



MIDCOAST PROPERTIES, INC.

MINI MAXI SELF STORAGE

2638 LEGION ROAD
FAYETTEVILLE, NC 28306

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

MIDCOAST PROPERTIES, INC.

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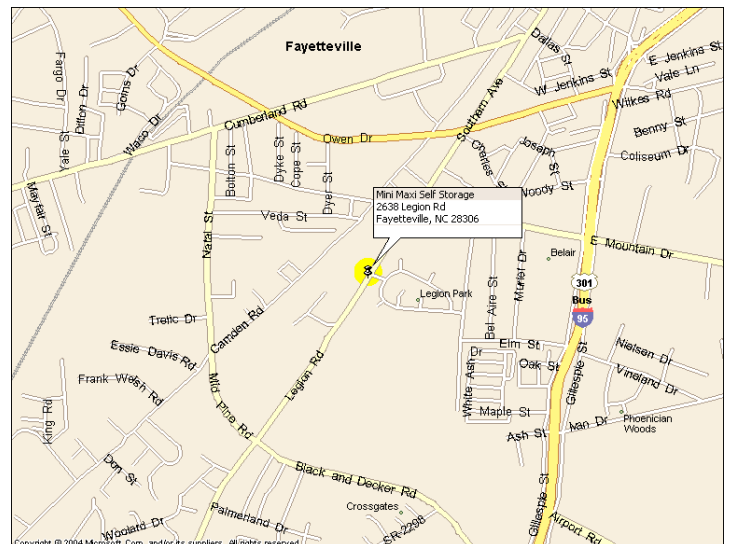
SALIENT DATA

Price:	\$4,150,000
Total Units:	468
Rentable Square Feet:	54,675
Total Land Area:	17 +/- acres
Land for Expansion:	Yes
Number of Buildings:	8

- 468 Traditional Drive Up Units
- Spacious Rental / Retail Office
- Onsite Expansion Opportunity
- \$50.29 allocating \$1,400,000 for 14 acres

INCOME AND EXPENSES

	2010	Proforma 2011
Gross Effective Income	\$339,671	\$339,067
Total Operating Expenses	\$140,844	\$135,236
Net Operating Income	\$198,827	\$203,830



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.