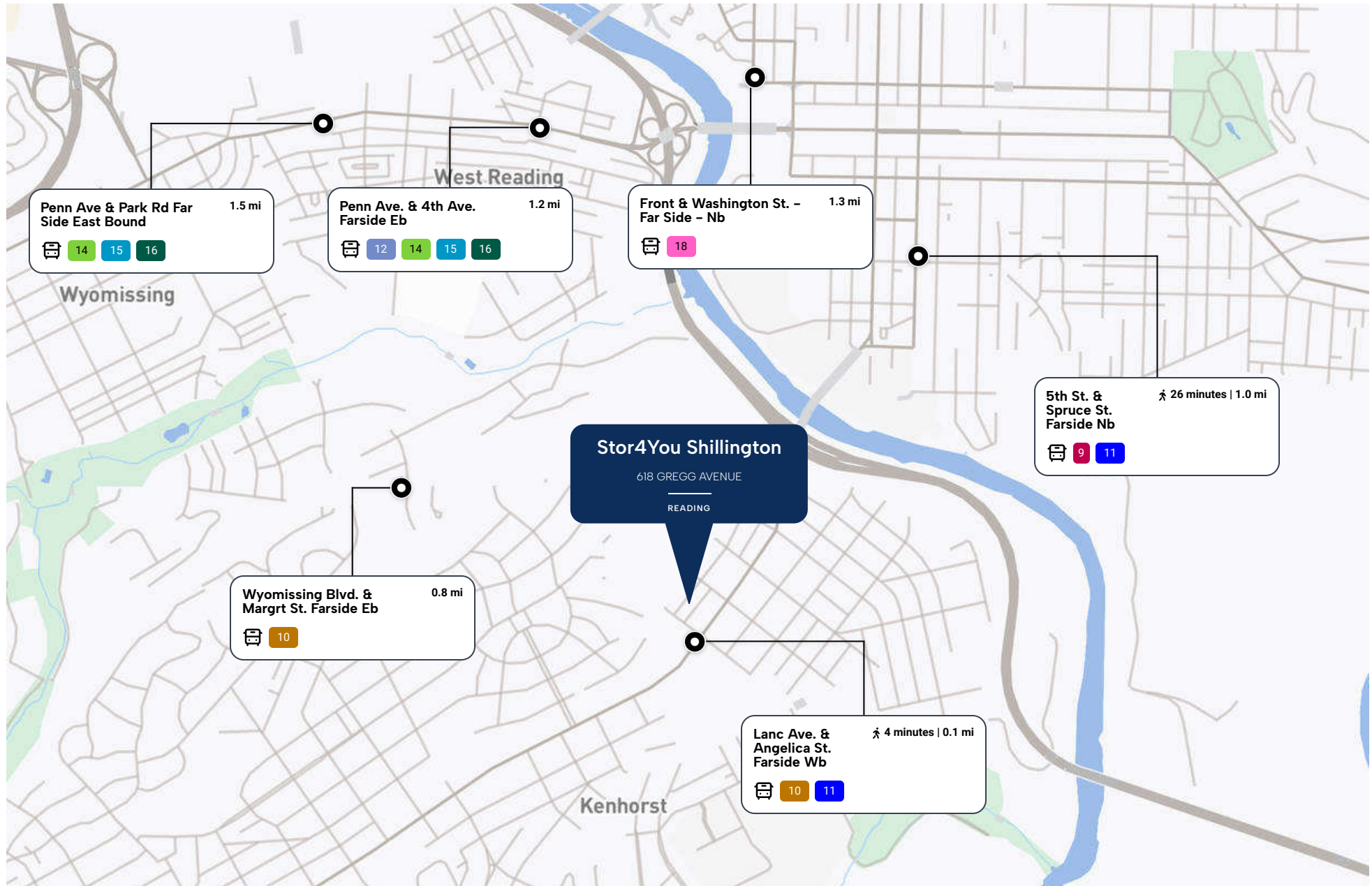
246

2024-2029 Growth
1 MILE

AMENITIES MAP



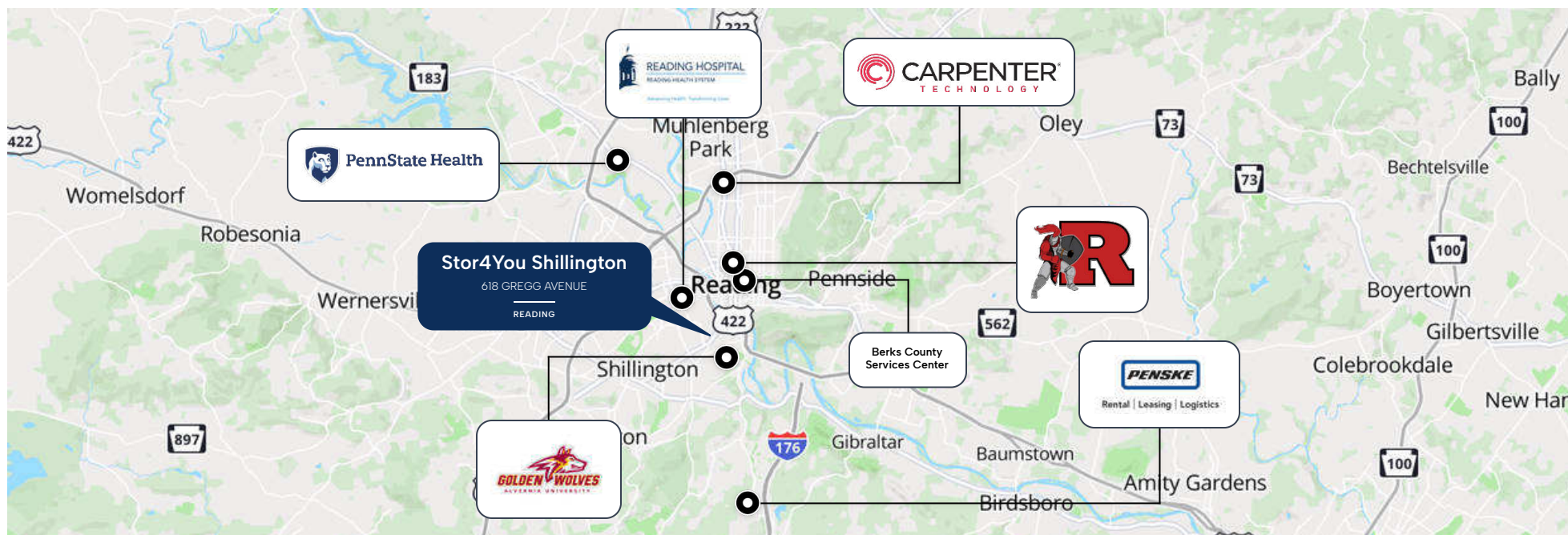
TRANSPORTATION MAP



MAJOR EMPLOYERS

The Reading area boasts a diverse and resilient economic base, anchored by major employers in recession-resistant sectors. The presence of large healthcare institutions like Reading Hospital and Penn State Health St. Joseph Medical Center provides significant employment stability. This is complemented by a strong manufacturing and industrial sector, featuring prominent companies such as East Penn Manufacturing, a leading battery manufacturer, and Carpenter Technology Corporation, a key supplier to the aerospace and defense industries. The local economy is further stabilized by the headquarters of Penske Truck Leasing, a global leader in transportation services, which employs a large workforce in the area. This blend of healthcare, advanced manufacturing, and logistics creates a robust employment landscape, suggesting a consistent demand for rental housing from a varied and steadily employed tenant pool.

Employer	Industry	Employees
East Penn Manufacturing Co. Inc.	Manufacturing	7,800
Tower Health	Healthcare	7,400
Penske Transportation Solutions	Transportation & Logistics	2,500
Reading School District	Education	2,100
Carpenter Technology Corporation	Manufacturing	2,000
County of Berks	Government	1,500
Alvernia University	Education	1,300
Penn State Health St. Joseph Medical Center	Healthcare	1,000



MAJOR DEVELOPMENTS



Fifth & Penn Mixed-Use Development

This \$52 million transformative project at the prominent Fifth and Penn intersection in downtown Reading is advancing rapidly. The development will restore historic buildings and introduce approximately 150 new residential units along with more than 53,000 square feet of ground-floor retail space.



Glidden Site Redevelopment

The long-vacant former Glidden Paint factory at 1853 North 3rd Street is undergoing major redevelopment. The 19.4-acre brownfield site will feature a new retail shopping center with commercial space, restaurants, and community amenities. Construction is expected to begin in 2026, creating hundreds of jobs and a fresh commercial hub close to North Reading neighborhoods.



US 422 West Shore Bypass Reconstruction

This \$300+ million transformative highway project will completely rebuild and widen a key section of US 422 (the West Shore Bypass) through Reading, adding three lanes in each direction, redesigning major interchanges at Penn Street, Lancaster Avenue, and I-176, and upgrading multiple bridges.



Redner's Event Center at FirstEnergy Stadium

Building on the stadium's long-standing role as a regional entertainment landmark. The completed project supports concerts, weddings, sports celebrations, and community gatherings, strengthening Reading's entertainment and tourism offerings right in the heart of the city.



Centre Park Revitalization

This award-winning urban park restoration in downtown Reading was completed in 2024 and has transformed the historic green space into a vibrant community hub. It recently earned a 2025 Top Projects Award and is located just minutes from Gregg Avenue.

STOR4YOU BERNVILLE STOR4YOU SINKING SPRING

2665 BERNVILLE ROAD | READING, PA
30B SHILLINGTON ROAD | SINKING SPRING, PA



STOR4YOU
Self Storage

Stop In or Call
610-927-5500

2665 BERNVILLE ROAD | READING, PA
30B SHILLINGTON ROAD | SINKING SPRING, PA

INVESTMENT OVERVIEW

OFFERING SUMMARY

2665 BERNVILLE ROAD | READING, PA
30B SHILLINGTON ROAD | SINKING SPRING, PA

PURCHASE PRICE	\$4,035,000
PRICE PER RENTABLE SQUARE FOOT	\$132.10
CURRENT PHYSICAL OCCUPANCY	96.61%
CURRENT ECONOMIC OCCUPANCY	93.78%
CURRENT CAP RATE	6.00%
YEAR 1 CAP RATE	5.89%
YEAR 2 CAP RATE	6.13%
YEAR 3 CAP RATE	6.37%
YEAR 4 CAP RATE	6.63%
YEAR 5 CAP RATE	6.91%
NET RENTABLE SQUARE FEET	30,545
LOT SIZE	0.90/1.27
YEAR BUILT/RENOVATED	2017/1990



PROPERTY SUMMARY

2665 BERNVILLE ROAD | READING, PA

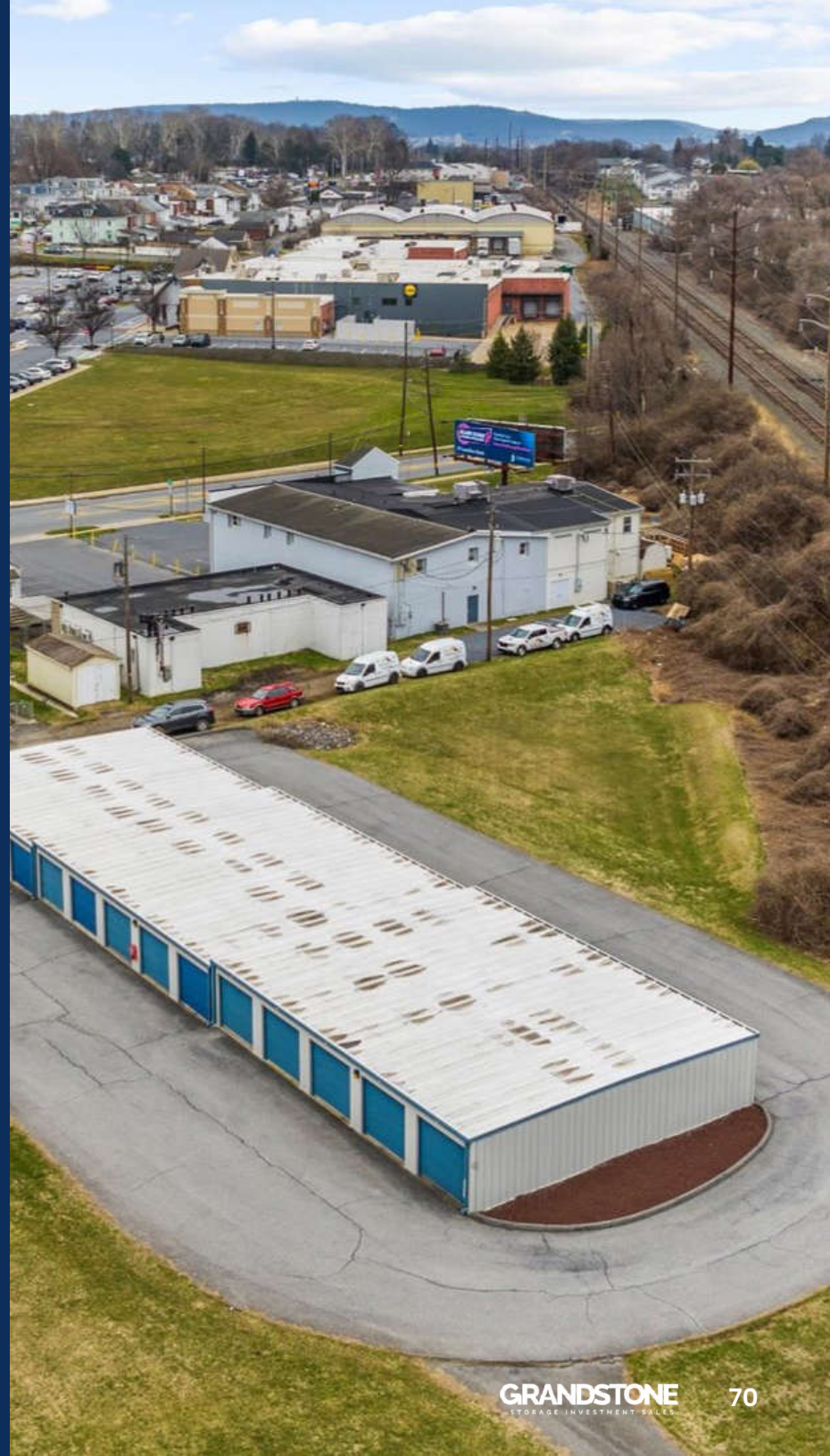
APN	27-4398-01-08-7285
TRAFFIC COUNT	\$10,611.00
COUNTY	Berks County
NON CLIMATE UNITS	NA
CLIMATE CONTROLLED UNITS	190
TOTAL NUMBER OF UNITS	190
UNCOVERED PARKING SPACES	NA
UNIT SIZES	5x5 – 10x35
NRSF	24,945
ONSITE MANAGERS APARTMENT	Yes
# OF ACRES	1
# OF BUILDINGS	1
YEAR BUILT	2,017
ZONING	HC
PARCEL NUMBER(S)	27-4398-01-08-7285
# OF STORIES	2
FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal Panel
ROOF TYPE	Metal
FENCING TYPE	NA
# OF ENTRIES	3
TYPE OF GATE	PTI Entry System
MANAGEMENT SOFTWARE	Sryasoft
SECURITY SYSTEMS	Camera/Lighting
FLOOD ZONE	Yes (B/X,)
SIGNAGE	Poll, Building



PROPERTY SUMMARY

30B SHILLINGTON ROAD | SINKING SPRING, PA

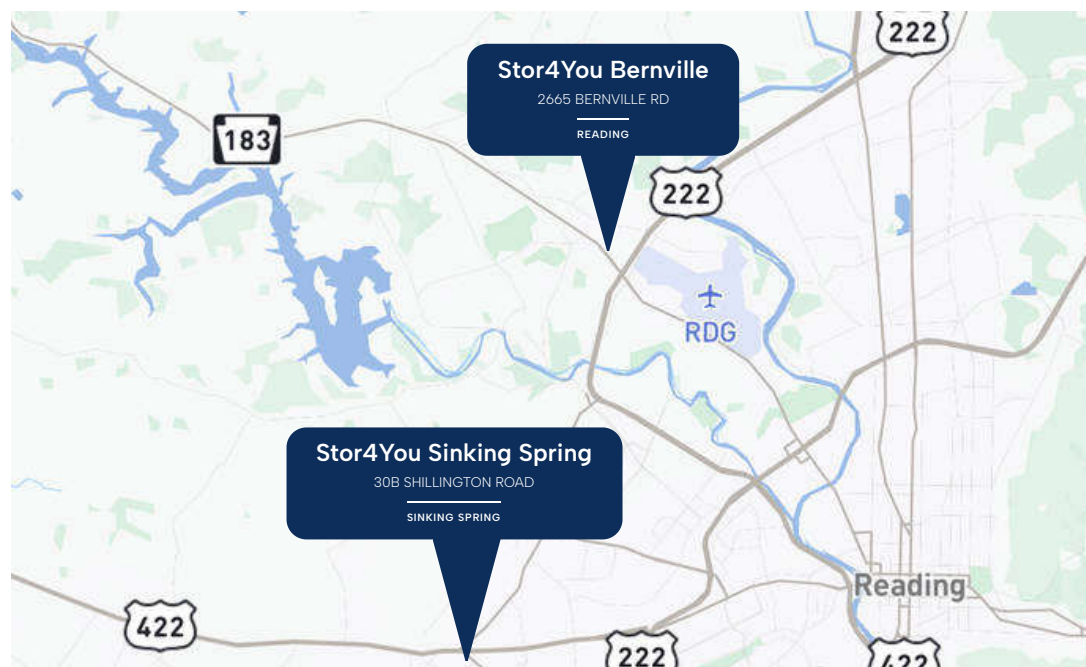
APN	79-4386-10-35-5528
TRAFFIC COUNT	\$22,742.00
COUNTY	Berks County
NON CLIMATE UNITS	28
CLIMATE CONTROLLED UNITS	NA
TOTAL NUMBER OF UNITS	28
UNCOVERED PARKING SPACES	NA
UNIT SIZES	10x20
NRSF	5,600
ONSITE MANAGERS APARTMENT	No
# OF ACRES	1
# OF BUILDINGS	1
YEAR BUILT	1,990
ZONING	C-1
PARCEL NUMBER(S)	79438610355528
# OF STORIES	1
FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal Panel
ROOF TYPE	Metal
FENCING TYPE	NA
# OF ENTRIES	3
TYPE OF GATE	PTI Entry System
MANAGEMENT SOFTWARE	Sryasoft
SECURITY SYSTEMS	NA
FLOOD ZONE	B/X
SIGNAGE	Road Sign



INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to present the Stor4You Portfolio, a two-property self-storage investment opportunity in Berks County, PA. The offering comprises Stor4You Bernville, located at 2665 Bernville Rd, Reading, PA — a modern, fully climate-controlled facility built in 2017 with 190 units across 24,945 net rentable square feet (NRSF) on a 0.90-acre parcel — and Stor4You Sinking Spring, located at 30B Shillington Rd, Sinking Spring, PA — a fully drive-up facility built in 1990 with 28 units across 5,600 NRSF on a 1.27-acre parcel. Together the two properties total 218 units and 30,545 NRSF with a current physical occupancy of 96.61%, demonstrating strong tenant demand and consistent operational performance. Both markets benefit from limited new supply due to high construction costs and strict barriers to entry, providing the portfolio with a competitive edge and pricing power.

Offered at \$4,035,000, or \$132.10 per rentable square foot, the portfolio presents compelling financial upside, with projected net operating income (NOI) growth from \$242,056 in the current year to \$278,860 in Year 5 through optimized pricing and tenant insurance income. The offering delivers a levered IRR of 8.0% and an equity multiple of 1.43x over a five-year hold period. With a current cap rate of 6.00%, expected to rise to 6.91% by Year 5, this is a prime opportunity to acquire a stabilized, high-performing self-storage portfolio with strong long-term growth potential.



INVESTMENT HIGHLIGHTS



COMPLEMENTARY FACILITY MIX

Stor4You Bernville is a modern, fully climate-controlled facility, while Stor4You Sinking Spring offers convenient drive-up units. Together they deliver a complementary product mix that appeals to a broad tenant base and distinguishes the portfolio from competitors in the area.



STRONG TENANT OCCUPANCY

The portfolio is currently operating at a 96.61% physical occupancy rate, demonstrating a proven track record of tenant demand. This stable occupancy reflects the properties' attractiveness and effective management in a high-demand market.



STEADY NOI GROWTH

Net Operating Income (NOI) is set to grow steadily from \$242,056 in the current year to \$278,860 by Year 5, driven by optimized pricing strategies and a planned increase in tenant insurance income, providing strong revenue growth.



ATTRACTIVE FINANCIAL RETURNS

Offering a levered internal rate of return (IRR) of 8.0% and an equity multiple of 1.43x over a five-year hold period, the portfolio presents an appealing return profile for investors seeking solid income and capital appreciation.



LIMITED NEW SUPPLY

With no new self-storage projects expected in the region due to high construction costs and regulatory barriers, the property benefits from limited competition and strong pricing power, ensuring long-term stability and growth potential.

2665 BERNVILLE ROAD | READING, PA
30B SHILLINGTON ROAD | SINKING SPRING, PA

FINANCIAL ANALYSIS

UNIT MIX – BERNVILLE

Climate Controlled (CC):						
Unit Type & Description	# of Units	SF / Unit	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 5.0	12	25	300	\$61.82	\$742	\$8,902
5.0 x 8.0	3	40	120	\$74.67	\$224	\$2,688
10.0 x 4.0	6	40	240	\$81.75	\$491	\$5,886
5.0 x 10.0	26	50	1,300	\$95.55	\$2,484	\$29,812
13.0 x 4.0	1	52	52	\$105.00	\$105	\$1,260
8.0 x 8.0	1	64	64	\$119.00	\$119	\$1,428
8.0 x 8.5	1	68	68	\$105.00	\$105	\$1,260
5.0 x 15.0	5	75	375	\$120.00	\$600	\$7,200
8.0 x 10.0	2	80	160	\$135.00	\$270	\$3,240
9.0 x 9.0	1	81	81	\$110.00	\$110	\$1,320
5.0 x 20.0	1	100	100	\$139.00	\$139	\$1,668
10.0 x 10.0	34	100	3400	\$145.82	\$4,958	\$59,495
10.0 x 13.0	7	130	910	\$160.00	\$1,120	\$13,440
8.0 x 18.0	1	144	144	\$165.00	\$165	\$1,980
10.0 x 15.0	32	150	4800	\$182.00	\$5,824	\$69,888
8.0 x 20.0	1	160	160	\$175.00	\$175	\$2,100
10.0 x 18.0	7	180	1,260	\$201.50	\$1,411	\$16,926
10.0 x 20.0	32	200	6400	\$206.93	\$6,622	\$79,461
10.0 x 25.0	5	250	1,250	\$245.00	\$1,225	\$14,700
29.0 x 9.0	1	261	261	\$259.00	\$259	\$3,108
10.0 x 30.0	7	300	2,100	\$245.57	\$1,719	\$20,628
10.0 x 35.0	4	350	1,400	\$323.75	\$1,295	\$15,540
TOTAL Climate Controlled (CC):	190	131	24,945	\$158.74	\$30,161	\$361,929
GRAND TOTAL	190	131	24,945	\$158.74	\$30,161	\$361,929

UNIT MIX – SINKING SPRING

NON- CLIMATE CONTROLLED (CC):

Unit Type & Description	# of Units	SF / Unit	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
10.0 x 20.0	28	200	5600	\$112.50	\$3,150	\$37,800
TOTAL Non-Climate Controlled (NCC):	28	200	5,600	\$112.50	\$3,150	\$37,800
GRAND TOTAL	28	200	5,600	\$112.50	\$3,150	\$37,800

INCOME AND EXPENSES

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$399,729		\$411,721		\$424,073		\$436,795		\$449,899		\$463,396	
Physical Vacancy	(13,551)	3.4%	(16,469)	4.0%	(16,963)	4.0%	(17,472)	4.0%	(17,996)	4.0%	(18,536)	4.0%
Economic Vacancy	(11,312)	2.8%	(20,586)	5.0%	(21,204)	5.0%	(21,840)	5.0%	(22,495)	5.0%	(23,170)	5.0%
Total Vacancy	(24,863)		(37,055)		(38,167)		(39,312)		(40,491)		(41,706)	
Vacancy %	6.2%		9.0%		9.0%		9.0%		9.0%		9.0%	
Effective Rental Income	\$374,867		\$374,666		\$385,906		\$397,484		\$409,408		\$421,690	
Late, Letter, & NSF Fees	1481		1,480		1,525		1,570		1,617		1,666	
Administration Fees	330		336		343		350		357		364	
Tenant Insurance	1,934		2,449		4,081		5,713		7,346		9,794	
Merchandise Sales, Net	136		139		141		144		147		150	
Sign Income	9000		9180		9364		9551		9742		9937	
Total Other Income	\$12,881		\$13,584		\$15,454		\$17,329		\$19,209		\$21,911	
Effective Gross Income (EGI)	\$387,748		\$388,250		\$401,360		\$414,812		\$428,617		\$443,601	
Property Taxes	40,847		46,974		47,913		48,872		49,849		50,846	
Insurance	7,135		7,277		7,423		7,571		7,723		7,877	
Utilities & Trash	17,917		18,276		18,641		19,014		19,394		19,782	
Repairs & Maintenance	5188		5,291		5,397		5,505		5,615		5,728	
Advertising	1,387		1,415		1,444		1,472		1,502		1,532	
Salaries, Taxes, & Benefits	15,273		15,578		15,890		16,207		16,531		16,862	
Management Fee	19,387		19,413		20,068		20,741		21,431		22,180	
Office Supplies & Postage	310		316		322		329		335		342	
Bank & Credit Card Fees	8,816		6,212		6,422		6,637		6,858		7,098	
Telephone & Internet	6095		6217		6341		6468		6597		6729	
Landscaping	3,000		3,060		3,121		3,184		3,247		3,312	
Rent Expense (land/office lease)	18,000		18,360		18,727		19,102		19,484		19,873	
Other expenses	2337		2384		2431		2480		2530		2580	
Total Expenses	\$145,692		\$150,772		\$154,141		\$157,582		\$161,097		\$164,742	
% of EGI	37.6%		38.8%		38.4%		38.0%		37.6%		37.1%	
Net Operating Income (NOI)	\$242,056		\$237,478		\$247,219		\$257,231		\$267,520		\$278,860	
Operating Margin %	62.4%		61.2%		61.6%		62.0%		62.4%		62.9%	

Financial Footnotes:

1. RE taxes = T-12 actual \$40,847 (Berks Co. 1994 base year; no reassessment on sale). Taxes increased 15% to hedge risk of reassessment
2. Income based on T-12 P&L (Aug 2025-Jul 2026)
3. Expenses based on T-12.
4. Management fee = 5% of EGI

INVESTMENT ANALYSIS

Purchase Price	Entry Cap Current	Levered Equity Multiple	Levered IRR	Purchase \$ / SF
\$4,135,000	5.85%	1.33x	6.30%	\$135.37
\$4,035,000	6.00%	1.43x	8.00%	\$132.10
\$3,935,000	6.15%	1.54x	9.70%	\$128.83

(\$ Actual)	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Purchase	(4,035,000)					
Closing costs (ex. Financing)	(60,525)					
Net Operating Income		237,478	247,219	257,231	267,520	278,860
Sale Price @ Year 5						4,400,000
Disposition Costs						(44,000)
Unlevered Cash Flows	(\$4,095,525)	\$237,478	\$247,219	\$257,231	\$267,520	\$4,634,860
Unlevered Cash on Cash %	--	\$5.80	\$6	\$6	6.5%	113.2%
Unlevered Equity Multiple	--	0.06x	0.12x	0.18x	0.25x	1.38x
Unlevered IRR	7.4%					
Financing Costs	(60,525)					
Loan Funding / (Settlement)	2,824,500					(2,824,500)
Annual Debt Service		(183,593)	(183,593)	(183,593)	(183,593)	(183,593)
Loan DSCR		1.29x	1.35x	1.40x	1.46x	1.52x
Levered Cash Flows	(1,331,550)	53,885	63,627	73,638	83,928	1,626,767
Cash on Cash %	--	4.0%	4.8%	5.5%	6.3%	122.2%
Equity Multiple	--	0.04x	0.09x	0.14x	0.21x	1.43x
Levered IRR	8.0%					

Acquisition Assumptions	
Purchase Price	\$4,035,000
Entry cap (Actuals)	6.00%
Entry cap (Proj. YR 1)	5.89%
Equity	\$1,331,550
Loan Amount	\$2,824,500
LTV	70.0%
Interest Rate	6.50%
Monthly Payment	\$15,299
Annual Payment	\$183,593

Disposition Assumptions	
Disposition Price	\$4,400,000
Exit Cap (Proj. YR 5)	6.34%
Exit Cap (Proj. YR 5, Adj.)	6.49%
Disposition Costs	\$44,000
Loan Balance @ Exit	\$2,824,500
Net Proceeds After Sale	\$1,531,500
Unlevered IRR	7.4%
Levered IRR	8.0%
Equity Multiple	1.43x



2665 BERNVILLE ROAD, READING, PA

PROPERTY INFORMATION





SATURATION STUDY

STOR4YOU BERNVILLE | 2665 BERNVILLE ROAD, READING, PA

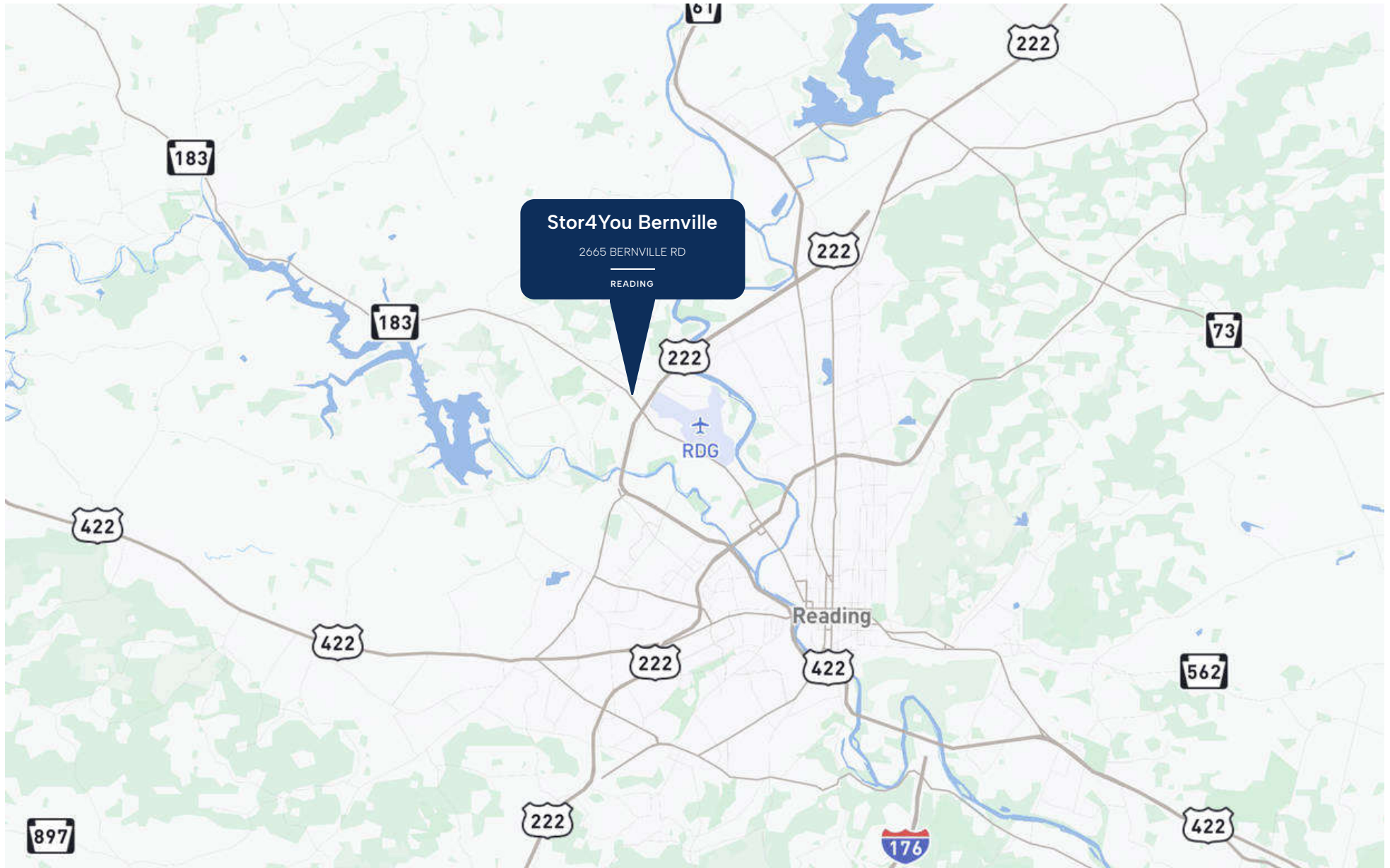
FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 10-MIN	NRSF 20-MIN	NRSF 30-MIN
Stor4You Bernville (SUBJECT)	2665 Bernville Rd, Reading, PA 19605	0.00	Yes	24,945	-	-
Keystone Self-Storage	1107 Commons Blvd, Reading, PA 19605	2.30	Yes	-	60,000	-
Arrow Self Storage	945 Sofianos Ln, Reading, PA 19605	2.60	No	-	35,000	-
Storage Sense - Reading	2200 N 5th St Hwy, Reading, PA 19605	3.40	No	-	-	50,000
Storage World - Wyomissing	211 N Wyomissing Blvd, Wyomissing, PA 19610	3.40	Yes	-	-	50,000
U-Haul Storage at George Field	1910 N 5th St, Reading, PA 19605	3.50	Yes	-	-	55,000
Snapbox Self Storage - West Reading	701 Reading Ave, West Reading, PA 19611	3.80	Yes	-	-	18,000
Storage Fortress Reading Downtown	245 W Greenwich St, Reading, PA 19601	3.80	No	-	-	32,000
Storage Sense - Laureldale	1500 Frush Valley Rd, Reading, PA 19605	3.90	No	-	-	57,000
CubeSmart Self Storage	951 N 6th St, Reading, PA 19601	4.10	Yes	-	-	55,000
Reading Self Storage	527 N 3rd St, Reading, PA 19601	4.10	No	-	-	40,000
North Reading Storage (Berks Storage)	1220 N 9th St, Reading, PA 19604	4.20	No	-	-	65,000
222 Self Storage (Berks Storage)	19 Willow Creek Rd, Reading, PA 19605	4.50	Yes	-	-	65,000
DAK Self Storage	25 Peach St, Leesport, PA 19533	4.50	Yes	-	-	40,000
East Penn / Leesport Self Storage	81 Ashley Way, Leesport, PA 19533	4.60	Yes	-	-	50,000
Reading Storage	500 N 13th St, Reading, PA 19604	5.00	No	-	-	30,000

POPULATION 1-MILE 1,044 3-MILES 23,616 5 MILES 148,100

TOTAL EXISTING SUPPLY	24,945	119,945	726,945
SQ FT PER PERSON	23.89	5.08	4.91

LOCAL MAP

2665 BERNVILLE ROAD, READING, PA



REGIONAL MAP

2665 BERNVILLE ROAD, READING, PA



STOR4YOU BERNVILLE
2665 BERNVILLE ROAD

Bernville Rd

Suburban Rd

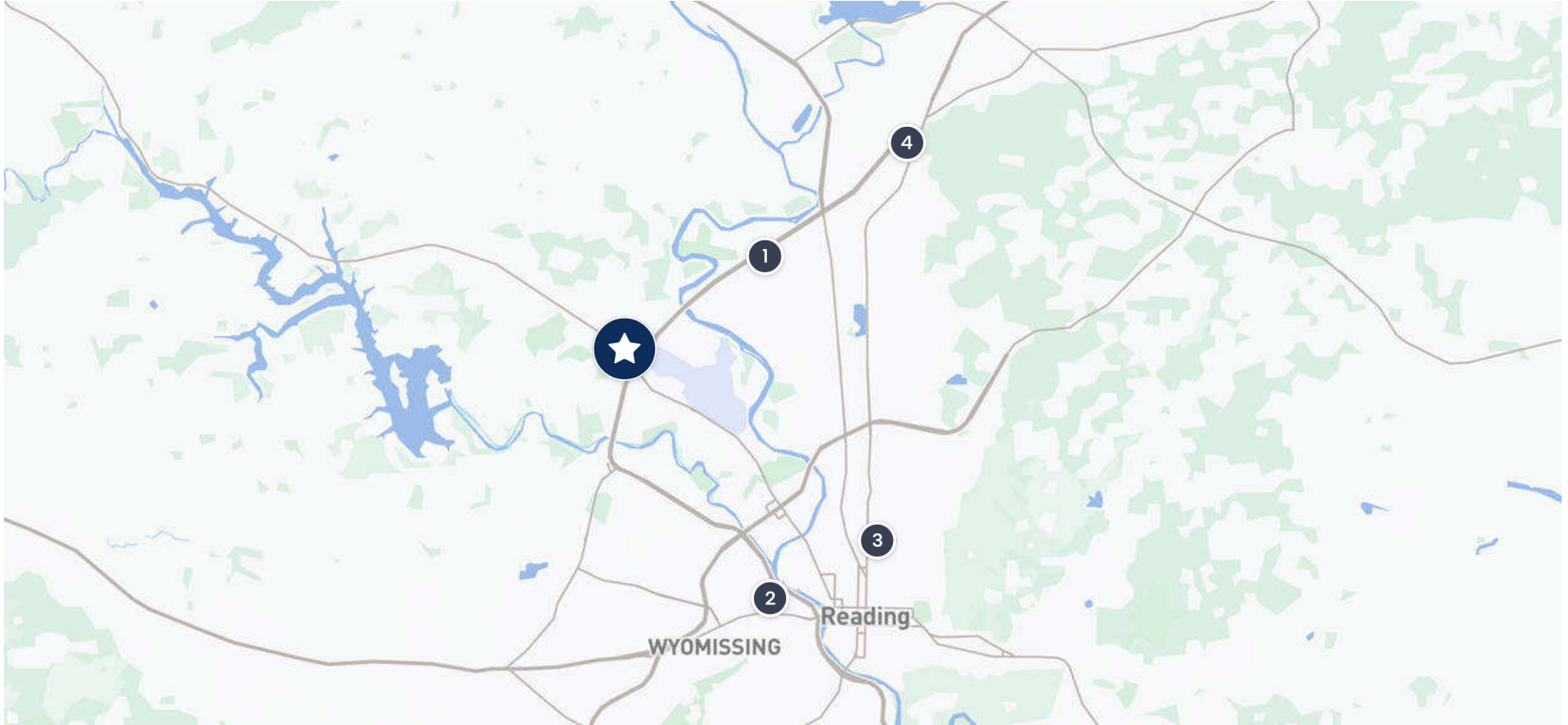




2665 BERNVILLE ROAD, READING, PA

RENT
COMPARABLES

RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	Stor4You Bernville	2665 Bernville Rd, Reading, PA 19605	\$1.40
1	Keystone Self-Storage	1107 Commons Blvd, Reading, PA 19605	\$1.20
2	Snapbox Self Storage	701 Reading Ave, West Reading, PA 19611	\$1.07
3	CubeSmart Self Storage	951 N 6th St, Reading, PA 19601	\$1.60
4	222 Self Storage	19 Willow Creek Rd, Reading, PA 19605	\$1.23

RENT COMPARABLES



Stor4You Bernville

2665 Bernville Rd,
Reading, PA 19605

Unit Type	Rent	Rent/SF
5x10 CC	\$96	\$1.91
10x10 CC	\$146	\$1.46
10x15 CC	\$182	\$1.21
10x20 CC	\$207	\$1.03
Average:	\$1.40	



Keystone Self-Storage

1107 Commons Blvd,
Reading, PA 19605

Unit Type	Rent	Rent/SF
5x10 CC	\$81	\$1.62
10x10 CC	\$118	\$1.18
10x15 CC	\$155	\$1.03
10x20 CC	\$191	\$0.96
Average:	\$1.20	



Snapbox Self-Storage

701 Reading Ave,
Reading, PA 19611

Unit Type	Rent	Rent/SF
5x10 CC	\$77	\$1.54
10x10 CC	\$94	\$0.94
10x15 CC	\$119	\$0.79
10x20 CC	\$204	\$1.02
Average:	\$1.07	



CubeSmart Self Storage

951 N 6th St, Reading,
PA 19601

Unit Type	Rent	Rent/SF
5x10 CC	\$112	\$2.24
10x10 CC	\$180	\$1.80
10x15 CC	\$179	\$1.19
10x20 CC	\$231	\$1.16
Average:	\$1.60	



222 Self Storage

19 Willow Creek Rd,
Reading, PA 19605

Unit Type	Rent	Rent/SF
5x10 CC	\$80	\$1.60
10x10 CC	\$120	\$1.20
10x15 CC	\$150	\$1.00
10x20 CC	\$220	\$1.10
Average	\$1.23	

2665 BERNVILLE ROAD, READING, PA

DEMOGRAPHIC **ANALYSIS**

DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2024 Total Population	1,624	23,823	148,970
2024 Population Density	222.3	889.8	1,851.7
2020-2024 Growth	40	328	1,996
2020-2024 Average Annual Growth	13	109	665
2029 Total Population	1,677	24,563	153,801
2029 Population Density	230	917	1,912
2024-2029 Projected Population Growth	53	740	4,831
2024-2029 Projected Average Annual Growth	11	148	966
2020 Population	1,584	23,495	146,974
2010 Total Population	2,730	22,897	134,945
2000 Population	2,930	19,646	122,349

Household Income	1 MILE	3 MILE	5 MILE
2024 Average Household Income	\$ 143,447	\$ 104,979	\$ 86,150
2024 Aggregate Household Income	\$ 95,822,498	\$ 945,653,888	\$ 4,746,590,369
2024 Median Household Income	\$ 99,615	\$ 81,468	\$ 64,364
2024 Per Capita Income	\$ 59,004	\$ 40,670	\$ 32,567
2029 Aggregate Household Income	\$ 113,068,697	\$ 1,141,611,051	\$ 5,530,679,767
2029 Average Household Income	\$ 162,222	\$ 118,597	\$ 95,756
2029 Median Household Income	\$ 117,808	\$ 92,066	\$ 72,101
2029 Per Capita Income	\$ 67,423	\$ 47,498	\$ 36,734

Households	1 MILE	3 MILE	5 MILE
2024 Households	668	9,008	55,097
2020-2024 Growth	30	32	1,476
2020-2024 Average Annual Growth	10	11	492
2029 Households	697	9,626	57,758
2024-2029 Growth	29	618	2,661
2024-2029 Average Annual Growth	6	124	532
2020 Households	638	8,976	53,621



1,677

2029 Total Population
1 MILE



917

2029 Population Density
3 MILE



\$104,979

2024 Avg HH Income
3 MILE



\$36,734

2029 Per Capita Income
5 MILE



668

2029 Households
1 MILE



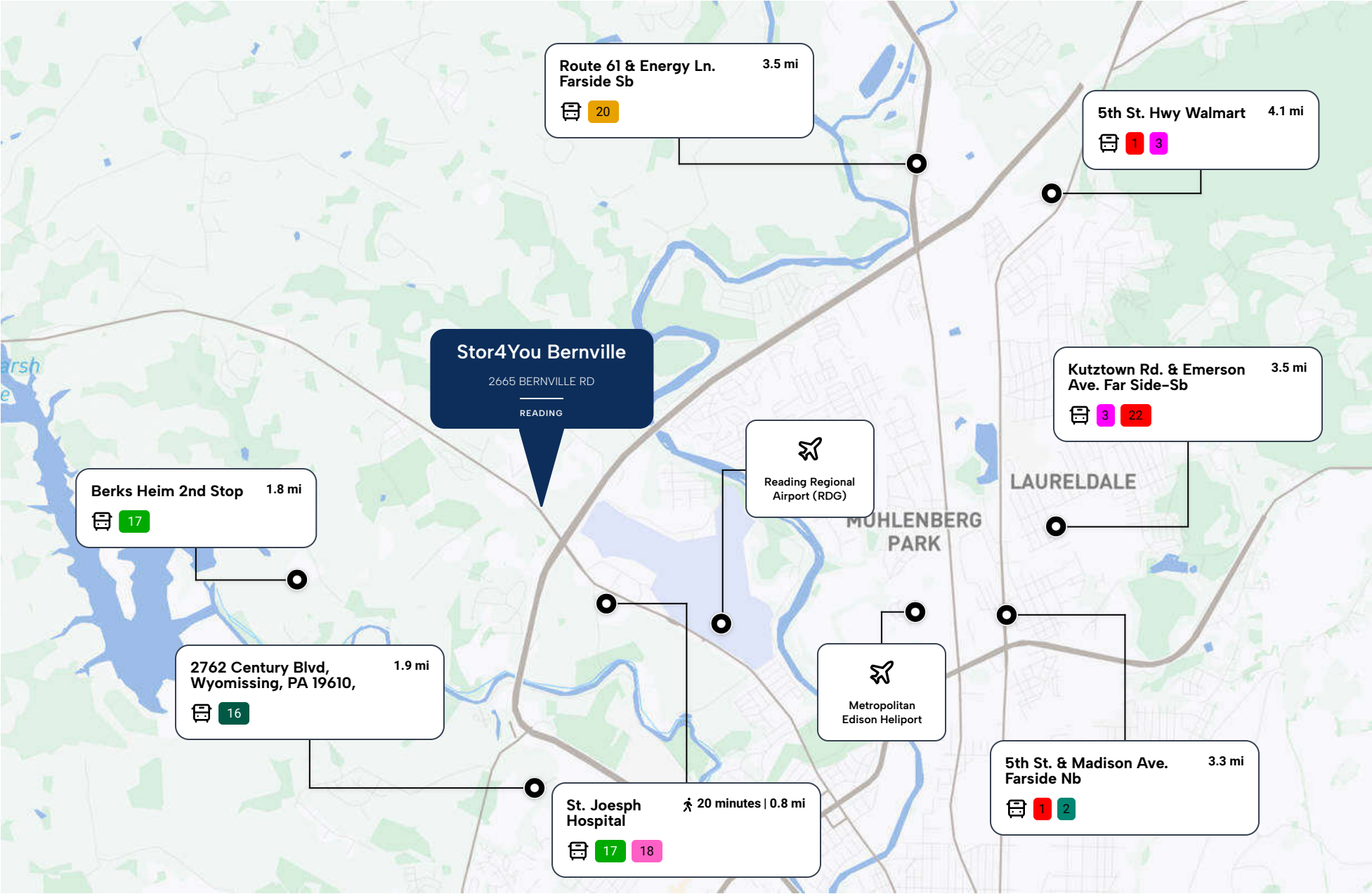
29

2024-2029 Growth
1 MILE

AMENITIES MAP



TRANSPORTATION MAP



MAJOR EMPLOYERS

The Reading area economy is anchored by a diverse and stable mix of major employers, ensuring a resilient local job market. The healthcare sector is a dominant force, led by the Reading Hospital – Tower Health, a major regional healthcare provider and a key driver of local employment. This is complemented by the significant presence of Penn State Health St. Joseph Medical Center, further solidifying the area's reputation as a hub for medical services and employment. The manufacturing and logistics industries also play a crucial role in the local economy. East Penn Manufacturing, one of the world's largest single-site lead-acid battery manufacturers, provides a substantial number of jobs and has a large-scale facility in the region. Additionally, the corporate headquarters of Penske Truck Leasing, a global transportation services company, is located in Reading, contributing significantly to the professional job sector. The presence of an Amazon fulfillment center underscores the area's importance as a distribution and logistics hub, offering numerous employment opportunities. This diverse employer base, spanning healthcare, manufacturing, and logistics, creates a stable and varied employment landscape for the Reading community.

Employer	Industry	Employees
East Penn Manufacturing Co.	Manufacturing	8,000
Reading Hospital – Tower Health	Healthcare	7,500
Amazon	Warehousing & E-commerce	3,500
Penske Truck Leasing	Transportation & Logistics	2,500
Carpenter Technology Corporation	Manufacturing	2,500
Reading School District	Education	1,500
Penn State Health St. Joseph Medical Center	Healthcare	1,500



MAJOR DEVELOPMENTS



Fifth & Penn Mixed-Use Development

This \$52 million transformative project at the prominent Fifth and Penn intersection in downtown Reading is advancing rapidly. The development will restore historic buildings and introduce approximately 150 new residential units along with more than 53,000 square feet of ground-floor retail space.



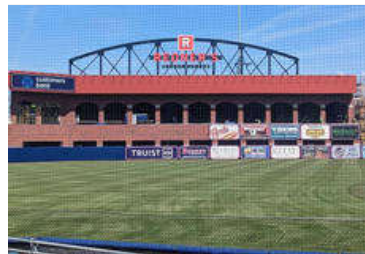
Glidden Site Redevelopment

The long-vacant former Glidden Paint factory at 1853 North 3rd Street is undergoing major redevelopment. The 19.4-acre brownfield site will feature a new retail shopping center with commercial space, restaurants, and community amenities. Construction is expected to begin in 2026, creating hundreds of jobs and a fresh commercial hub close to North Reading neighborhoods.



US 422 West Shore Bypass Reconstruction

This \$300+ million transformative highway project will completely rebuild and widen a key section of US 422 (the West Shore Bypass) through Reading, adding three lanes in each direction, redesigning major interchanges at Penn Street, Lancaster Avenue, and I-176, and upgrading multiple bridges.



Redner's Event Center at FirstEnergy Stadium

Building on the stadium's long-standing role as a regional entertainment landmark. The completed project supports concerts, weddings, sports celebrations, and community gatherings, strengthening Reading's entertainment and tourism offerings right in the heart of the city.



Centre Park Revitalization

This award-winning urban park restoration in downtown Reading was completed in 2024 and has transformed the historic green space into a vibrant community hub. It recently earned a 2025 Top Projects Award and is located just minutes from Gregg Avenue.

30B SHILLINGTON ROAD, SINKING SPRING, PA

PROPERTY INFORMATION



SATURATION STUDY

STOR 4 YOU | 30B SHILLINGTON ROAD, SINKING SPRING, PA

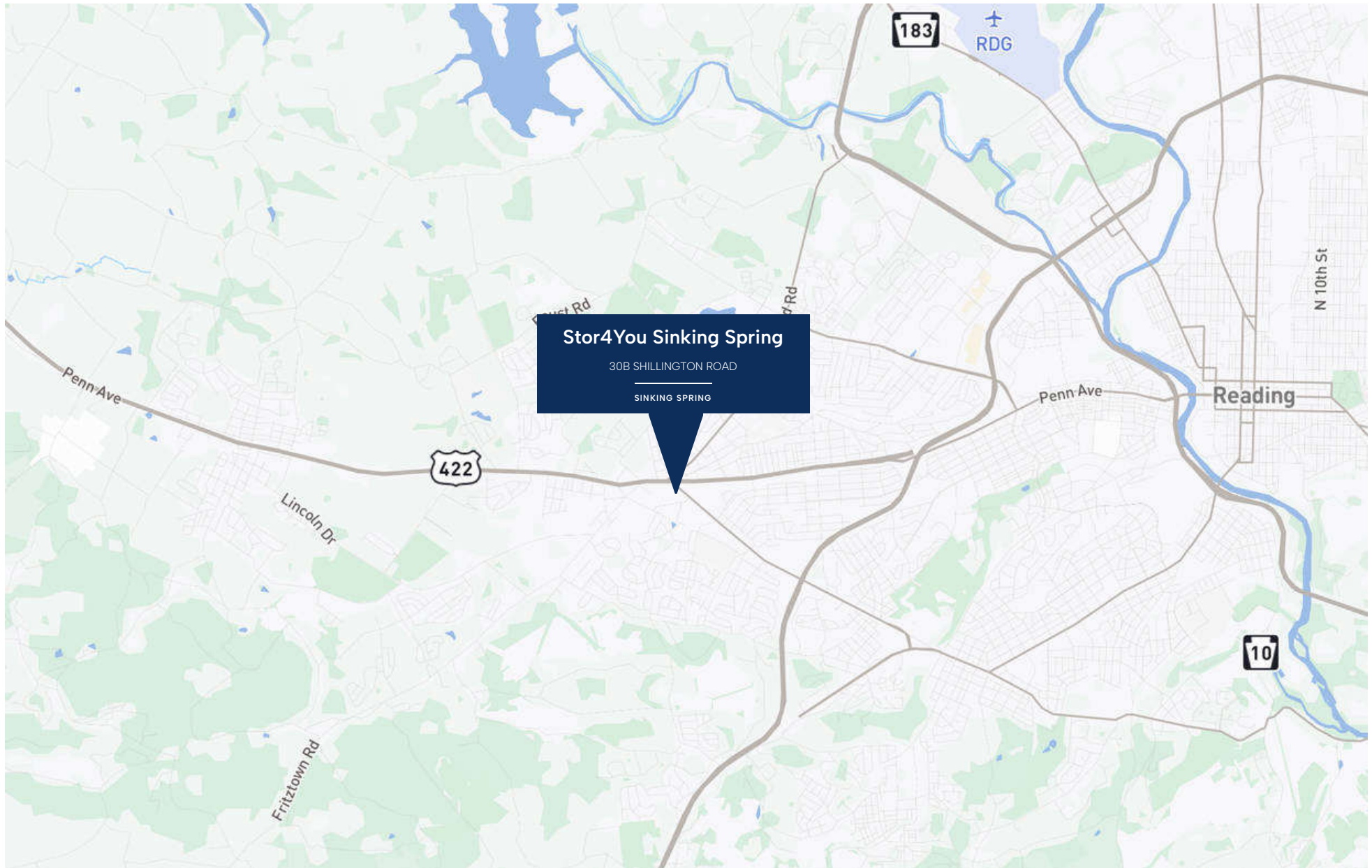
FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Stor4You Sinking Spring (SUBJECT)	30 B Shillington Rd, Sinking Spring, PA 19608	0.00	No	5,600	-	-
Storage Sense – Sinking Spring	830 Mountain Home Rd, Sinking Spring, PA 19608	0.80	Yes	45,000	-	-
Storage World – Morgan Drive	9 Morgan Dr, Sinking Spring, PA 19608	1.30	No	-	40,000	-
Storage Sense Reading – Sinking Spring	702 Henry Cir, Sinking Spring, PA 19608	1.80	No	-	40,000	-
Storage World – Caramist Drive	1 Caramist Dr, Sinking Spring, PA 19608	1.90	Yes	-	75,000	-
U-Haul Moving & Storage of Shillington	2398 Lancaster Pike, Shillington, PA 19607	2.10	No	-	40,000	-
Budget Store & Lock – Lancaster Pike	2251 Lancaster Pike, Shillington, PA 19607	2.20	Yes	-	55,000	-
Budget Store & Lock – Storage Zone	31 Catherine St, Shillington, PA 19607	2.90	Yes	-	45,000	-
Budget Store & Lock R&M	340 E Wyomissing Ave, Mohnton, PA 19540	3.00	No	-	-	25,000
We Store 4 U	23 W Penn Ave, Wernersville, PA 19565	3.40	Yes	-	-	15,000
Snapbox Self Storage – West Reading	701 Reading Ave, West Reading, PA 19611	3.50	Yes	-	-	18,000
Storage World – Wyomissing	211 N Wyomissing Blvd, Reading, PA 19610	3.50	Yes	-	-	50,000
Egan Self Storage	843 Fern Ave, Reading, PA 19607	4.00	No	-	-	30,000
Route 625 Storage (Berks Storage)	824 New Holland Rd, Reading, PA 19607	4.10	No	-	-	45,000
Storage Fortress HQ Reading	20 N Angelica St, Reading, PA 19611	4.10	No	-	-	35,000
Reading Self Storage	527 N 3rd St, Reading, PA 19601	4.60	No	-	-	40,000
CubeSmart Self Storage	1060 Morgantown Rd, Reading, PA 19607	5.00	Yes	-	-	50,000

POPULATION	1-MILE	13,136	3-MILES	53,982	5 MILES	134,832
-------------------	---------------	--------	----------------	--------	----------------	---------

TOTAL EXISTING SUPPLY	50,600	345,600	653,600
SQ FT PER PERSON	3.85	6.40	4.85

LOCAL MAP

30B SHILLINGTON ROAD, SINKING SPRING, PA



REGIONAL MAP

30B SHILLINGTON ROAD, SINKING SPRING, PA



724

STOR4YOU SINKING SPRING
30B SHILLINGTON RD

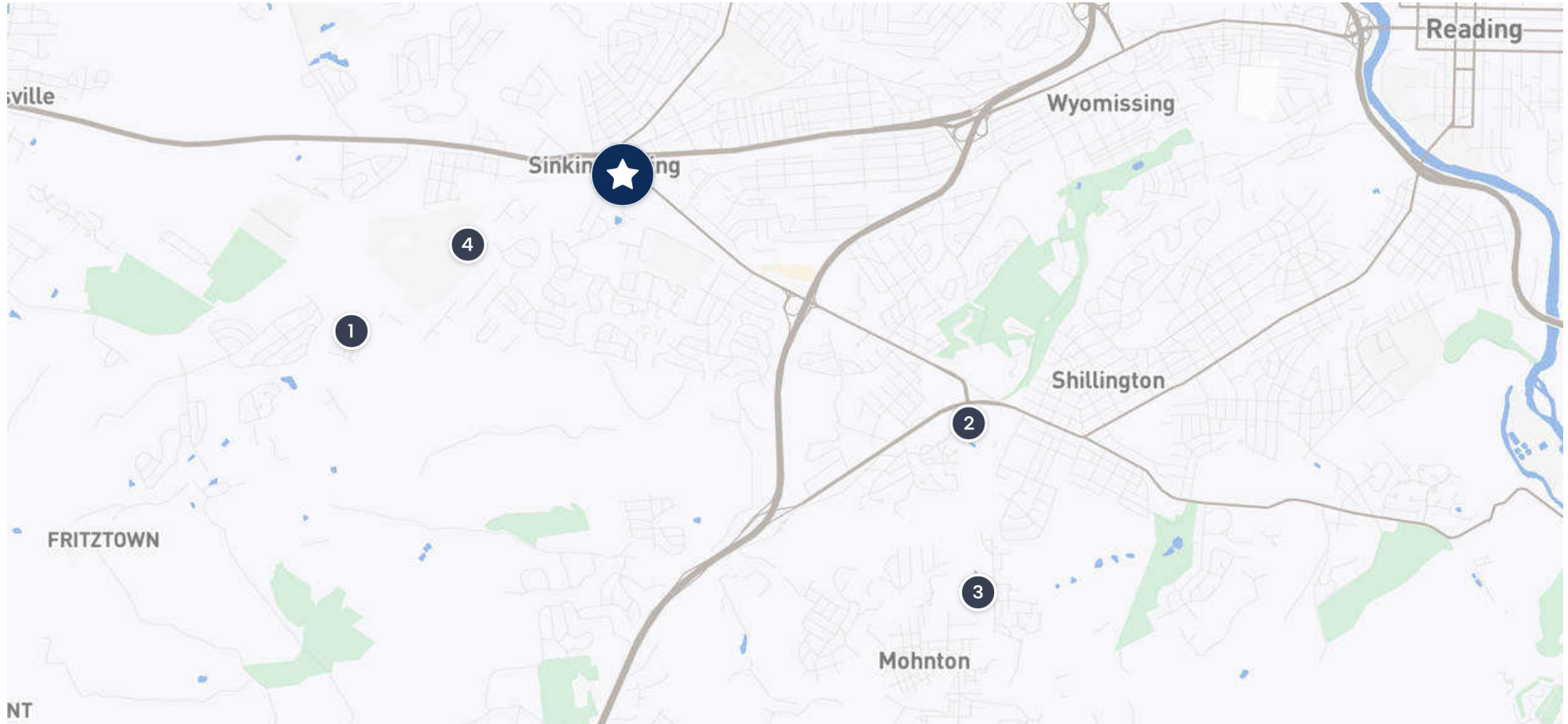
Shillington Rd



30B SHILLINGTON ROAD, SINKING SPRING, PA

RENT COMPARABLES

RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	Stor4You Sinking Spring	30 B Shillington Rd, Sinking Spring, PA 19608	\$0.56
1	Storage Sense Reading - Sinking Spring	702 Henry Cir, Sinking Spring, PA 19608	\$0.92
2	Budget Store & Lock - Lancaster Pike	2251 Lancaster Pike, Shillington, PA 19607	\$1.05
3	Budget Store & Lock R&M	340 E Wyomissing Ave, Mohnton, PA 19540	\$0.88
4	Storage Sense - Sinking Spring	830 Mountain Home Rd, Sinking Spring, PA 19608	\$0.90

RENT COMPARABLES



Stor4You Sinking Spring

30 B Shillington Rd,
Sinking Spring, PA 19608

Unit Type	Rent	Rent/SF
10x20 Drive-Up	\$113	\$0.56
Average:		\$0.56



Storage Sense

702 Henry Cir, Sinking
Spring, PA 19608

Unit Type	Rent	Rent/SF
10x20 Drive-Up	\$184	\$0.92
Average:		\$0.92



Budget Store & Lock - Lancaster Pike

2251 Lancaster Pike,
Shillington, PA 19607

Unit Type	Rent	Rent/SF
10x20 Drive-Up	\$210	\$1.05
Average:		\$1.05



Budget Store & Lock R&M

340 E Wyomissing Ave,
Mohnton, PA 19540

Unit Type	Rent	Rent/SF
10x20 Drive-Up	\$175	\$0.88
Average:		\$0.88



Storage Sense - Sinking Spring

830 Mountain Home Rd,
Sinking Spring, PA

Unit Type	Rent	Rent/SF
10x20 Drive-Up	\$180	\$0.90
Average:		\$0.90

30B SHILLINGTON ROAD, SINKING SPRING, PA

DEMOGRAPHIC ANALYSIS

DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2024 Total Population	12,416	51,103	133,557
2024 Population Density	4,293.5	2,460.9	1,743.5
2020-2024 Growth	195	499	1,890
2020-2024 Average Annual Growth	65	166	630
2029 Total Population	12,826	52,802	137,853
2029 Population Density	4,435	2,543	1,800
2024-2029 Projected Population Growth	410	1,699	4,296
2024-2029 Projected Average Annual Growth	82	340	859
2020 Population	12,221	50,604	131,667
2010 Total Population	11,347	46,816	123,654
2000 Population	9,014	41,560	113,152

Household Income	1 MILE	3 MILE	5 MILE
2024 Average Household Income	\$ 102,850	\$ 117,399	\$ 92,575
2024 Aggregate Household Income	\$ 505,098,070	\$ 2,413,849,348	\$ 4,772,622,635
2024 Median Household Income	\$ 82,336	\$ 92,625	\$ 71,456
2024 Per Capita Income	\$ 41,397	\$ 47,594	\$ 36,598
2029 Aggregate Household Income	\$ 586,534,878	\$ 2,831,802,806	\$ 5,589,107,161
2029 Average Household Income	\$ 114,357	\$ 131,877	\$ 103,823
2029 Median Household Income	\$ 91,421	\$ 103,582	\$ 80,104
2029 Per Capita Income	\$ 46,524	\$ 54,023	\$ 41,500

Households	1 MILE	3 MILE	5 MILE
2024 Households	4,911	20,561	51,554
2020-2024 Growth	169	587	1,590
2020-2024 Average Annual Growth	56	196	530
2029 Households	5,129	21,473	53,833
2024-2029 Growth	218	912	2,279
2024-2029 Average Annual Growth	44	182	456
2020 Households	4,742	19,974	49,964



12,826

2029 Total Population
1 MILE



2,543

2029 Population Density
3 MILE



\$117,399

2024 Avg HH Income
3 MILE



\$54,023

2029 Per Capita Income
5 MILE



5,129

2029 Households
1 MILE



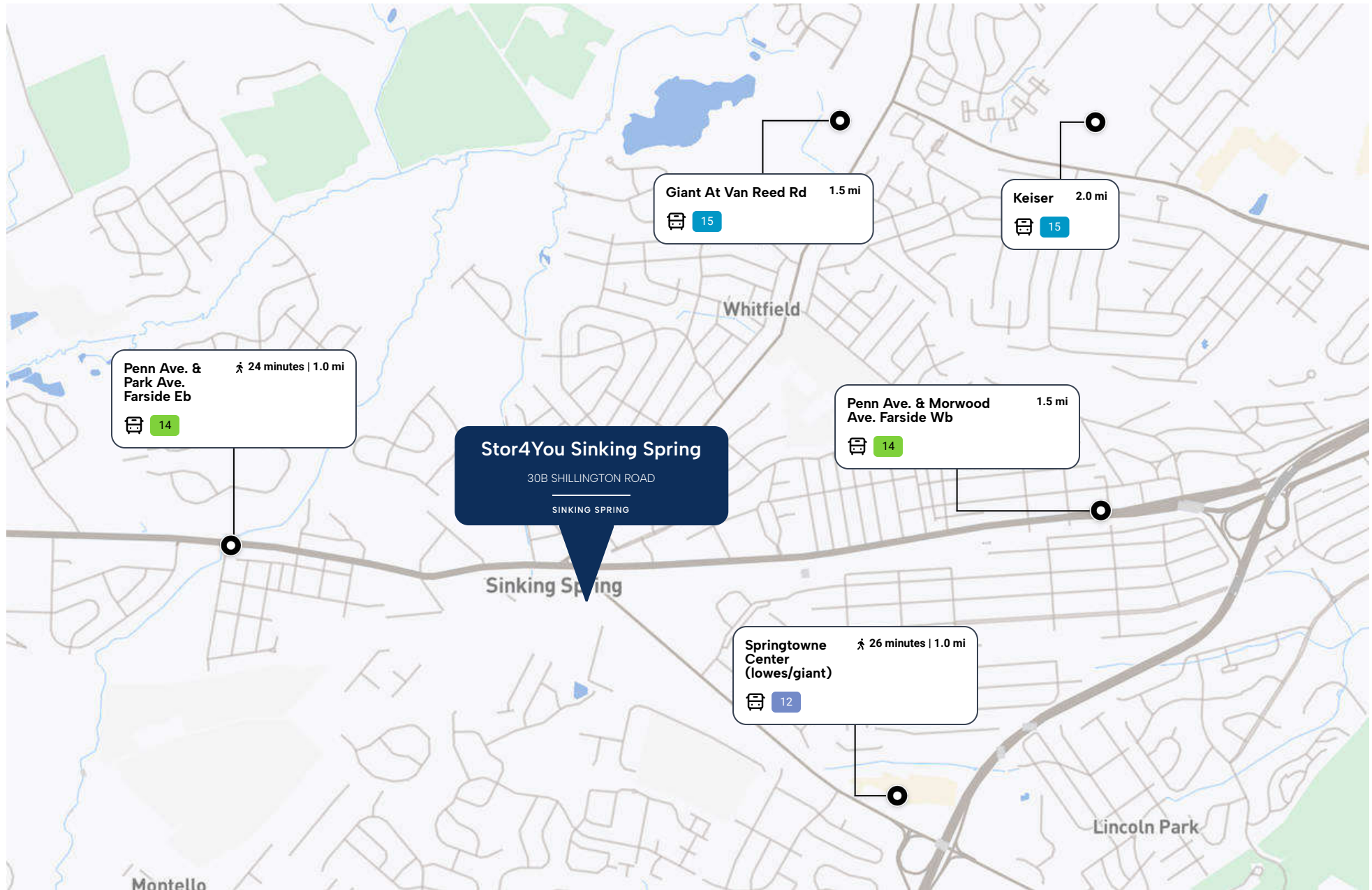
218

2024-2029 Growth
1 MILE

AMENITIES MAP



TRANSPORTATION MAP



MAJOR EMPLOYERS

The local economy is distinguished by a resilient and diverse employment base, providing a stable foundation for investment. The market is anchored by dominant, non-cyclical sectors such as healthcare, represented by major regional providers Reading Hospital and Penn State Health St. Joseph Medical Center, which ensure consistent employment. This stability is complemented by a robust and specialized industrial sector, featuring global manufacturing leaders like EnerSys, East Penn Manufacturing, and Carpenter Technology Corporation. The presence of these firms, alongside the corporate headquarters for Penske Truck Leasing, highlights the area's strategic importance for logistics and high-value corporate roles, underscoring a dynamic and varied economic landscape. This blend of recession-resistant healthcare, advanced manufacturing, and corporate leadership mitigates sector-specific risks and supports sustained long-term growth.

Employer	Industry	Employees
EnerSys	Manufacturing	10,000
East Penn Manufacturing Co.	Manufacturing	7,500
Tower Health Reading Hospital	Healthcare	7,000
Carpenter Technology Corporation	Manufacturing	4,500
Redner's Markets	Retail	4,500
Penske Truck Leasing	Transportation & Logistics	2,500
Penn State Health St. Joseph Medical Center	Healthcare	1,500
Sweet Street Desserts	Food Manufacturing	500



MAJOR DEVELOPMENTS



Fifth & Penn Mixed-Use Development

This \$52 million transformative project at the prominent Fifth and Penn intersection in downtown Reading is advancing rapidly. The development will restore historic buildings and introduce approximately 150 new residential units along with more than 53,000 square feet of ground-floor retail space. It represents a significant step forward in the revitalization of Reading's urban core and is located just minutes from Sinking Spring.



Moss Street Hosiery Mill Redevelopment

The historic D.S.W. Hosiery Mill on Moss Street in Reading is undergoing adaptive reuse into a 55-unit workforce housing community. This privately financed project preserves a significant piece of industrial heritage while delivering much-needed affordable housing and contributing to neighborhood revitalization throughout the Greater Reading area.



Spring Market Center

This new retail development in Sinking Spring is bringing additional commercial space and modern shopping options directly to the borough. The project supports local economic growth, creates new jobs, and provides convenient everyday retail and services for residents in the immediate Sinking Spring and Wilson School District area.



The Residence at Sinking Spring

This brand-new senior living community in Sinking Spring recently opened and offers modern, high-quality housing for active seniors. Developed through a joint venture, the project features luxury amenities, spacious residences, and easy access to local services, enhancing retirement living options right in the heart of the borough.



Downtown Sinking Spring Revitalization

Ongoing redevelopment projects in downtown Indianapolis are attracting young professionals and increasing demand for suburban areas like Cloverdale, where affordable housing is available while maintaining access to city amenities.

CONTACT US



Meir Perlmutter
CEO | Founder
614.812.0345
Meir@Grandstoneis.com
Lic #: BK3443325



Brian Brockman
Principal Broker
513-898-1551
brian@bangrealty.com

STOR4YOU PORTFOLIO

535 Mohns Hill Road | 2665 Bernville Road
618 Gregg Avenue | 30B Shillington Road

GRANDSTONE

STORAGE INVESTMENT SALES