



MIDCOAST PROPERTIES, INC.

A SAFE STORAGE

434 EDGE ROAD
VILLA RICA, GA 30180

Listing Broker: **DALE C. EISENMAN, CCIM**

MIDCOAST PROPERTIES, INC.

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SALIENT DATA

Price:	\$980,000
Total Units:	135
Rentable Square Feet:	16,400 + 3,640 Covered Parking
Total Land Area:	4.0 +/- acres
Land for Expansion:	Yes
Number of Buildings:	4 Plus Office

- Opened in 2003, Expanded 2008
- Climate and Nonclimate Units
- Large Rental Office
- Possible On-Site Apartment
- On-Site Expansion Opportunity
- Covered / Uncovered RV & Boat Parking
- Borders I-20 with Freeway Visibility

INCOME AND EXPENSES

	2009	Proforma 2010	Expansion Proforma 2013
Gross Effective Income	\$85,959	\$101,417	\$231,444
Total Operating Expenses	\$43,932	\$44,221	\$74,328*
Net Operating Income	\$42,027	\$57,196	\$157,116

*Includes Management Fee



This information has been obtained from third parties and we cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.