



MIDCOAST PROPERTIES, INC.

**STORAGE CENTRAL**  
**4121 COMMODITY PARKWAY**  
**RALEIGH, NC 27610**

Listing Broker: **DALE C. EISENMAN, CCIM**  
**MIDCOAST PROPERTIES, INC.**  
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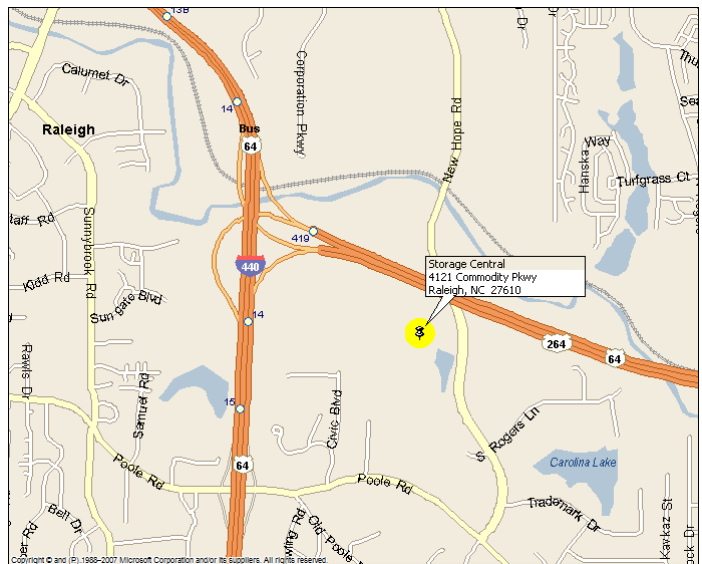


**SALIENT DATA**

**Price:** \$4,500,000  
**Total Units:** 141  
**Rentable Square Feet:** 52,850  
**Total Land Area:** 13.44 +/- acres  
**Land for Expansion:** Yes  
**Number of Buildings:** 3

- Climate and Non-Climate Units
- Rental / Retail Office
- Onsite Expansion Opportunity
- Indoor RV / Boat Parking
- 2<sup>nd</sup> and 3<sup>rd</sup> Phase Planned
- **New Facility – Opened 12/2010**

<b>INCOME AND EXPENSES</b>		
	<b>2011</b>	<b>Proforma 2012</b>
Gross Effective Income	\$149,176	\$265,226
Total Operating Expenses	\$197,417	\$206,571
<b>Net Operating Income</b>	<b>(\$48,241)</b>	<b>\$58,655</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.