



AMERICAN STORAGE

167 HEFNER STREET
ELLIJAY, GA 30540

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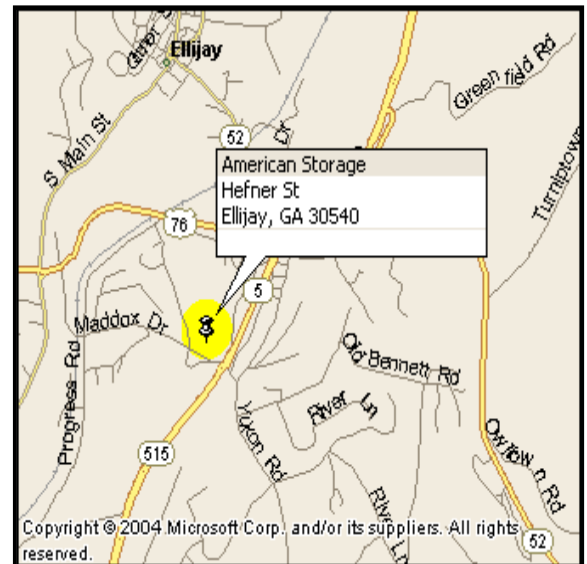


SALIENT DATA

Price: \$1,200,000
Total Units: 248 (includes parking spaces)
Rentable Square Feet: 34,457
Total Land Area: 7.56 +/- acres
Land for Expansion: Yes
Number of Buildings: 2

- Climate and Non-Climate Units
- Opened in 2006
- Rental Office and Onsite Apartment
- U-Haul Truck Rental
- Onsite Expansion Opportunity

INCOME AND EXPENSES			
	2010	2011	Proforma 2012
Gross Effective Income	\$153,176	\$178,847	\$190,656
Total Operating Expenses	\$72,195	\$69,111	\$70,863
Net Operating Income	\$80,981	\$109,736	\$119,7592



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.