



MIDCOAST PROPERTIES, INC.

## ALL SEASONS SELF STORAGE

2527 & 2608 HAYES ROAD  
MONROE, NC 28110

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

**MIDCOAST PROPERTIES, INC.**

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### SALIENT DATA

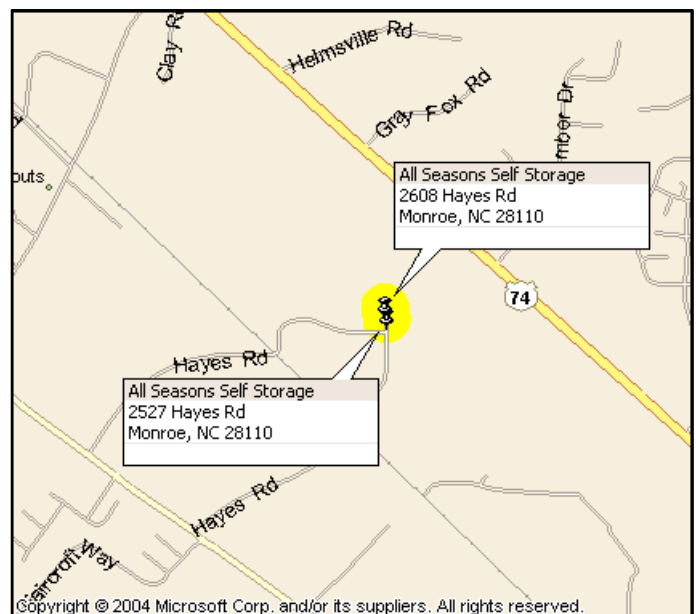
<b>Price:</b>	\$3,250,000
<b>Total Units:</b>	583
<b>Rentable Square Feet:</b>	66,863 +/-
<b>Total Land Area:</b>	8.55 +/- acres
<b>Land for Expansion:</b>	Yes
<b>Number of Buildings:</b>	17

- Climate and Non-Climate Units
- Spacious Rental / Retail Office
- Onsite Expansion Opportunity
- RV / Boat Parking
- Penske Truck Rental

### INCOME AND EXPENSES

	2011	Proforma 2012
Gross Effective Income	\$406,941	\$426,857
Total Operating Expenses	\$108,747	\$130,777*
<b>Net Operating Income</b>	<b>\$298,194</b>	<b>\$296,080*</b>

\* 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.