



MIDCOAST PROPERTIES, INC.

ALL SOUTH MINI STORAGE

2991 COLE COURT
NORCROSS, GA 30071

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

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

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www.midcoastproperties.com

SALIENT DATA

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

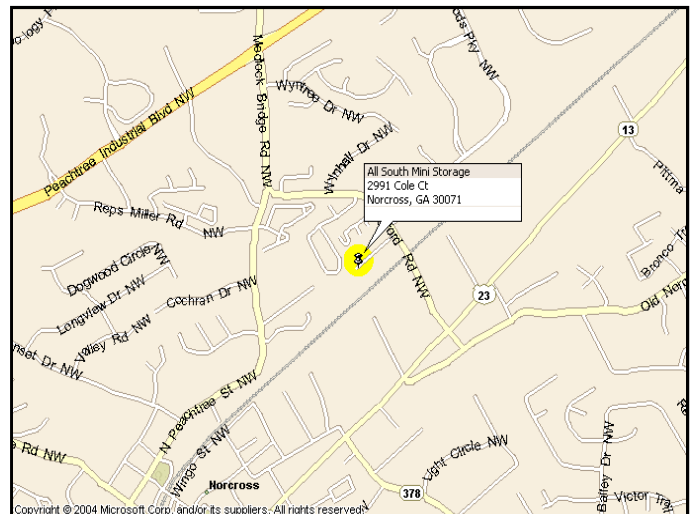


- Opened in 1987
- Recently Installed Professional Management Team
- 2.20 Acres
- Rental Office and Manager's Apartment
- Significant Upside Potential
- **Bank Owned Property; Seller Open to Financing Property**

INCOME AND EXPENSES

	2010	Proforma 2011
Gross Effective Income	\$136,226	\$146,484
Total Operating Expenses	\$99,662*	\$105,150*
Net Operating Income	\$36,564	\$41,334

*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.



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