



MIDCOAST PROPERTIES, INC.

## AUGUSTA AVENUE STORAGE

1980 S GEORGIA PKWY W  
WAYCROSS, GA 31501

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

**MIDCOAST PROPERTIES, INC.**

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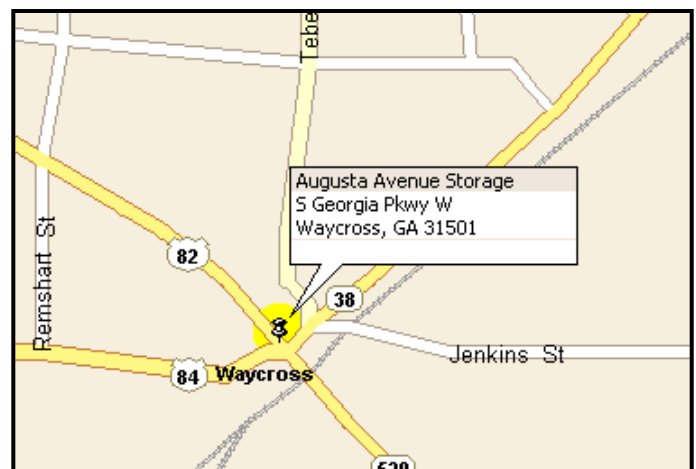
### SALIENT DATA

<b>Price:</b>	\$1,475,000
<b>Total Units:</b>	280
<b>Rentable Square Feet:</b>	34,800
<b>Total Land Area:</b>	3.975 +/- acres
<b>Land for Expansion:</b>	No
<b>Number of Buildings:</b>	7

- High Visibility Location
- 7 Self Storage Buildings
- High Occupancy
- Concrete Drive Aisles

### INCOME AND EXPENSES

	2010	2011
Gross Effective Income	\$171,710	\$165,147
Total Operating Expenses	\$ 48,566	\$ 48,605
<b>Net Operating Income</b>	<b>\$123,144</b>	<b>\$116,542</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.