



MIDCOAST PROPERTIES, INC.

## BERRONG'S HWY 76 E MINI STORAGE

3575 HIGHWAY 76 EAST  
 HIAWASSEE, GA 30546

Listing Broker: DALE C. EISENMAN, CCIM

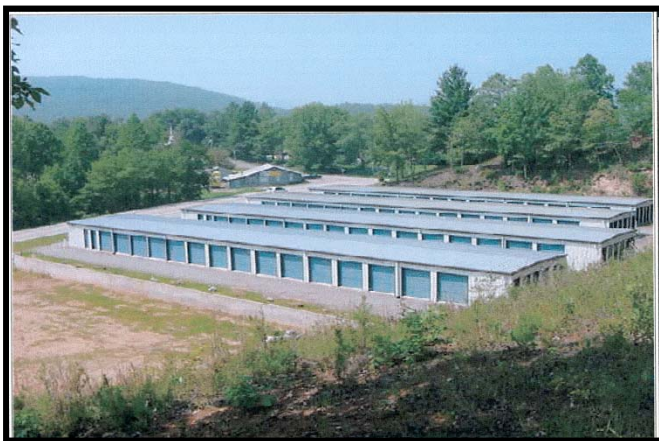
MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

dale@midcoastproperties.com

# PRICE REDUCTION – MAKE OFFER!



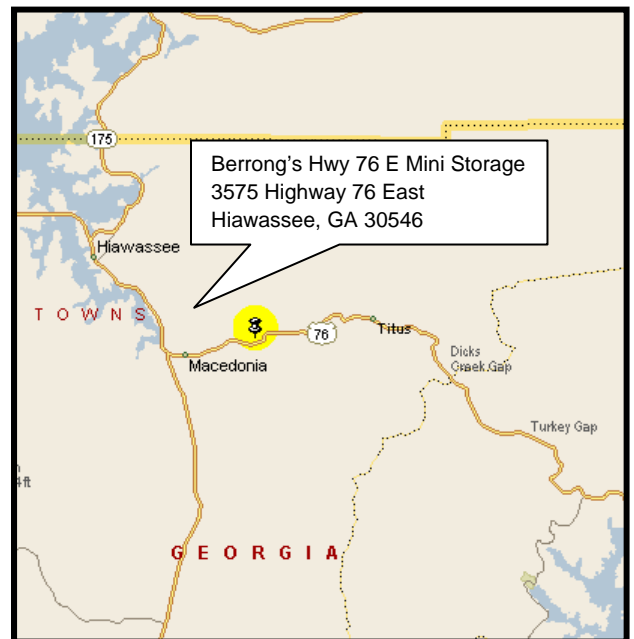
### SALIENT DATA

<b>Price:</b>	\$995,000
<b>Total Units:</b>	143
<b>Rentable Square Feet:</b>	21,400
<b>Total Land Area:</b>	3.19 acres
<b>Land for Expansion:</b>	Yes
<b>Number of Buildings:</b>	4
<b>Year Facility Opened:</b>	1996

- Opened in 1996, expanded in 1997 & 2002
- Consistently High Occupancy
- Rental Office
- Excellent Visibility to US Hwy 76

### INCOME AND EXPENSES

	2009	Proforma 2010
Gross Effective Income	\$75,238	\$77,348
Total Operating Expenses	\$12,883	\$13,204
<b>Net Operating Income</b>	<b>\$62,355</b>	<b>\$64,144</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.