



MIDCOAST PROPERTIES, INC.

## ALL SOUTH MINI STORAGE

2991 COLE COURT  
NORCROSS, GA 30071

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

**MIDCOAST PROPERTIES, INC.**

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### SALIENT DATA

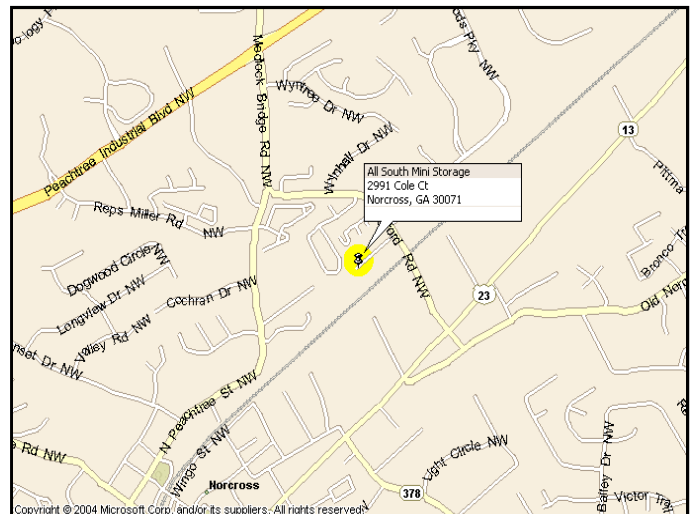
<b>Price:</b>	\$ 895,000
<b>Total Units:</b>	208
<b>Rentable Square Feet:</b>	44,683
<b>Total Land Area:</b>	2.20/- acres
<b>Land for Expansion:</b>	No
<b>Number of Buildings:</b>	4



- Opened in 1987
- Recently Installed Professional Management Team
- 2.20 Acres
- Rental Office and Manager's Apartment
- Significant Upside Potential
- **Bank Owned Property; Seller Open to Financing Purchase**

### INCOME AND EXPENSES

	Annualized 2009	Proforma 2010
Gross Effective Income	\$140,457	\$177,100
Total Operating Expense	\$112,148	\$116,186
<b>Net Operating Income</b>	<b>\$28,309</b>	<b>\$60,914</b>



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.