



MIDCOAST PROPERTIES, INC.

A-1 MINI STORAGE & CAR WASH

124 NORTH MAIN STREET
NAHUNTA, GA 31553

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

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

dale@midcoastproperties.com

www.midcoastproperties.com



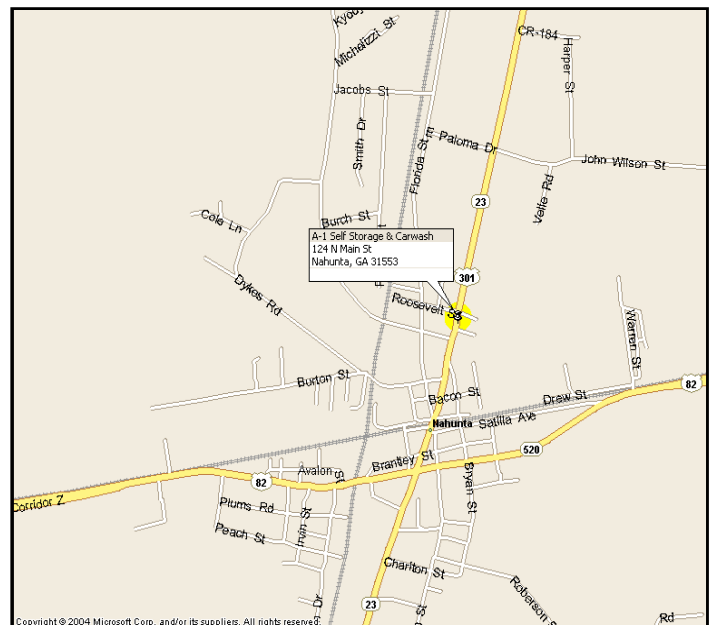
SALIENT DATA

Price:	\$750,000
Total Units:	88
Rentable Square Feet:	12,000
Total Land Area:	2.07+/- acres
Land for Expansion:	Yes
Number of Buildings:	2

- Opened in 1998; Expanded in 2001, 2002 & 2009
- Sale Includes Car Wash and Self Storage
- 2.02 Acres
- Onsite Expansion Opportunity
- 3 Self Serve Car Wash Bays, 1 Automatic Bay

INCOME AND EXPENSES

	2009	Proforma 2010
Gross Effective Income	\$131,000	\$134,800
Total Operating Expenses	\$59,135	\$59,336
Net Operating Income	\$71,895	\$75,464



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.