



MIDCOAST PROPERTIES, INC.

STOR-N-LOCK SELF STORAGE

2107 BIG OAK LANE
ROCK HILL, SC 29732

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

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

dale@midcoastproperties.com

www.midcoastproperties.com



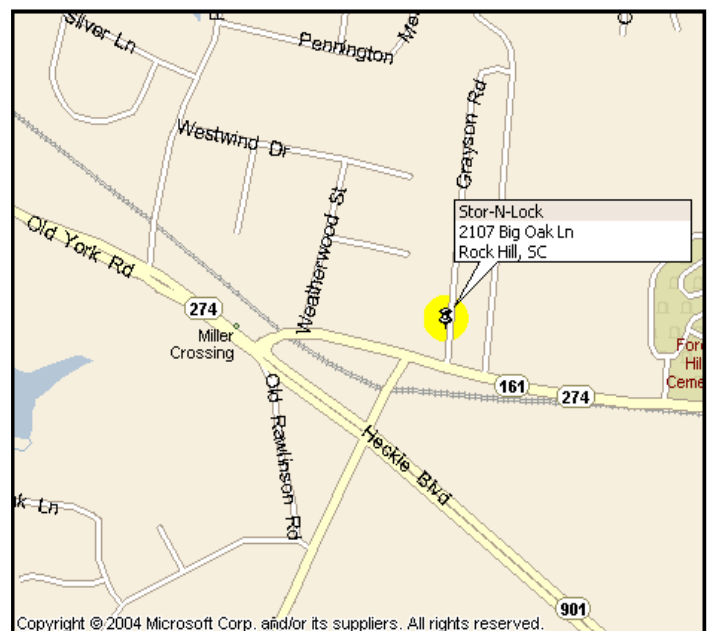
SALIENT DATA

Price:	\$2,600,000
Total Units:	745 (968 doors)
Rentable Square Feet:	85,850 +/-
Total Land Area:	6.90 +/- acres
Land for Expansion:	Yes
Number of Buildings:	14

- \$30 Per Square Foot!
- Offers RV/Boat Storage
- Onsite Expansion Opportunity
- Located between Columbia, SC and Charlotte, NC

INCOME AND EXPENSES

	2009	2010
Gross Effective Income	\$393,505	\$376,823
Total Operating Expenses	\$188,925	\$163,275
Net Operating Income	\$278,319	\$213,548



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.