



MIDCOAST PROPERTIES, INC.

AMERICAN SELF STORAGE

603 WEBB BLVD.
280 SHIPMAN RD
HAVELOCK, NC 28532

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

MIDCOAST PROPERTIES, INC.

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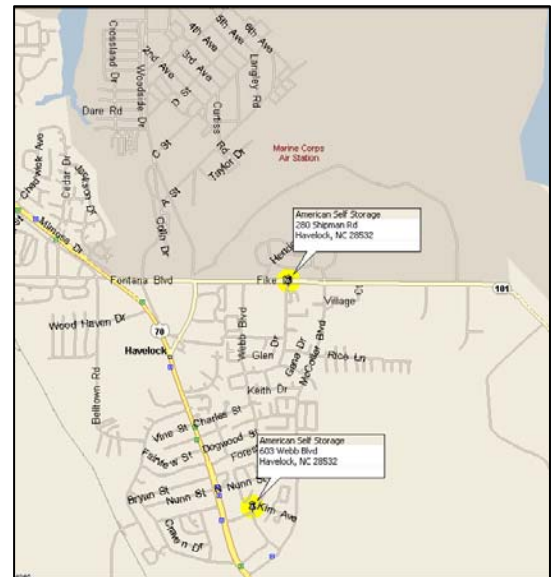
SALIENT DATA

Price: \$1,900,000
Total Units: 462 incl. parking
Rentable Square Feet: 54,416
Total Land Area: 1.84 + 1.98 acres
Land for Expansion: No
Number of Buildings: 11

- Two Separate Facilities
- Two Rental Offices
- Near Cherry Hill Marine Corps Air Station
- Paved Drive Aisles
- Digital Entry Gates

INCOME AND EXPENSES

	2011	Proforma 2012
Gross Effective Income	\$259,032	\$267,866
Total Operating Expenses	\$91,799	\$93,635
Net Operating Income	\$167,233	\$174,231



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.