



MIDCOAST PROPERTIES, INC.

# THE STORAGE COMPANY

1220 RIVER HIGHWAY  
MOORESVILLE, NC 28117

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

**MIDCOAST PROPERTIES, INC.**

**PHONE: 843-342-7650**

**FAX: 843-342-7680**

**dale@midcoastproperties.com**

**www.midcoastproperties.com**

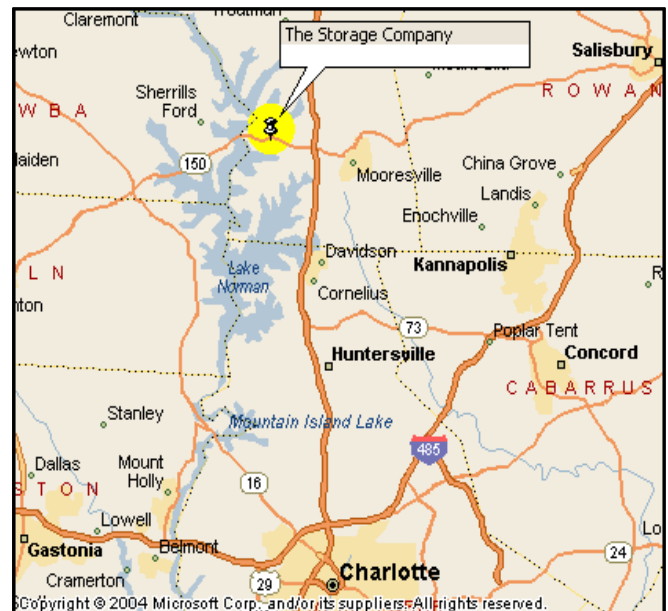


## SALIENT DATA

**Price:** \$2,200,000  
**Total Units:** 270  
**Rentable Square Feet:** 42,225  
**Total Land Area:** 4.19 +/- acres  
**Land for Expansion:** Yes  
**Number of Buildings:** 3

- Climate and Non-Climate Units
- Excellent Visibility on River Highway (Hwy 150)
- Large Rental Office
- Manager's Apartment
- Onsite Expansion Opportunity
- All Concrete Drive Aisles

INCOME AND EXPENSES		
	2009	Proforma 2010
Gross Effective Income	\$216,300	\$206,607
Total Operating Expenses	\$79,161	\$85,762
<b>Net Operating Income</b>	<b>\$137,140</b>	<b>\$120,845</b>



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