

# Road 67 Self-Storage

4641 E County Road 67 Chesterfield, IN 46017

Self-Storage  
222 Units



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Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032



## Property Details

4641 E Country Road 67 Chesterfield, IN 46017

Asking Price:	\$999,000.00
Cap Rate:	8.7%
Total Acreage:	3.00 Acres
Total SF:	29,572 SF
Zoned:	Roadside Business
Year Built:	1987
No. Buildings:	7
Self-Storage Units:	202
Parking Units:	20
Building Type:	Self-Storage
County:	Madison
Parcel ID:	48-12-11-400-040.000-035







## Rent Roll

<u>Unit Size</u>	<u>Units</u>	<u>Rented</u>	<u>%</u>	<u>Unit \$</u>	<u>Current</u>	<u>Potential</u>
5 X 10	16	11	69%	\$ 40.00	\$ 440.00	\$ 640.00
5 X 14	16	11	69%	\$ 44.00	\$ 484.00	\$ 704.00
5 X 17	13	9	69%	\$ 46.00	\$ 414.00	\$ 598.00
10 X 10	15	13	87%	\$ 51.00	\$ 663.00	\$ 765.00
10 X 12	51	29	57%	\$ 60.00	\$ 1,740.00	\$ 3,060.00
10 X 14	1	1	100%	\$ 62.00	\$ 62.00	\$ 62.00
10 X 15	27	20	74%	\$ 67.00	\$ 1,340.00	\$ 1,809.00
10 X 17	33	31	94%	\$ 71.00	\$ 2,201.00	\$ 2,343.00
10 X 20	14	13	93%	\$ 79.00	\$ 1,027.00	\$ 1,106.00
10 X 24	15	13	87%	\$ 90.00	\$ 1,170.00	\$ 1,350.00
10 X 30	1	1	100%	\$ 99.00	\$ 99.00	\$ 99.00
Parking	20	10	50%	\$ 49.00	\$ 490.00	\$ 980.00
<b>Total Self-Storage</b>	<b>202</b>	<b>152</b>	<b>75%</b>		<b>\$ 9,640.00</b>	<b>\$ 12,536.00</b>
<b>Total</b>	<b>222</b>	<b>162</b>	<b>73%</b>		<b>\$ 10,130.00</b>	<b>\$ 13,516.00</b>

# Financials

<b>Income</b>	<b>2023</b>
Uncategorized Income	\$ 4,950.81
Bank Adjustments	\$ 1,361.61
Bank Deposits	\$ 74,444.00
Square Deposits	\$ 64,092.58
<b>Total Income</b>	<b>\$ 144,849.00</b>
<b>Expenses</b>	
Advertising	\$ 1,715.07
Bank Charges	\$ 150.00
Bank Adjustments	\$ (20.00)
Electrical	\$ 1,550.91
Insufficient Funds	\$ 108.00
Insurance	\$ 6,347.00
Late Fees	\$ 60.13
Management Fee 5%	\$ 7,242.45
Misc Expenses	\$ 159.43
Office	\$ 876.57
Office Repairs	\$ 461.50
Other Expense	\$ 107.00
Petty Cash	\$ 772.00
Postage	\$ 63.00
Professional Fees	\$ 475.00
Repairs	\$ 4,570.00
Repairs and Main	\$ 909.34
Schott Auction	\$ 150.00
Snow Removal	\$ -
Sparefoot	\$ 4,501.00
Square Fees	\$ 478.00
Taxes - RE	\$ 22,255.89
Telephone	\$ 1,792.52
Trash Removal	\$ 1,007.08
Utilities	\$ 2,445.72
<b>Total Expenses</b>	<b>\$ 58,177.61</b>
<b>Net</b>	<b>\$ 86,671.39</b>

## Drone Photo



## Drone Photo

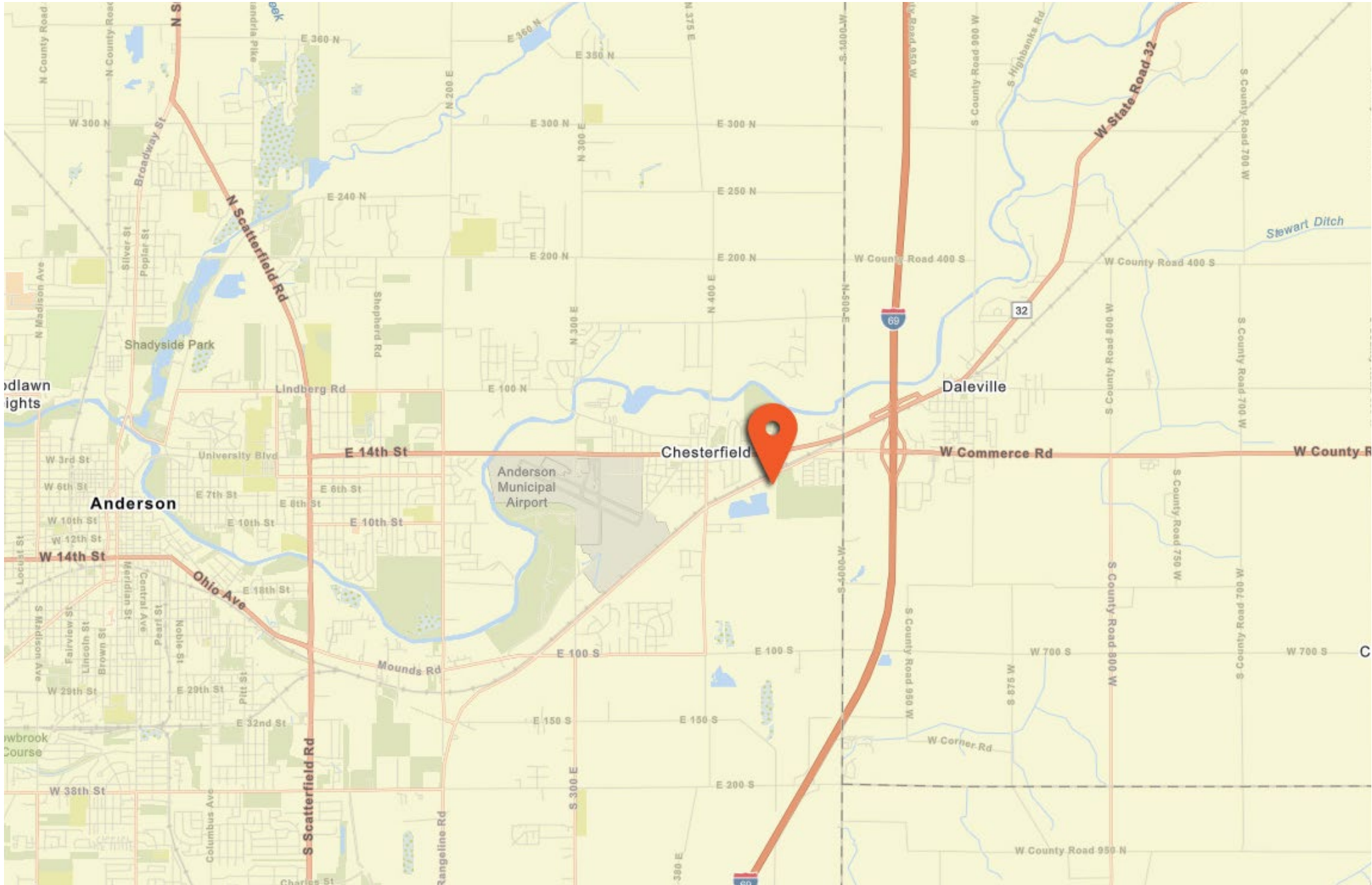




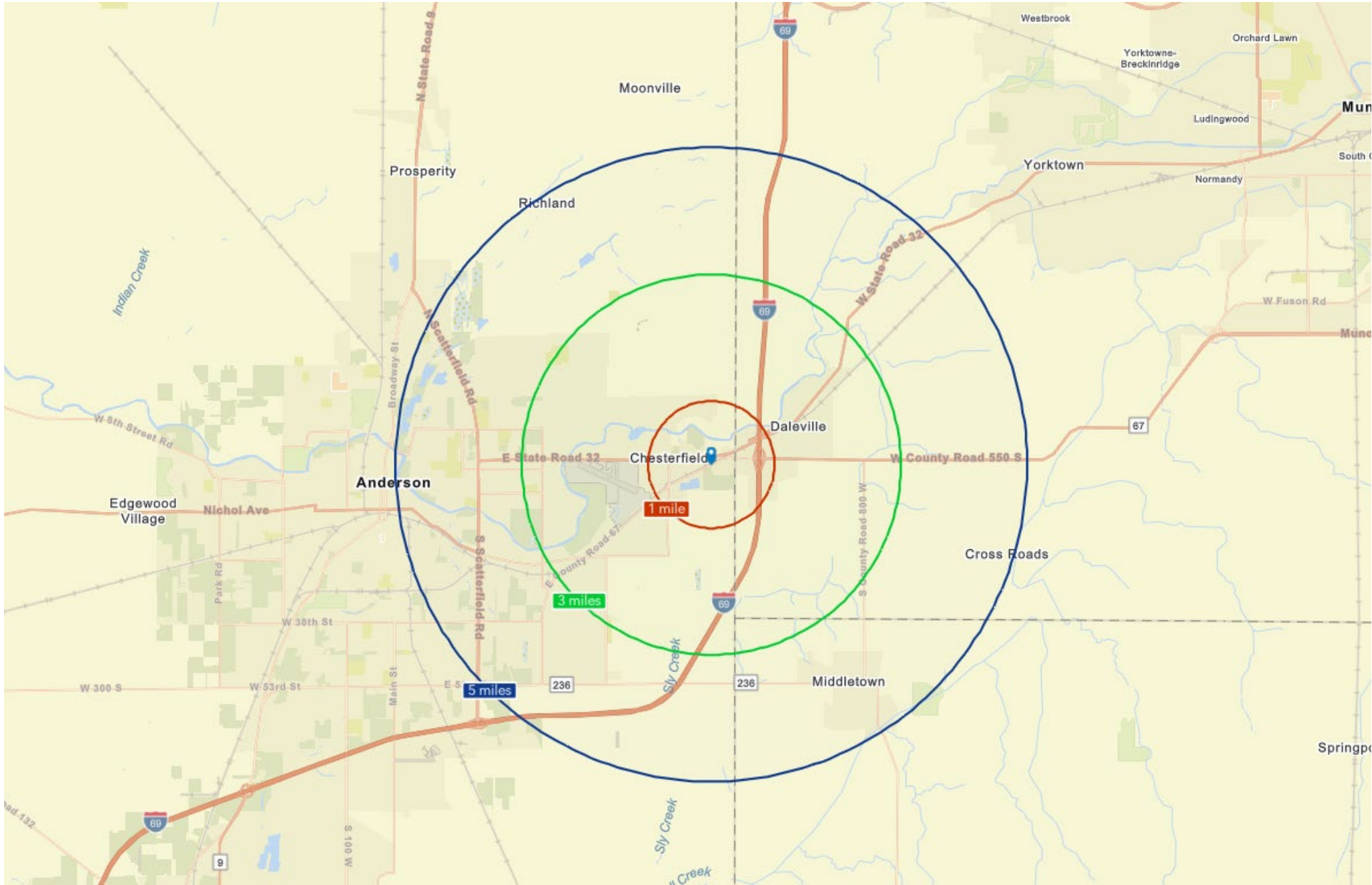
# Aerial View



# Location Overview



# Radius Map



# Demographics

## KEY FACTS

5 miles



34,286

Population



42.7

Median Age



2.3

Average Household Size



\$175,559

2024 Median Home Value (Esri)



\$195,355

2024 Average Home Value (Esri)



\$234,216

2029 Median Home Value (Esri)



\$252,669

2029 Average Home Value (Esri)

5 miles

## BUSINESS

5 miles



1,021

Total Businesses



12,325

Total Employees



White Collar

58%



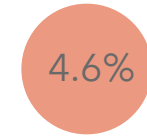
Blue Collar

27%



Services

15%



Unemployment Rate

5 miles

## INCOME

5 miles



\$57,825

Median Household Income



\$31,709

Per Capita Income



\$166,283

Median Net Worth

Variables	1 mile	3 miles	5 miles
2023 Total Population	2,460	10,434	34,286
2023 Total Households	1,075	4,521	14,724
2023 Average Household Size	2.27	2.30	2.26
2023 Median Household Income	\$57,300	\$66,272	\$57,825
2023 Median Age	40.7	46.3	42.7



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