



MIDCOAST PROPERTIES, INC.

GREENFIELD MINI STORAGE

1 CENTRAL STREET
HAVELOCK, NC 28532

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

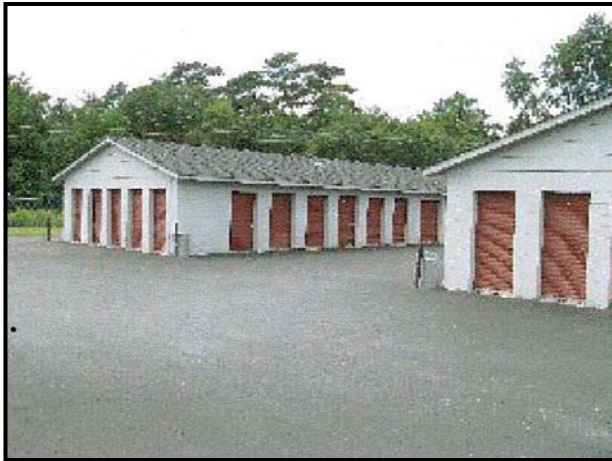
MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

dale@midcoastproperties.com

www.midcoastproperties.com



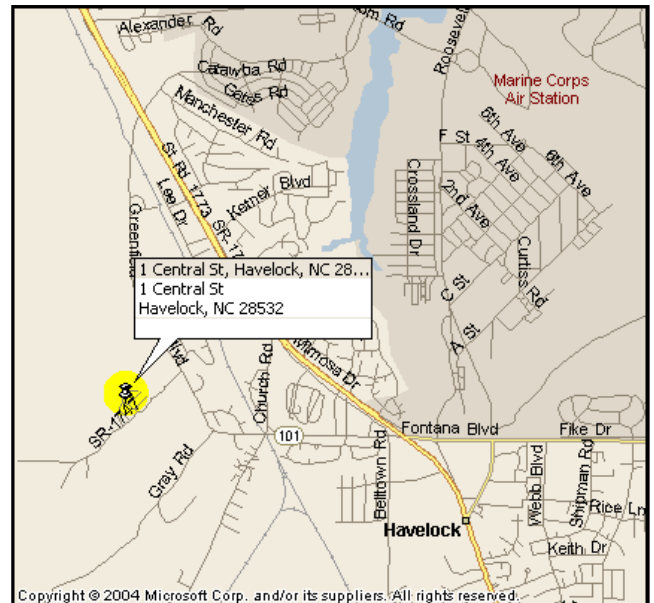
SALIENT DATA

Price:	\$245,000
Total Units:	60
Rentable Square Feet:	5,508
Total Land Area:	4 +/- acres
Land for Expansion:	Yes
Number of Buildings:	2

- Opportunity to Enter Self Storage Industry at Modest Price
- Located Near Cherry Point Marine Corps Air Station
- High Occupancy
- Onsite Expansion Opportunity
- Upside Potential with Focused Management
- Ideal Location for Self Service Kiosk

INCOME AND EXPENSES

	2009	Proforma 2010
Gross Effective Income	\$26,266	\$26,270
Total Operating Expenses	\$3,006	\$3,015
Net Operating Income	\$23,260	\$23,255



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.