



MIDCOAST PROPERTIES, INC.

AUGUSTA AVENUE STORAGE

1980 S GEORGIA PKWY W
WAYCROSS, GA 31501

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

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

dale@midcoastproperties.com

www.midcoastproperties.com



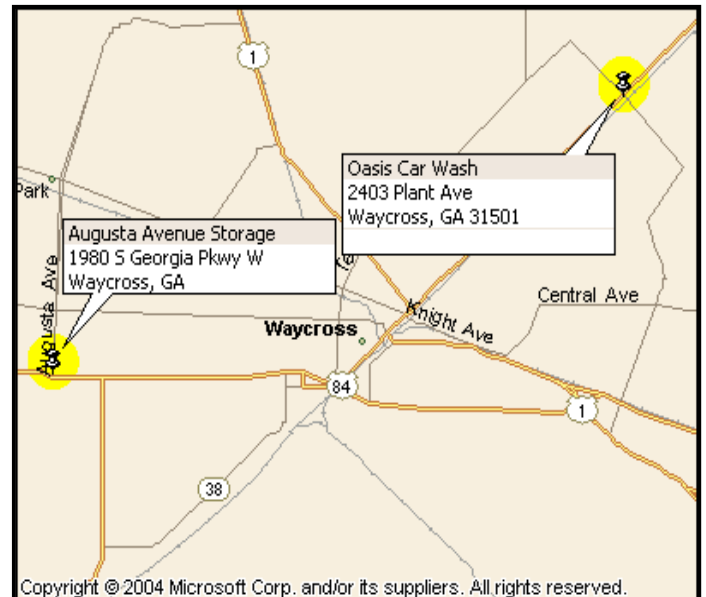
SALIENT DATA

Price:	\$2,350,000
Total Units:	280
Rentable Square Feet:	34,800
Total Land Area:	3.12 +/- acres
Land for Expansion:	No
Number of Buildings:	7

- High Visibility Location
- 7 Self Storage Buildings
- High Occupancy
- Active Multiple Bay Car Wash
- Concrete Drive Aisles

INCOME AND EXPENSES

	2009	Proforma 2010
Gross Effective Income	\$390,182	\$424,100
Total Operating Expenses	\$165,901	\$165,925
Net Operating Income	\$224,821	\$258,175



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.