



MIDCOAST PROPERTIES, INC.

AMERISTOR

999 NORTH HILL STREET
GRIFFIN, GA 30233

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:	\$650,000
Total Units:	207
Rentable Square Feet:	30,656
Total Land Area:	6.23 +/- acres
Land for Expansion:	Yes
Number of Buildings:	3

- 207 Traditional Drive Up Units
- Spacious Rental / Retail Office
- Onsite Expansion Opportunity
- \$21.20 per square foot!

INCOME AND EXPENSES

	2011	Proforma 2012
Gross Effective Income	\$31,736	\$96,350
Total Operating Expenses	\$49,949	\$57,831
Net Operating Income	(\$18,213)	\$38,519



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.